



Board of Adjustment Staff Report

Meeting Date: August 3, 2017

Subject: Special Use Permit Case Number WSUP17-0011
Applicant: Erin Spohr, Star Street Farms, Inc.
Agenda Item Number: 9C
Project Summary: Special Use Permit to re-authorize an existing commercial stable operation and to increase the maximum allowed number of boarded horses from 19 to 34
Recommendation: Approval with Conditions
Prepared by: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Building Division
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E-Mail: cgiesinger@washoecounty.us

Description

Special Use Permit Case Number WSUP17-0011 (Star Farms Stables) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was previously approved by Administrative Permit case number AP12-8-99, but expired due to the failure to maintain a business license. The previously approved use permit allowed a maximum of 19 horses to be boarded and prohibited special events. As part of this special use permit application, the owner / operator is requesting authorization to board up to 34 horses and to host small, members only, training clinics.

- Applicant: Erin Spohr
Star Street Farms, Inc.
- Property Owner: Erin Spohr
- Location: 1115 N. Cantlon Lane
Reno, NV 89521
- Assessor's Parcel Number: 017-380-25
- Parcel Size: 9.58 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 4, T17N, R20E, MDM,
Washoe County, NV

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Special Use Permit

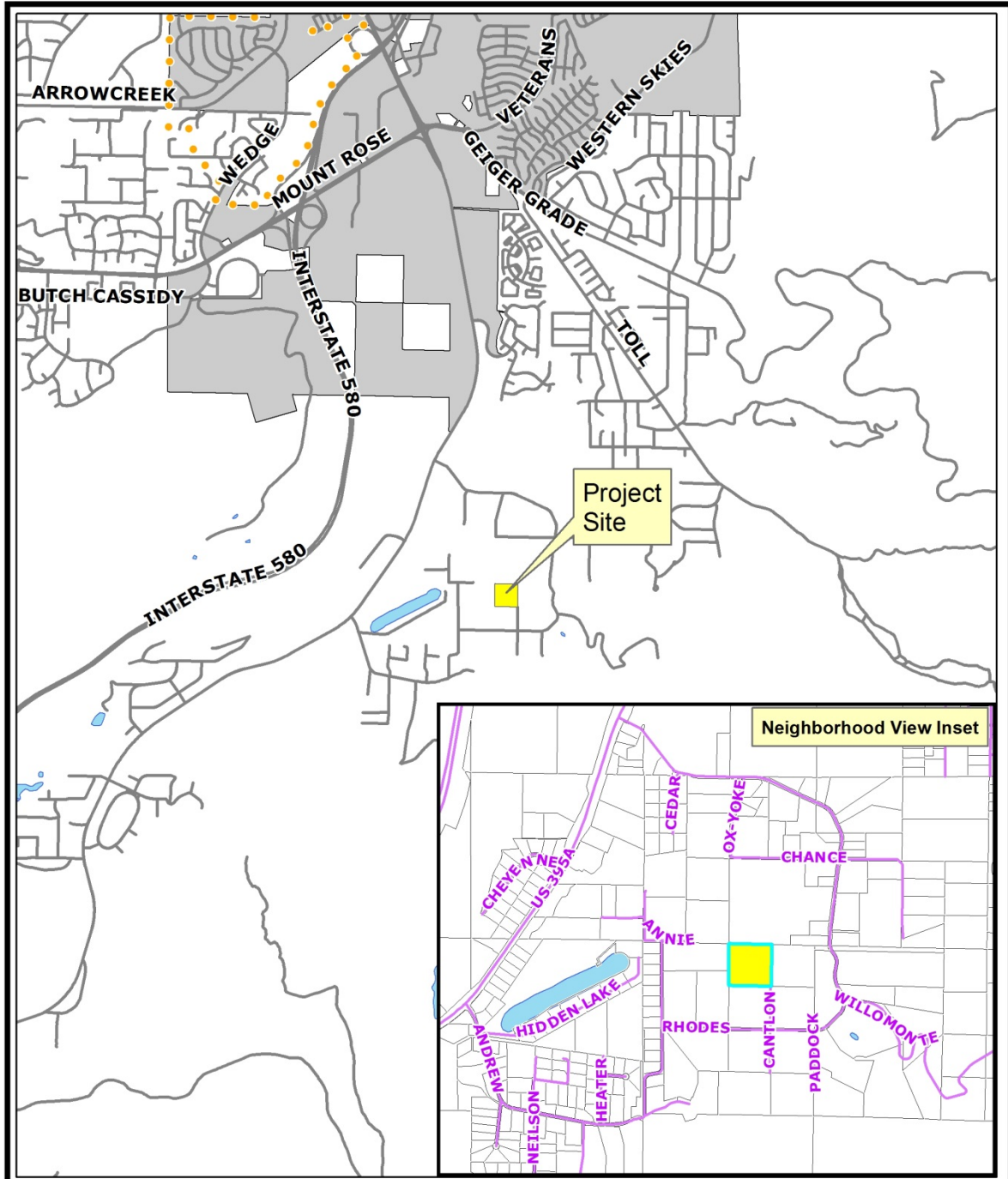
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP17-0011 are attached to this staff report and if the permit is approved will be included with the Action Order.



The subject property has a regulatory zone of High Density Rural (HDR) and is located in the Steamboat Rural Transition Mixed Use Character Management Area of the South Valleys Area Plan. The applicant is requesting to re-authorize an existing commercial stable operation and to increase the maximum allowed number of boarded horses from 19 to 34. Commercial Stables, a subset of the Animal Services and Sales use type, is a commercial use type defined in Washoe County Code (WCC) Section 110.304.25(c)(2), and the proposed use meets this definition. The Commercial Stables use is allowed in the HDR regulatory zone subject to approval of a Board of Adjustment special use permit per WCC Table 110.302.05.3. The applicant is therefore seeking approval from the Board of Adjustment of the proposed special use permit.

