

Community Services Department

Planning and Development

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: STAR STREET FARMS			
Project Description: HORSE BOARDING, TRAINING, REHABILITATION			
Project Address: 1115 N. CANTLON LN. RENO, NV. 89521			
Project Area (acres or square feet): 417,305±			
Project Location (with point of reference to major cross streets AND area locator): ROADS Rd. OLD 395. ANDREWS LN.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-380-25	9.58		
Section(s)/Township/Range: TOWNSHIP 17			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). HAS BEEN APPROVED IN PAST NO CASE # AVAILABLE			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: ERIN SPOHR		Name:	
Address: 1115 N. CANTLON LN.		Address:	
RENO, NV. Zip: 89521		Zip:	
Phone: (775)335-5660 Fax: _____		Phone: Fax:	
Email: dserafini1231@yahoo.com		Email:	
Cell: (775)857-8693 Other:		Cell: Other:	
Contact Person: ERIN/DANIEL		Contact Person:	
Applicant/Developer: _____		Other Persons to be Contacted:	
Name:		Name: DANIEL SERAFINI	
Address:		Address: 1115 N. CANTLON LN.	
Zip:		RENO NV. Zip: 89521	
Phone: Fax:		Phone: (775)857-8693 Fax:	
Email:		Email: dserafini1231@yahoo.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: DANIEL/ERIN	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ERIN R. SPOHR

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-380-25

Printed Name ERIN R. SPOHR

Signed [Signature]

Address 1115 N. CANTON LN.

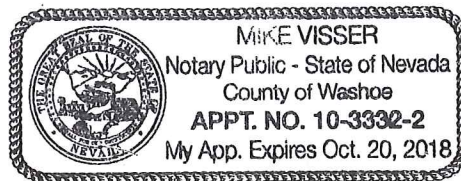
RENO, NV. 89521

Subscribed and sworn to before me this 16th day of May, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: 10/20/2018

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

RE-APPROVAL FOR HORSE BOARDING, TRAINING, AND
REHABILITATION FACILITY

2. What currently developed portions of the property or existing structures are going to be used with this permit?

ALL EXISTING BARNS AND RIDING ARENAS
& GRASS TURNOUTS/PASTURES

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

THERE ARE NO IMPROVEMENTS NEEDED ON THE PROPERTY TO CONTINUE THE BUSINESS THAT WAS ALREADY THERE WHEN WE BOUGHT THE PROPERTY

4. What is the intended phasing schedule for the construction and completion of the project?

THE PROJECT/BUSINESS HAS BEEN ACTIVE SINCE 2004

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

THE PROPERTY HAS HORSE TRAINING & REHABILITATION AREAS. IT HAS SHUTTER FOR ULTIMATE ANIMAL COMFORT & CARE.
THE FENCING IS COMPLETE AROUND THE PROPERTY WITH ELECTRIC FENCING TO KEEP OUR HORSES IN AND WILD HORSES OUT.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

BENEFICIAL ASPECTS = ① KEEPING PROPERTY VALUE AT HIGHEST ESTIMATE. ② HELPING OTHER HORSE OWNERS TO HAVE A SAFE LOCATION TO BOARD HORSES. ③ HAS ~~ALREADY~~ PREVIOUSLY BEEN USED IN 2016 LITTLE VALLEY FIRE RESCUE LOCATION FOR LIVESTOCK, HORSES, AND CIVILIANS.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

THERE HAS BEEN NO RECORD OF NEGATIVE IMPACT ON ADJACENT PROPERTIES. ALL PROPERTY IS MAINTAINED FOR HIGHEST QUALITY EVERYDAY BY OWNERS!

PLUS WE DUMP MANURE WEEKLY, SO THERE IS NO ODOR & NO FLIES ALL YEAR ROUND.

PLUS WITH MANURE STOCK PILE BEING DISCARDED IN A DUMPSTER, THERE IS NO CHANCE FOR SOIL CONTAMINATION OR AFFECT IN WATER DRAINAGE

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

This FACILITY helps people in the community to have a safe, reliable, and PROTECTED place for HORSE and OWNER TO BE TOGETHER, BRING FRIENDSHIP & HAPPINESS FOR ADULTS & CHILDREN. By HAVING the TRAINING FACILITY for KIDS & young adults, it helps with responsibility and CREATES a better BOND WITH THE ANIMAL, FAMILY, AND FRIENDS

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

PARKING SPACES ARE UNMARKED. They ARE LOCATED IN A SAFE LOCATION ON THE PROPERTY where there is NO TRAFFIC, NO FLOODING, AND FULL SECURITY by AUTO LOCKING PRIVATE GATE. ALL PARKING IS AVAILABLE FOR HANDICAP AND CARS CAN PARK ON ASPHALT OR COMPACTED GRAVEL.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

ALL PROPERTY IS SURROUNDED BY 3 RAIL VINYL EQUESTRIAN FENCING (ELECTRIFIED FOR HORSE SAFTY.) WE WILL BE PLANTING TREES AROUND THE PERIMETER OF THE PROPERTY APPROX. EVERY 15-20 FT.

WE HAVE PLANTED NEW GRASS FOR ALL PASTURES WHICH KEEPS DUST DOWN TO A MINIMUM, AND HELPS WITH WATER CONTROL AND DRAINAGE.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

NO SIGNS. SINCE PROPERTY IS FOR MEMBERS ONLY, PARKING AREA AND RECREATION AREA IS SELF EXPLAINATORY

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

Yes

No

13. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service	NV ENERGY
c. Telephone Service	CELL SERVICE ONLY
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	UNITED WASTE DISPOSAL / IF NECESSARY
f. Cable Television Service	DIRECT T.V.
g. Water Service	TRUCK WELL WATER

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

THE WATER RIGHTS HAVE BEEN TRANSFERED AT PURCHASE. I AM NOT CERTAIN WHAT THE EXACT NUMBERS ARE AT THIS MOMENT, BUT THEY ARE RECORDED WITH THE COUNTY.

14. Community Services (provided and nearest facility):

a. Fire Station	ARROWCREEK FIRESTATION #36
b. Health Care Facility	ST MARY'S URGENT CARE MT ROSE HWY
c. Elementary School	TED HUNSBERGER
d. Middle School	
e. High School	DIAMONTE RANCH Highschool
f. Parks	
g. Library	
h. Citifare Bus Stop	SUMMIT MALL

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

34 HORSES ARE STABLED ON PROPERTY. ALL HORSES ARE ROTATED FOR A FEW HOURS A DAY IN TURN-OUT PASTURES 7 days A WEEK. ALL FOR HEALTH & WELL BEING of the HORSE.

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

Number of HORSES OWNED by OWNERS change ~~Fluctuate~~ due to SALE, PURCHASE, & TRAINING USUALLY NO LESS THAN 4 NO MORE THAN 10

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

NONE.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

TRAINING = 7 DAYS A WEEK all done by fully INSURED
TRAINER & PROPERTY

SPECIAL EVENTS would be NON SANCTIONED COMPETITION
FOR MEMBERS ONLY (maybe 4x per year)

5. What currently developed portions of the property or existing structures are going to be used with this permit?

All ~~ARE~~ STABLES (38) 3 ARENAS 11 TURNOUT PASTURES

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

1 RESTROOM, 1 office, 1 meeting room.

THE FULL LOCATION HAS ALREADY BEEN APPROVED
IN THE PAST. JUST UNDER NEW OWNERSHIP.

7. Where are the living quarters for the operators of the stables and where will employees reside?

0 employees on property. HUSBANDS & WIFE
RUN facility by themselves. BOTH LIVE IN PRIVATE
HOME ON THE PROPERTY

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

FULL HORSE TRAILER TURN AROUNDs on backside of facility.
FULL BLACK TOP PARKING AREA FOR MEMBERS.
AND COMPACTED GRAVEL FOR PARKING AS WELL.

9. What are the planned hours of operation?

9 AM to 7 PM DURING SUMMERS, SPRINGS, FALLS
9 AM to 4:30 PM DURING WINTERS

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

NONE

11. What is the intended phasing schedule for the construction and completion of the project?

BUILT IN 2001, NO MORE CONSTRUCTION FOR THE FACILITY IS NEEDED.

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

LOCATION HAS BEEN USED FOR 16YRS

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

NONE

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

MANURE IS PROFESSIONALLY DISPOSED EVERY WEEK.
FLIES ARE MINIMAL DUE TO MANURE CONTROL
NO CONTAMINATION OF GROUNDWATER
HORSES ARE NOT ON FLOOD IRRIGATED LOCATIONS.