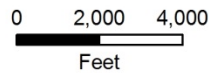
Vicinity Map



VICINITY MAP

WPSUP17-0011 (Star Farms Stables)

-  1115 N. Cantlon Ln. (APN 017-380-25)
-  City of Reno



Community Services
Department, Planning
and Development



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Date: July 2017

Existing Site Conditions

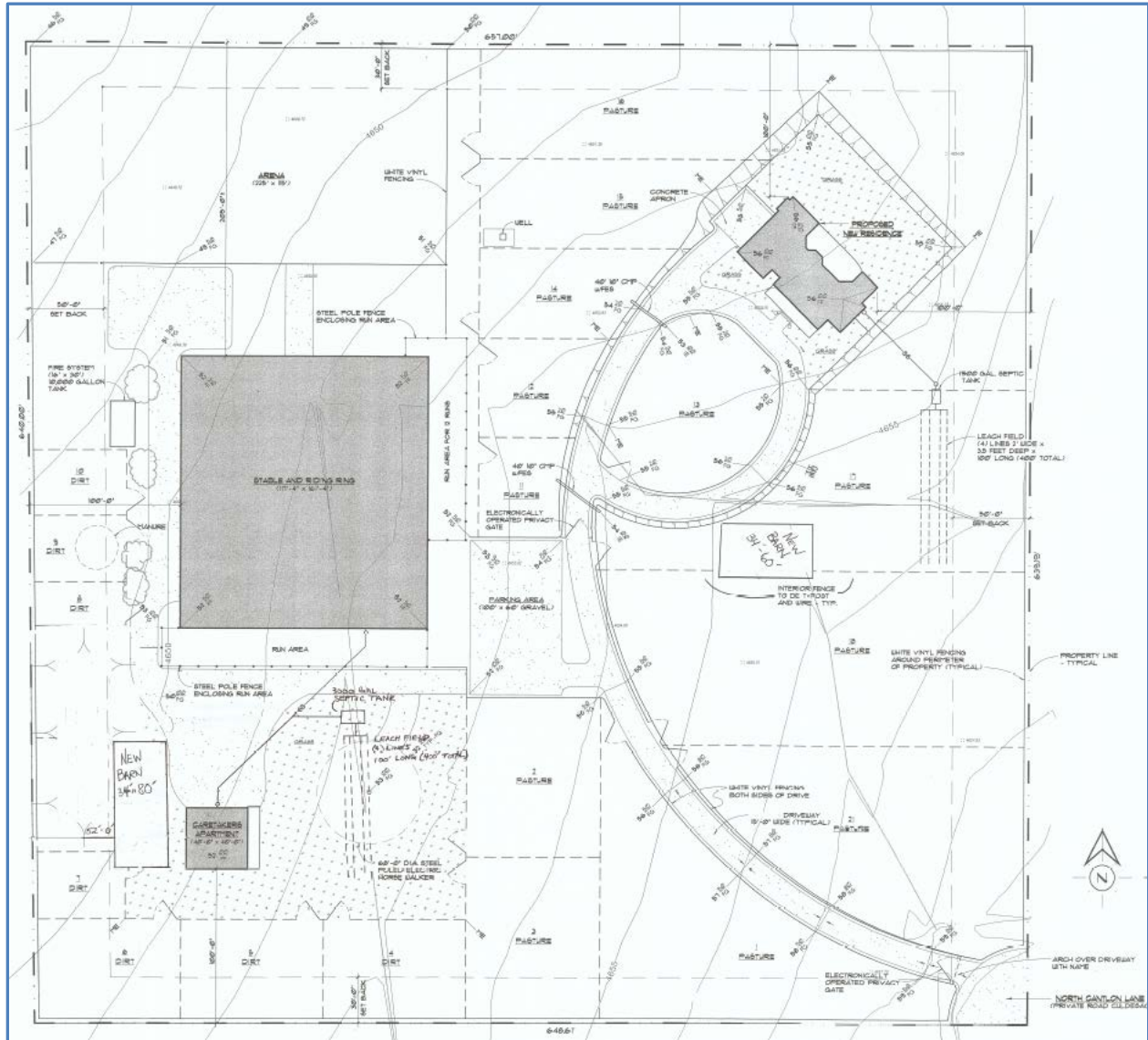


View Looking East



View Looking North

Site Plan



Project Background and Evaluation

The applicant is requesting approval of a special use permit to allow the re-establishment of a commercial stables operation for training and boarding of up to 34 horses at any one time. As noted later in this staff report, a previous Administrative Permit for a 19 horse commercial stable operation at the subject property expired due to the failure to maintain a business license. The previous commercial stables use is, therefore, no longer valid on the property without the approval of a new Special Use Permit application. Because the previous approval has expired, the current request must be reviewed as a completely new use and is subject to all current Development Code standards, as would be applied to any other new request. The 1999 version of the Development Code (i.e., WCC Chapter 110), which is when the initial approval was obtained, required the approval of an Administrative Permit to establish the commercial stables use type. The currently adopted version of the Development Code requires a Special Use Permit approved by the Board of Adjustment (Board) to establish the use.

The commercial stables use is a commercial use type that is allowed in certain residential regulatory zones. The commercial stable use type has the following classification and definition and is allowed in the regulatory zones shown below:

Animal Sales and Services - Commercial Stables use type is defined at WCC Section 110.304.25 (c)(2) as follows:

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
 - (2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S₂	S₂	S₂	S₂	--	--	--	--	--	--	--	S₂	--	--	S₂	--	S₂	S₂
																		*See Article 226 for Warm Springs parcels.