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

WE SPECIALIZE IN SAFTY & EDUCATION &
RESPONSABILITY TO BRING HORSE & RIDER
TOGETHER.
WIFE(OWNER) IS OLYMPIC LEVEL TRAINER/EDUCATOR

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

ALL NATURAL LANDSCAPE. ALONG WITH PLANTED TREES, SHRUBS, ROSE GARDEN, & PASTURE GRASS.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

NONE

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes No

19. Community Sewer

Yes No

20. Community Water

Yes No

[Sketch Code Descriptions](#)

Property Photo



017-380-25 05/26/2016





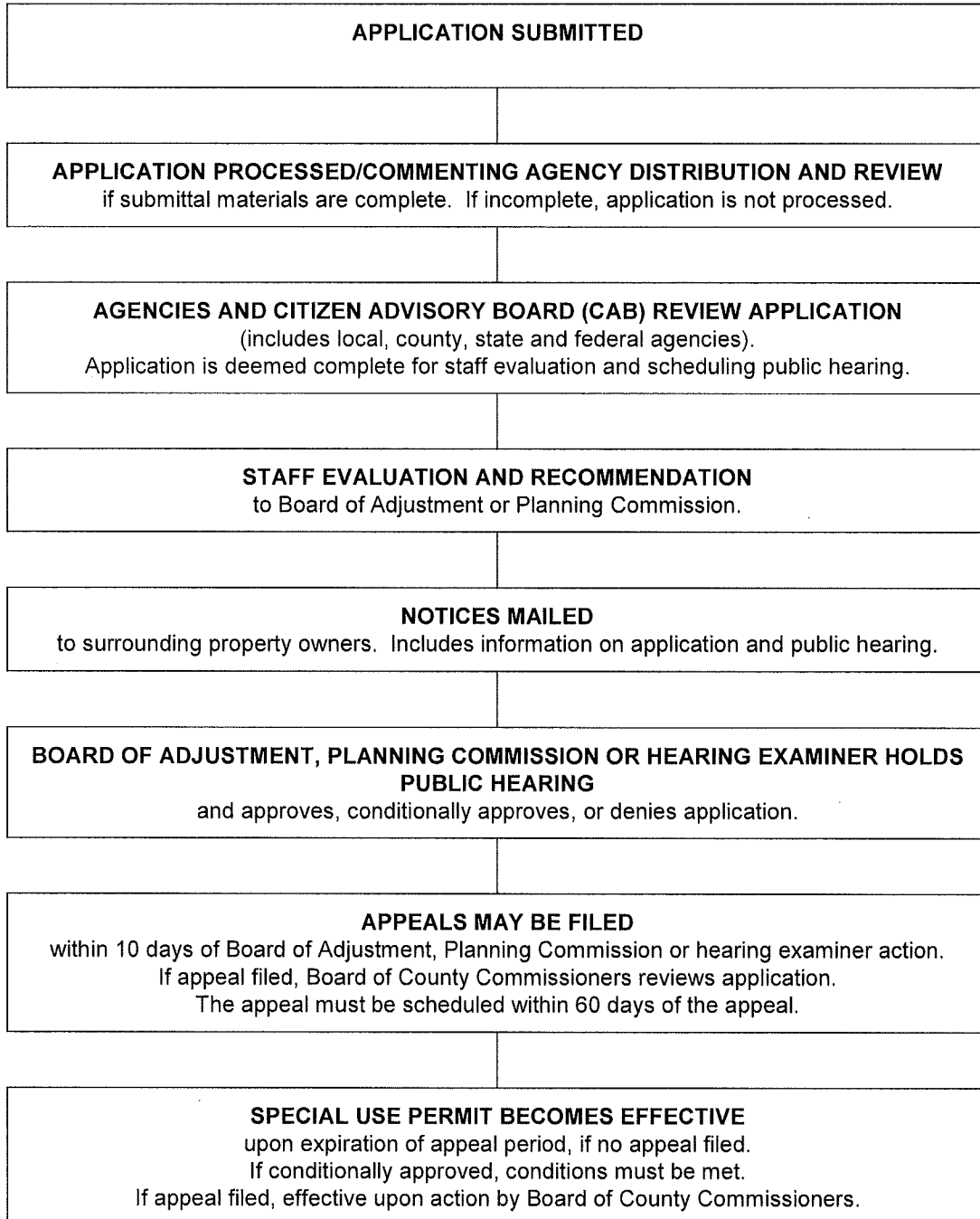
All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 05/11/2017. **NOTE:** The 2017/2018 values are preliminary values and subject to change.

- j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - k. Limiting dimensions of cut and fill.
 - l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - m. Cut and fill slopes setback from the property boundary.
 - n. Structure setbacks from a slope.
 - o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%).
 - p. Boundary of any wetland areas and/or floodplains within the project site.
 - q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
10. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
11. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.
12. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
 - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
13. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
14. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
15. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
16. **Packets:** Six (6) packets and a flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
 - (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.**
 - (vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Special Use Permit Application Process



Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

No payment due for this account.


\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

 **Payment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
01738025	Active	6/12/2017 2:10:55 AM
Current Owner: SPOHR, ERIN R 1115 N CANTLON LN RENO, NV 89521		SITUS: 1115 N CANTLON LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Lot G Township 17 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$16,353.96	\$16,846.58	\$0.00	\$0.00	\$0.00
2015	\$16,350.40	\$16,350.40	\$0.00	\$0.00	\$0.00

2014	\$16,246.88	\$16,970.14	\$0.00	\$0.00	\$0.00
2013	\$16,098.26	\$16,098.26	\$0.00	\$0.00	\$0.00
2012	\$19,375.22	\$19,375.22	\$0.00	\$0.00	\$0.00
Total					\$0.00



**Special Assessment
District**



**Installment Date
Information**



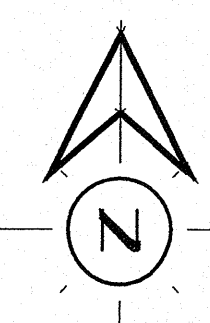
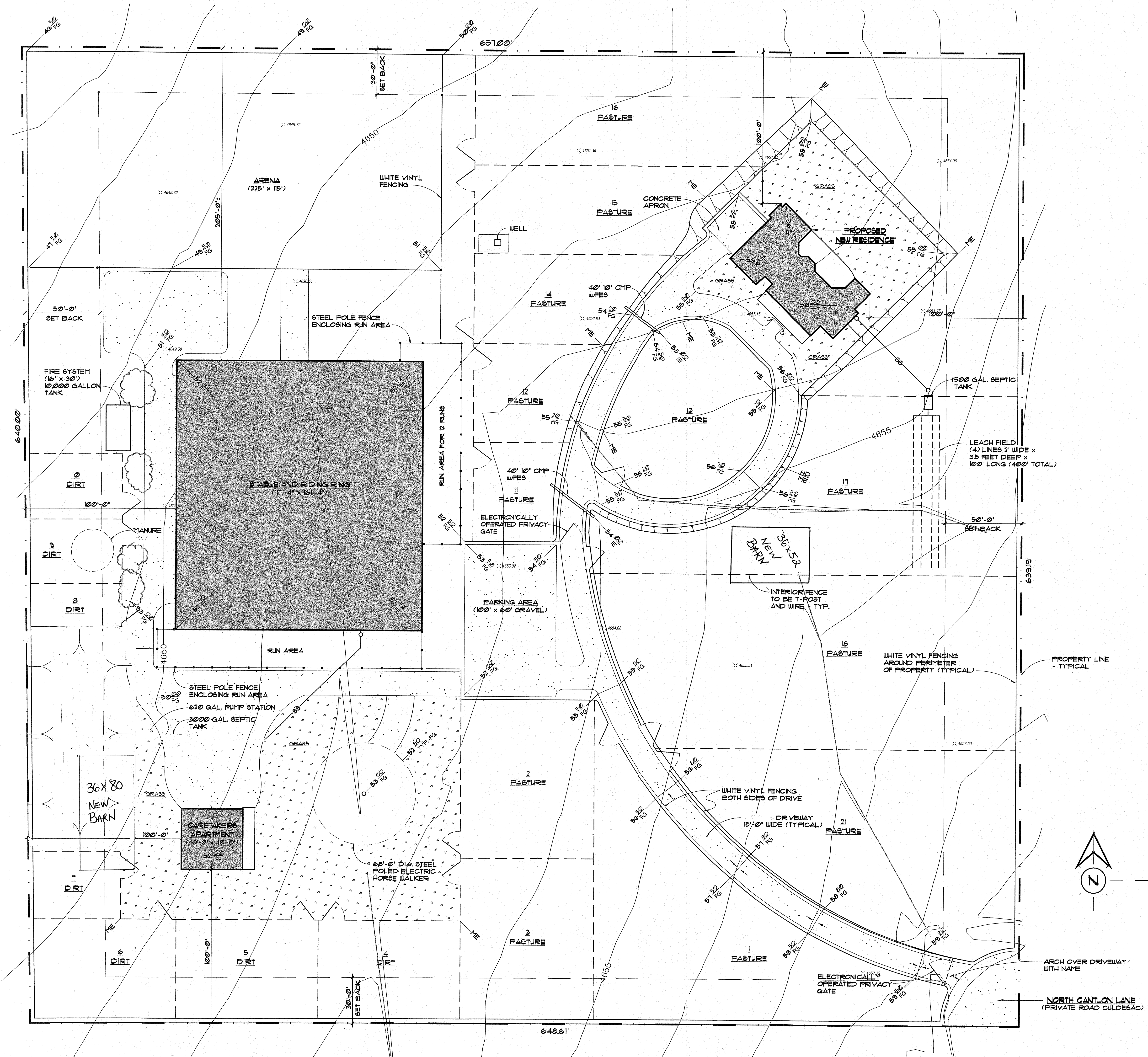
Assessment Information