The previous approval on the property for the commercial stables use type was Administrative Permit Case Number AP12-8-99 (Willomonte Ranch). That administrative permit was approved with conditions on December 20, 1999 (see Exhibit D). A Condition of Approval for the permit (i.e. condition #4 in attached Exhibit D) required the operator to obtain and maintain a Washoe County Business License. Compliance with this condition lapsed due to the failure to maintain a business license, resulting in the expiration / invalidation of the permit. The AP12-8-99 application request was described as follows:

This Administrative Permit is requested to allow the establishment and operation of a commercial stables [WCC 110.304.25(c)(1)] offering boarding for a maximum of 19 horses. The ±9.58 acre parcel is located approximately 1 1/2 miles east of US 395 South in the Steamboat area at the terminus of North Cantlon Lane (private), which is east of Paddlewheel Lane and northeast of and accessed from Andrew Lane. Approval of the project will allow construction and use of a 19-stall barn containing restrooms and a tack room and with an arena of ±16,000 square feet. Also, a barn for hay storage of approximately 1,600 square feet, a fenced electric walker, and a fenced arena with dimensions of 125 feet by 225 feet will be constructed. Parking for 12 vehicles will be provided. No events, competition, rodeos, trail rides, fox hunts, feed sales, or on-site veterinary services are allowed. The property is zoned High Density Rural (HDR) and General Rural (GR) in the South Valleys Area Plan and is within Section 4, T17N, R20E, MDM, Washoe County Commission District No.2. (APN: 017-380-15)

A commercial stable has been operating on the property since June of 2001. The current owners obtained the property in February 2016 and have been running a commercial stable business since 2004. Existing operations and facilities at the site include a 28,497 square foot stable and riding arena, a 2,720 square foot barn/stable, another 2,040 square foot barn/stable, an open air riding arena, a 68 foot diameter pole electric horse walker, various fenced turn out pasture areas with small shelters, training and rehabilitation areas, and a small office and meeting room with one bathroom. The entire perimeter of the property is enclosed by electrified white vinyl 3 rail equestrian fencing, as are the internal turn out pasture areas. The property also includes a legally permitted detached accessory dwelling, which serves as a caretakers quarters. No additional improvements are necessary at this time to continue operating the business the applicant is proposing to re-establish.



Caretakers quarters and perimeter / internal fencing

The main 28,497 square foot stable and riding arena currently accommodates 20 stables / horses (see Exhibit G for floor plan). The 2 additional, recently constructed, barns will accommodate 8 boarding stalls each (for 16 total). The new barns were constructed without building permits and will, therefore, need to obtain and comply with all building permit requirements before they can be used for any commercial boarding activity. Use of all potential stalls (assuming permits are successfully obtained for the new barns) would result in 38 stalls

total, which exceeds the requested amount of 34 maximum commercial horse boarding stalls. Should the application be approved, staff will include a condition of approval limiting the number of commercially boarded horses to 34.

The property also includes the owner's personal horses. The applicant states that the number of personal horses present varies due to sale, purchase, and training, but that usually no less than 4 and no more than 10 are on the property at any given time. It could be that the extra 4 available stalls are planned to be used by the owner to stable their personal horses, but the application is not clear on where the personal horses are boarded. Staff assumes that if there are more than 4 personal horses present, then the operation would have to dedicate some of the commercial stalls to boarding personal horses.

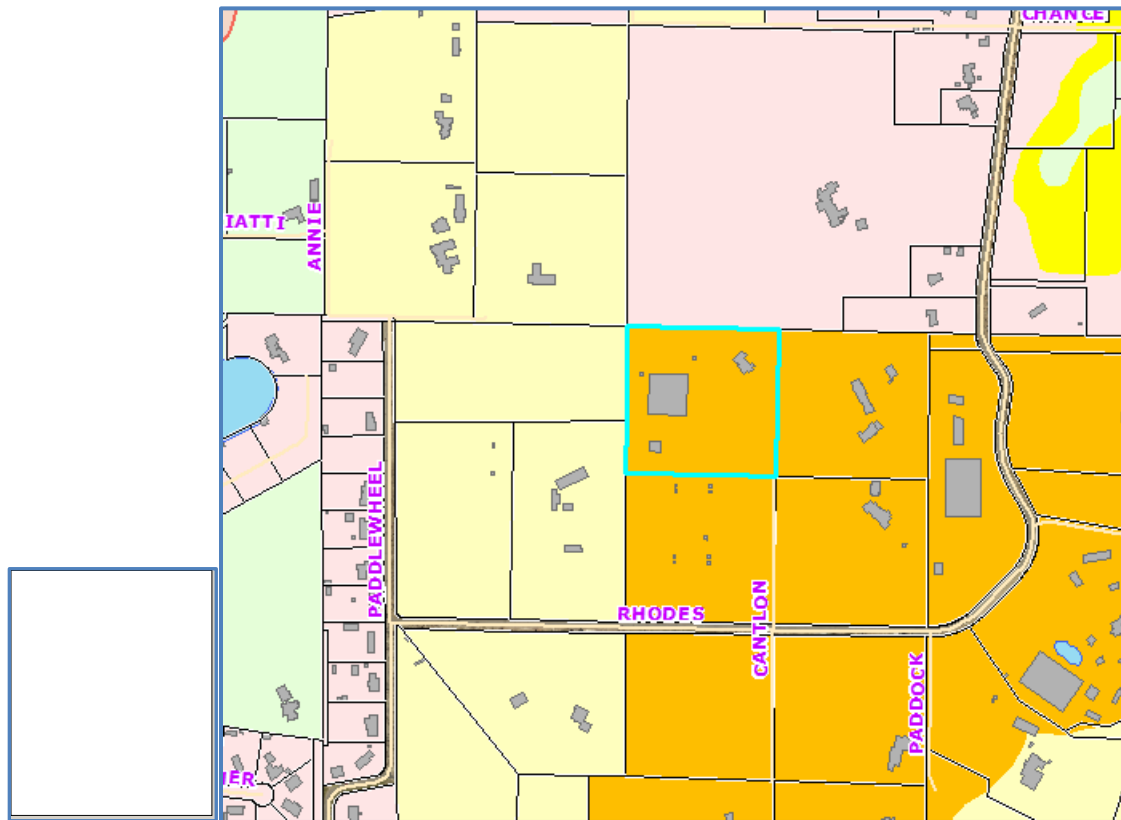
The facility will operate 7 days a week and the owners/operators live on site continually monitoring and operating the facility. In addition, the aforementioned caretakers quarters can be utilized for a caretaker to manage the facility when the owners are not present for any prolonged period of time. All boarded horses are rotated for a few hours a day in the turn out pastures. Planned hours of operation are 9 a.m. to 7 p.m. during summer, spring and fall; and 9 a.m. to 4:30 p.m. in the winter. There will be no outside lighting as part of commercial operations (to include training activities). There is no signage on the property advertising the business activity.