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



SITE/GRADING PLAN
SCALE = 1" = 30'-0"

Revisions	
By:	DANIEL SERAFINI
Date:	6/15/17

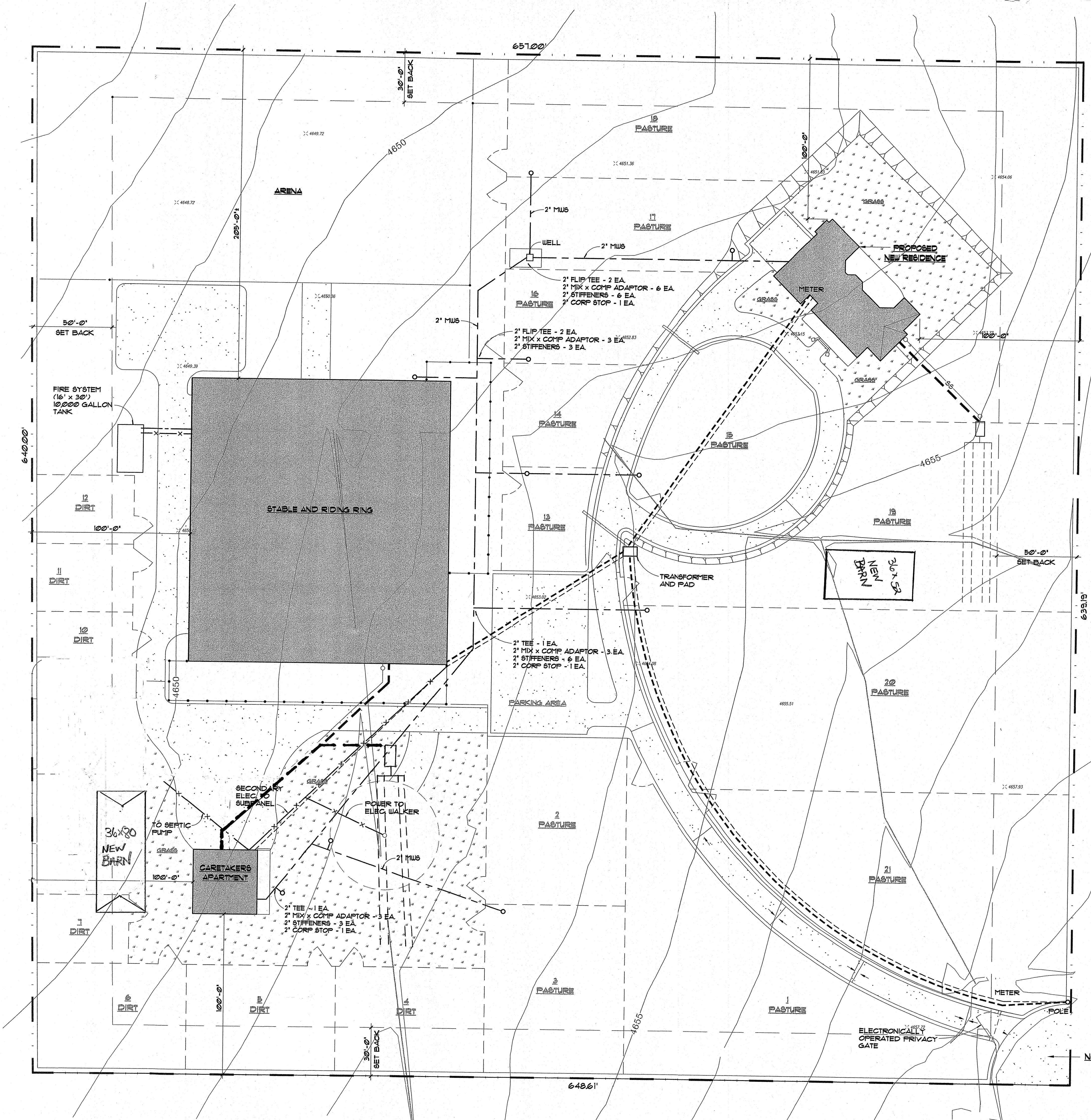
Frank **LEPORI** CONSTRUCTION CO.
 Nevada License # 002372A
 264 Ketchum Ave Suite 200 Reno, Nevada 89505
 (775) 337-2683 Fax: (775) 337-2685

CONSTRUCTION DOCUMENTS ARE TO BE USED BY ABOVE LISTED CONTRACTOR ONLY. NO PART OF THESE DOCUMENTS OR INFORMATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE CONTRACTOR.

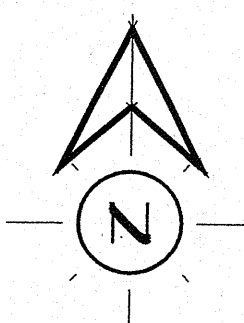
PROJECT NAME: **STAR STREET EQUESTRIAN CENTER**
 1115 NORTH CANTLON LANE
 RENO, NEVADA

DRAWING TITLE: **SITE AND GRADING PLAN**

DATE:	4-21-00
SCALE:	AS NOTED
VANTAGE	
SHEET:	0-1



LEGEND	
--- (dashed line)	S.P.P.C. ELECTRICAL LINE
-x-x-x- (line with crosses)	ELECTRICAL LINES
- - - - (dotted line)	PHONE
— (solid line)	WATER
- - - - (long dashed line)	SEWER
○ (circle)	YARD HYDRANT



UTILITY PLAN
SCALE = 1" = 30'-0"


Revisions
By: DANIEL SERFF
6/15/17

Frank Lepori
Nevada License # 002372A
LEPORI
CONSTRUCTION CO.
264 Vermont Ave. Suite 200
Reno, Nevada 89505
Tel: (775) 337-2063

CONSTRUCTION DOCUMENTS ARE TO BE USED BY FRANK LEPORI CONSTRUCTION CO. UNLESS OTHERWISE NOTED. ANY CHANGES TO THESE DOCUMENTS SHALL BE MADE BY FRANK LEPORI CONSTRUCTION CO. ONLY.
PROJECT NAME: STAR STREET EQUESTRIAN CENTER
1115 NORTH CANTLON LANE
RENO, NEVADA

DRAWING TITLE:
UTILITY PLAN

DATE: 4-21-00
SCALE: AS NOTED
SHEET:
C-2

- 
1. CUSTOM RUBBER FLOORING
2. 20 INDOOR HORSE STALLS

PARKING EAST SIDE OF ARENA

ASPHALT/COMPACT GRAVEL



PARKING EAST SIDE ARENA






INDOOR VIEW OF
LIGHTING

NORTH SIDE OF INDOOR ARENA
(OUTDOOR ARENA)





CUSTOM FOOTING FOR ARENA
(IMPORTED FROM FRANCE)