According to the applicant, in addition to the owner's training activities and lessons, there will be 2 additional trainers providing training Monday through Friday. The owner offers periodic "training clinics" to small groups of members only (10 or less) where the participants can compare skills against one another, but which are not advertised competitions or special events open to large numbers of riders or the public.

Animal waste (manure) is professionally disposed of on a weekly basis and is kept in an enclosed dumpster/manure control system that keeps flies and pests to a minimum and prevents any prolonged contact with the ground / soil. Dust is mitigated by a watering truck, when necessary, (recently planted pasture grass will provide additional mitigation in certain areas) and the operation is required to obtain and maintain in good standing an annual air quality permit.

Zoning and Compatibility

The subject site has a regulatory zone of High Density Rural (HDR), which allows the proposed use type subject to approval of a Special Use Permit by the Board. There is another commercial stable approved and operating directly adjacent to the subject site along the west property line. To the east and south are identical 10-acre properties also zoned HDR and with similar agricultural characteristics. To the north is a 39 acre parcel with a regulatory zone of Low Density Suburban (LDS). At present, this LDS zoned parcel is developed with a large single family house and is also rural / agricultural in character. But if adequate infrastructure is extended to the area, it is possible this large parcel could be developed in the future into a small suburban subdivision of 1-acre lots. Below is a graphic showing surrounding regulatory zones and development which is a mixture of LDR (1 du/10-acres density), MDR (1 du/5-acres density), HDR (1 du/2.5-acres density), and LDS (1 du/1-acre density) zoning with single family detached housing:



Surrounding zoning and development

The general area and the subject site have been used for various types of agricultural and commercial equestrian uses for many years. In general terms, the use type requested is compatible with the character of the surrounding area and with the intent of the Master Plan for this area which includes, as a part of the character statement, "The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character."

During the time the commercial stables have been in operation, under current ownership, the Division has not received complaints from surrounding property owners regarding negative impacts from the use. Nor has staff received any negative public comment from those surrounding properties that received notice of the Special Use Permit application. For this reason, it is staff's opinion that re-establishment of the use is unlikely to create significant impacts to surrounding properties and that conditions of approval could adequately mitigate any potential negative impacts.

Landscaping

All applications for a Special Use Permit are required to submit a landscaping plan demonstrating compliance with WCC section 110.412, unless the requirements are either modified by approval of a Director's Modification or the Board varies the standards as part of the Special Use Permit Approval process per WCC section 110.810.20(e). Due to the pastoral nature of the property, its location, and its proposed use, as well as the presence of existing landscaping elements and mature vegetation on the property, the applicant did not submit a landscaping plan under the assumption that existing site conditions adequately addresses landscaping requirements.

Staff has advised the applicant, however, that they still need to submit a landscaping plan demonstrating how the existing site conditions meet landscaping requirements, or alternatively,

formally request that the Board vary landscaping standards based on unique site conditions and the nature and location of the proposed use.

As previously discussed, the northern and eastern border of the project site is adjacent to a residential use. WCC Section 110.412.40(c) requires that a buffer be installed between a commercial use and adjacent residential uses, as shown below:

- (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:
- (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
 - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.

In addition, WCC Section 110.412.40(d) requires screening with a solid wall or decorative fence between residential and commercial uses as shown below:

- (d) Screening Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

However, the proposed commercial stables use is not like most traditional commercial uses in terms of intensity and potential incompatibility with surrounding uses due to the large lot size and agricultural character of the properties typically involved. In fact, meeting the requirement for a 6 to 7 foot high solid wall or fence would actually be detrimental to the character of the area, which is typified by 3 rail vinyl equestrian / open fencing. Therefore, staff believes varying the buffering standards, in particular, is warranted.

With the exception of the required buffers and the formal submission of a landscaping plan, landscaping on the subject site appears to be in general conformance with landscaping requirements. Although not shown on a landscaping plan, the applicant is proposing to plant trees around the perimeter of the property approximately every 15 to 20 feet, in addition to the existing pasture, rose garden, bushes, and trees on the site thereby meeting a portion of the buffering and screening requirements. It should also be noted that the project site is located off a cul-de-sac at the end of a dead end road and the majority of the site is not visible from a public street or even surrounding properties.

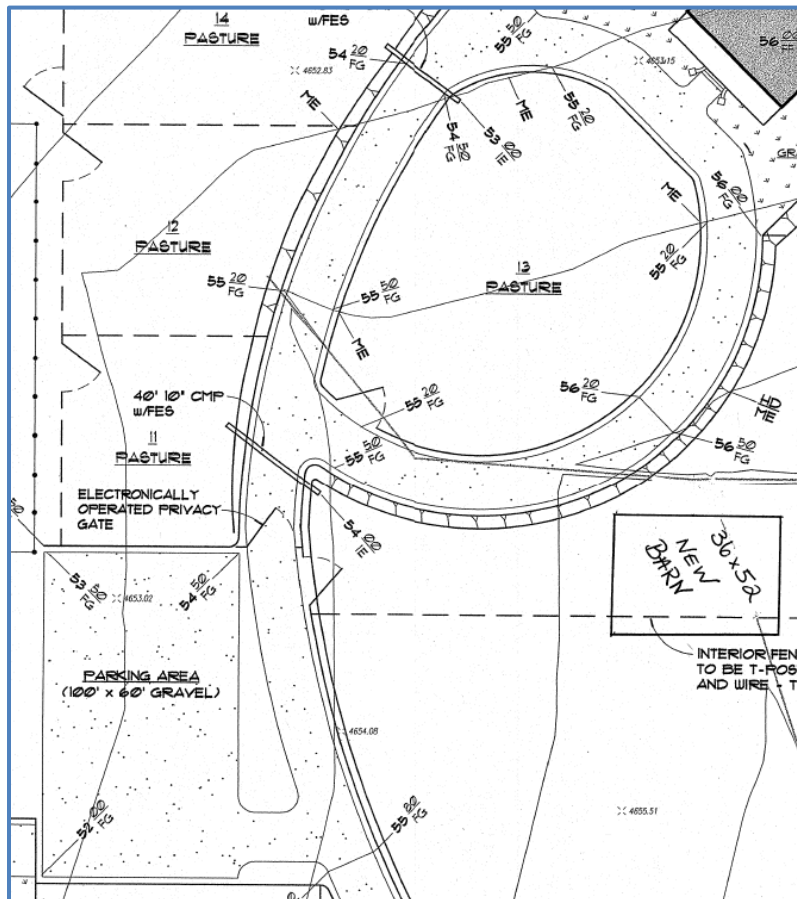
Parking

Parking and loading areas, as currently constructed and shown on submitted plans, do not meet the design requirements of WCC Section 110.410.25, which requires parking and loading areas to be paved, striped and landscaped, as shown below:

Section 110.410.25 Design of Parking Areas. The design standards for off-street parking facilities shall be as set forth in this section.

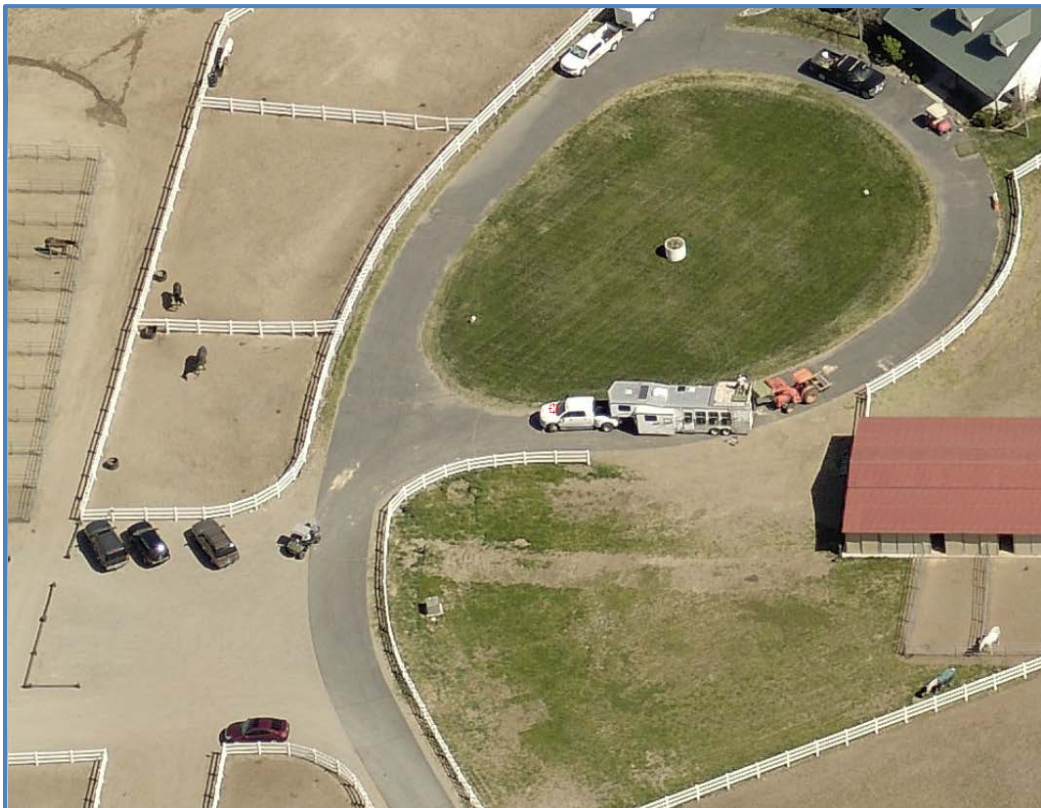
- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.

Parking on the site is currently provided by a 6,000 square foot area of compacted gravel which is slurry sealed, but not paved, marked, or landscaped. There is also a full horse trailer turn around area and additional areas of compacted gravel that could be used for parking.