INDOOR RIDING ARENA

CUSTOM SHELTERS FOR ALL YEAR ROUND WEATHER

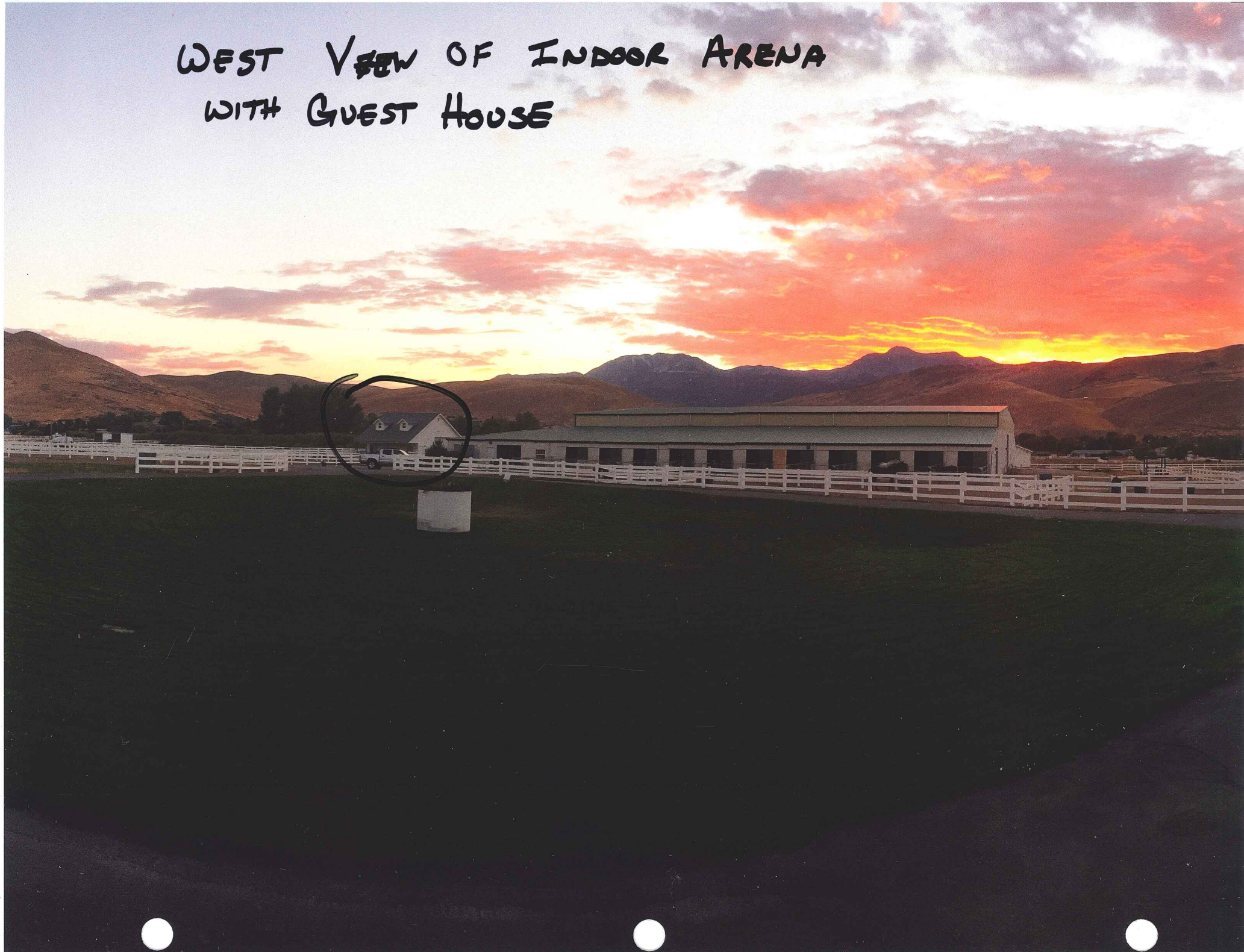


Wife TRAINING
HER OLYMPIC
LEVEL HORSE

OUTDOOR ARENA



WEST VIEW OF INDOOR ARENA
WITH GUEST HOUSE





EAST VIEW OF NEIGHBORING
PROPERTIES



WIFES HORSES
IN BACKYARD

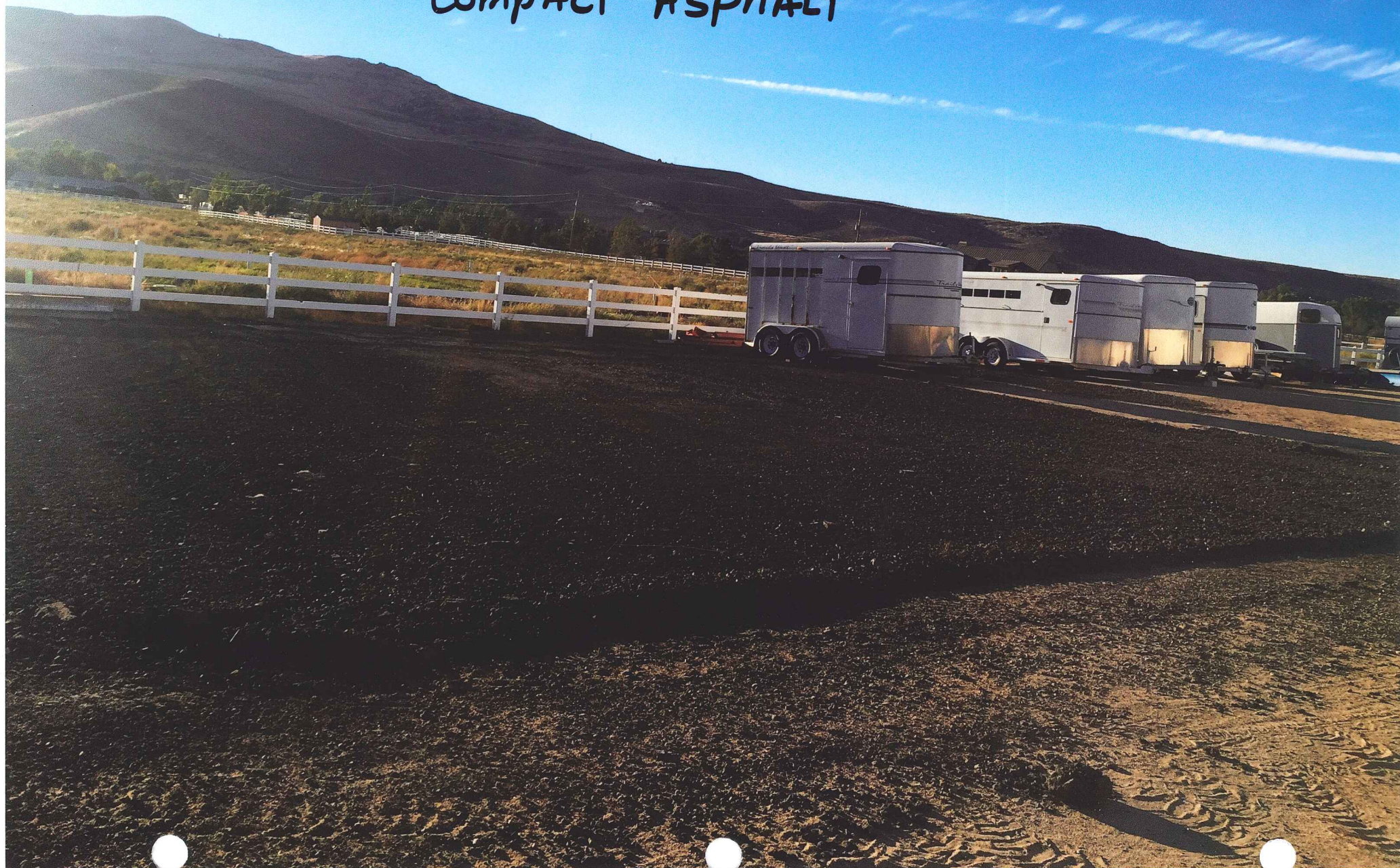
BOTH HORSES
WORTH 7 FIGURES



LANDSCAPING IN
PROGRESS



TRAILER TURN AROUND & PARKING
WEST SIDE OF ARENA
COMPACT ASPHALT



VIEW OF OUTDOOR ARENA
FACING WEST

REPLANTED GRASS PASTURES
FOR LANDSCAPE & DUST CONTROL

ALL STRUCTURES PAINTED TO MATCH,
GREEN/WHITE





Google Earth

feet
meters





Google Earth

feet
meters