Existing parking and trailer turn around area



Based on the number of horses to be boarded (34) and number of additional trainers (2), the operation is required to have approximately 11 parking spaces, one of which must be marked and designed to meet handicapped requirements. There appears to be adequate space available in the existing parking area or elsewhere on the property to accommodate the required amount of parking. The applicant is formally requesting that the surfacing, landscaping, and striping requirements of WCC Section 110.410.25 be waived by the Board and allow the provision of parking to remain as is. However, the Board is not authorized to vary the handicapped parking required by WCC Section 110.410.15(c) as that is actually also a Federal Americans with Disabilities Act (ADA) requirement. A condition of approval has been recommended that handicapped parking be constructed prior to approval of a business license, if this special use permit is approved.

The following is an email from the applicant requesting variance to parking standards:

“My name is Daniel Serafini, and I am asking permission to avoid completing the asphalt parking lot due to making it unsafe for rider and horse.

When asphalt is complete, it makes it very slippery for horses to walk on with their metal or aluminum shoes. During the summer it is not so bad during mid-day because it softens. During early morning it has re hardened overnight and makes no traction for the horses. During the winter they can barely walk on it due to the frozen stages. We cannot salt the road to make it safer for the horses because the salt is bad for their feet.

We are hoping you understand our concerns on this issue. Obviously we will do whatever we must to make the property and our business to comply. We are just hoping you understand our safety concerns on this and waive this one procedure. Thank you for your time. We will still have all locations marked for parking and handicap parking as well. Sincerely, Daniel Serafini.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant at the regularly scheduled STM/WV Citizen Advisory Board meeting on July 13, 2017. The CAB discussion on the proposed special use permit was minimal and the CAB unanimously recommended approval. Discussion of the project was positive and it was noted that the use had been established for some time and that it is a clean, attractive and orderly facility. The only issues of concern raised by those in attendance were in regard to early morning equipment noise (back up alarms) and traffic speeding to and from the stable operations in the area. Fire safety and adequate plans for evacuation of animals was also briefly discussed, but the CAB seemed satisfied with fire safety conditions present at the site (the arena has fire sprinklers, the property has defensible space, and numerous trailers are available for transport). Minutes of the CAB meeting are attached as Exhibit E.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Building Division
 - Planning
 - Water Rights Manager
 - Engineering and Capital Projects Division
 - Land Development
 - Traffic
- Washoe County Health District

- Air Quality Management Division
- Vector-Borne Diseases Program
- Environmental Health Services Division
- Emergency Medical Services Program
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe County Regional Animal Services
- Washoe-Storey Conservation District

Four out of the twelve above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Engineering, Land Development, Traffic, and RTC, responded with no comment. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order, if the application is approved by the Board.

- Washoe County Planning and Building Division imposed operational conditions, such as hours of operation, which will be in effect for the life of the project.
Contact: Chad Giesinger, AICP, Senior Planner, 775.328.3626, cgiesinger@washoecounty.us
- Washoe County Regional Animal Services addressed the requirement for a Commercial Animal Welfare Permit.
Contact: Robert Smith, 775.353.8945, rasmith@washeocounty.us
- Truckee Meadows Fire Protection District addressed requirement for compliance with Washoe County Code 60 and the International Fire Code and International Wildland Urban Interface Code.
Contact: Amy Ray, 775.326.6005, aray@tmfcpd.us
- Washoe County Water Management Planner Coordinator requires stand-alone (non-supplemental) ground water rights to be dedicated in support of the commercial activities proposed; or, if the previous project owners conformed to the County Code requirements, proof of transfer of said water rights (see Exhibit F).
Contact: Vahid Behmaram, 775.328.3622 vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Board before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

***Staff Comment:** There are no policies or action programs within the South Valleys Area Plan that prohibit the proposed use. The Area Plan states that, "the existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The breeding, care, display, and use of horses for both commercial and personal benefit is a core component of the area's character." Therefore, the proposed Commercial Stables use type is consistent with the Area Plan's adopted character statement.*

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: Based on agency review comments received to date and proposed conditions of approval, it appears that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are either available or have been provided. There has been a commercial stable operating at the site since 2001. This approval will require compliance with all applicable codes and requirements should any have not been previously met. Water rights necessitated by the commercial use will be provided prior to approval of a business license.

3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development.

Staff Comment: The site is physically suitable for the type of development. There has been a commercial stable operating at the site since 2001 and there are several other commercial stables operating in the vicinity.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The use is very similar to several other uses in the immediate vicinity and will likely enhance the character of the area. The facility can operate without significant negative impact upon the surrounding area and will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. In addition, the facility will utilize a professionally managed manure waste disposal process.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance for this application. Therefore there is no effect on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comments. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0011 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case Number WSUP17-0011, with the Conditions of Approval included as Exhibit A for this matter and including the partial variance of landscaping and parking requirements, for Star Street Farms Stables, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Property Owner: Erin Spohr and Danial Serafini
1115 N. Cantlon Lane
Reno, NV 89521



Conditions of Approval

Special Use Permit Case Number WSUP17-0011

The project approved under Special Use Permit Case Number WSUP17-0011 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 3, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chad Giesinger, 775.328.3626, cgiesinger@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued for all structures on the property. Prior to issuance of a business license, the 2 barns constructed without building permits shall be legalized through obtaining approval and issuance of building permits for said structures.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits and business licenses) applied for as part of this Special Use Permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. The applicant shall obtain and maintain a valid Washoe County Business License.
- f. Prior to approval of a Washoe County Business License the applicant shall:
 - i. Provide handicapped parking on-site in accordance with all applicable provisions of WCC Chapter 110, Article 410 (*Parking and Loading*).
 - ii. Obtain valid building permits for the 2,720 square foot and 2,040 square foot barns constructed without permits.
 - iii. Provide documentation to the Planning and Building Division from Washoe County Animal Services that a Commercial Welfare Permit has been obtained.
 - iv. Provide documentation to the Planning and Building Division from Washoe County Air Quality Management Division that all applicable regulations have been met.
 - v. Provide documentation to the Planning and Building Division from Community Services Division, Water Planning Coordinator that all required conditions of approval concerning the dedication of water rights have been satisfied.
- g. The maximum number of horses boarded and trained on the property shall not exceed thirty four (34) at any time.
- h. Equestrian events with competitors and spectators are prohibited. Small members only group training clinics, not to exceed 10 persons, is allowed.

- i. Trail rides to and from the site are prohibited.
- j. All landscaping and pastures shall be maintained. The applicant shall plant trees, spaced every 20 feet, along the northern and eastern property lines.
- k. The parking area shall be for the exclusive use of the commercial stables. Storage of equipment and vehicles not utilized by the commercial stables is not allowed in the designated parking area.
- l. The following Operational Conditions shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
 - iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - v. Business hours shall be limited to daylight hours only. No commercial activity shall take place during the night. There shall be no outside lighting used as part of the commercial operations, to include training activities.
 - vi. Equipment that generates noise, such as back up alarms, shall not be operated before 7 a.m. nor after dark.
 - vii. No signage advertising the business is approved as part of this Special Use Permit. Should signage be proposed, the operator shall obtain a valid building permit and meet all requirements of WCC 110.505.
 - viii. Removal of animal waste (i.e. manure) shall continue to be managed and disposed of as outlined / described in the Special Use Permit application.

Washoe County Animal Services

2. The following conditions are requirements of Washoe County Animal Services, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Smith, 775.353.8945, rasmith@washeocounty.us

- a. The applicant must contact Animal Services to obtain information on the Commercial Animal Welfare Permit. The applicant shall obtain a Commercial Animal Welfare Permit.

Truckee Meadows Fire Protection District

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6005, aray@tmfpd.us

- a. This business shall meet the requirements of the Washoe County Code 60 and the International Fire Code and International Wildland Urban Interface Code.

Community Services Department - Water Planning

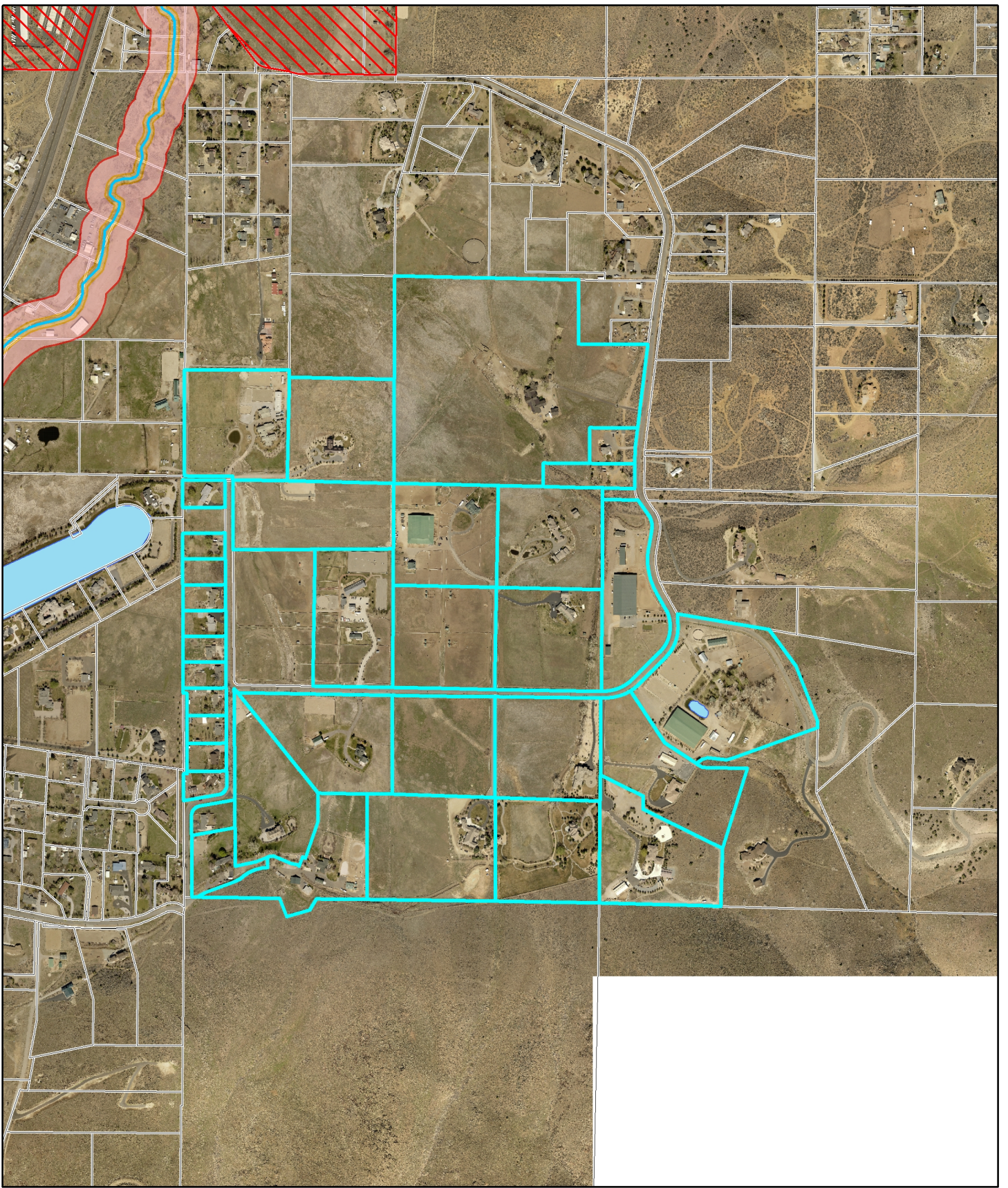
4. The following conditions are requirements of the Community Services Department, Water Planning Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, 775.328.3622 vbehmaram@washoecounty.us


This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. If the previous project owners conformed to the County code requirements, proof of transfer of said water rights will substitute for the conditions described below:

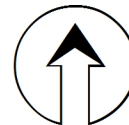
- a. The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County.
- b. Adequate ground water rights per the estimate in item a. shall be transferred to an appropriate ground water well or wells on the parcels associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- c. The water rights shall be in conformance with Article 422 of the Washoe County Code Chapter 110 and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.

*** End of Conditions ***



WSUP17-011 Public Notice Map

 Noticed Parcels



0 250 500



Feet

Date: July 2017

Community Services
Department, Planning
and Development



Post Office Box 1
Reno, Nevada 89520 (775) 326-3000

Source: Planning

WSUP17-0011

EXHIBIT B

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

WSUP17-0011
EXHIBIT C

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. RENO, NV.		Address:	
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:		Zip: RENO NV. 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.

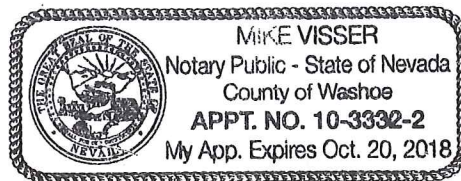
RENO, NV. 89521

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





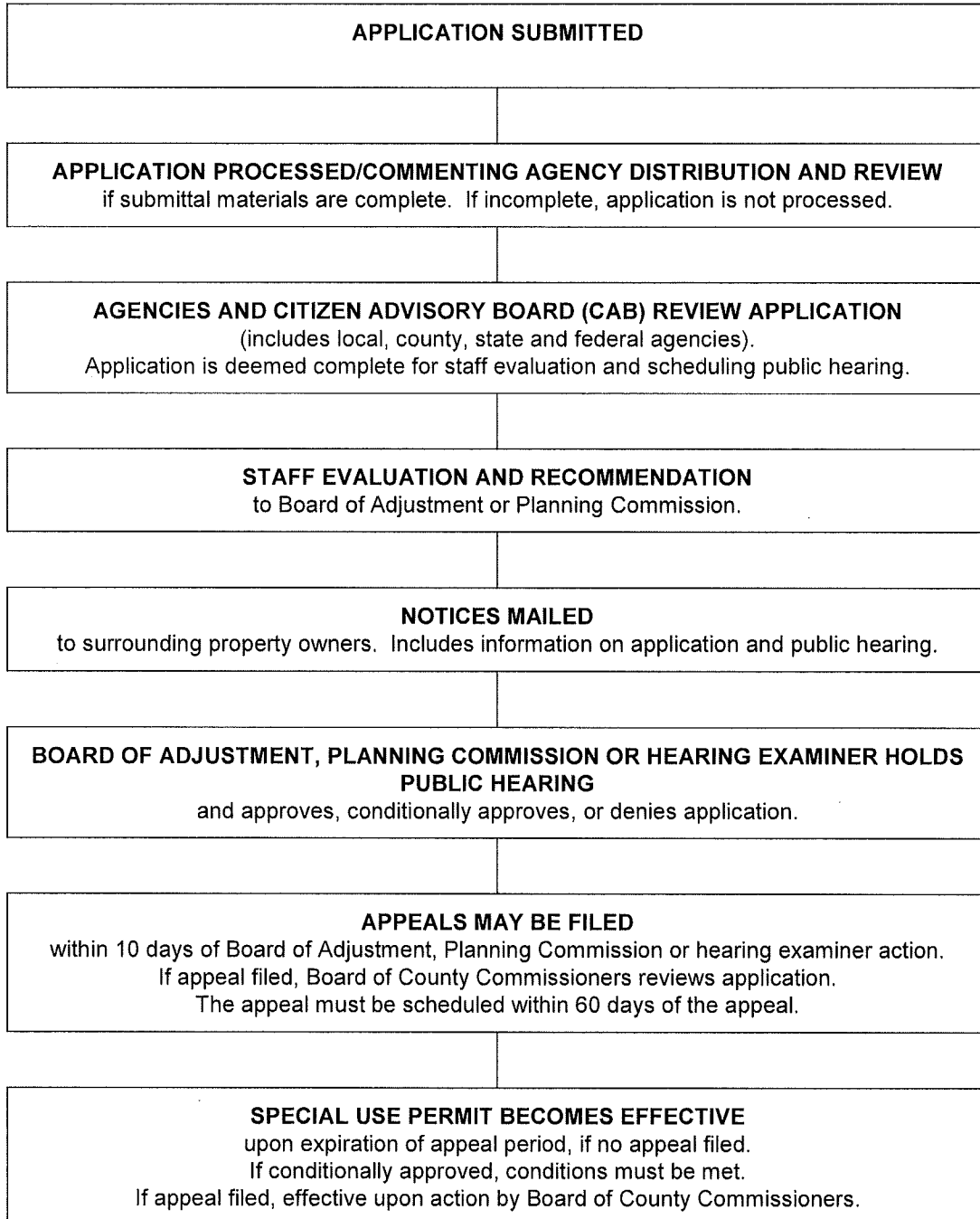
All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate 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.

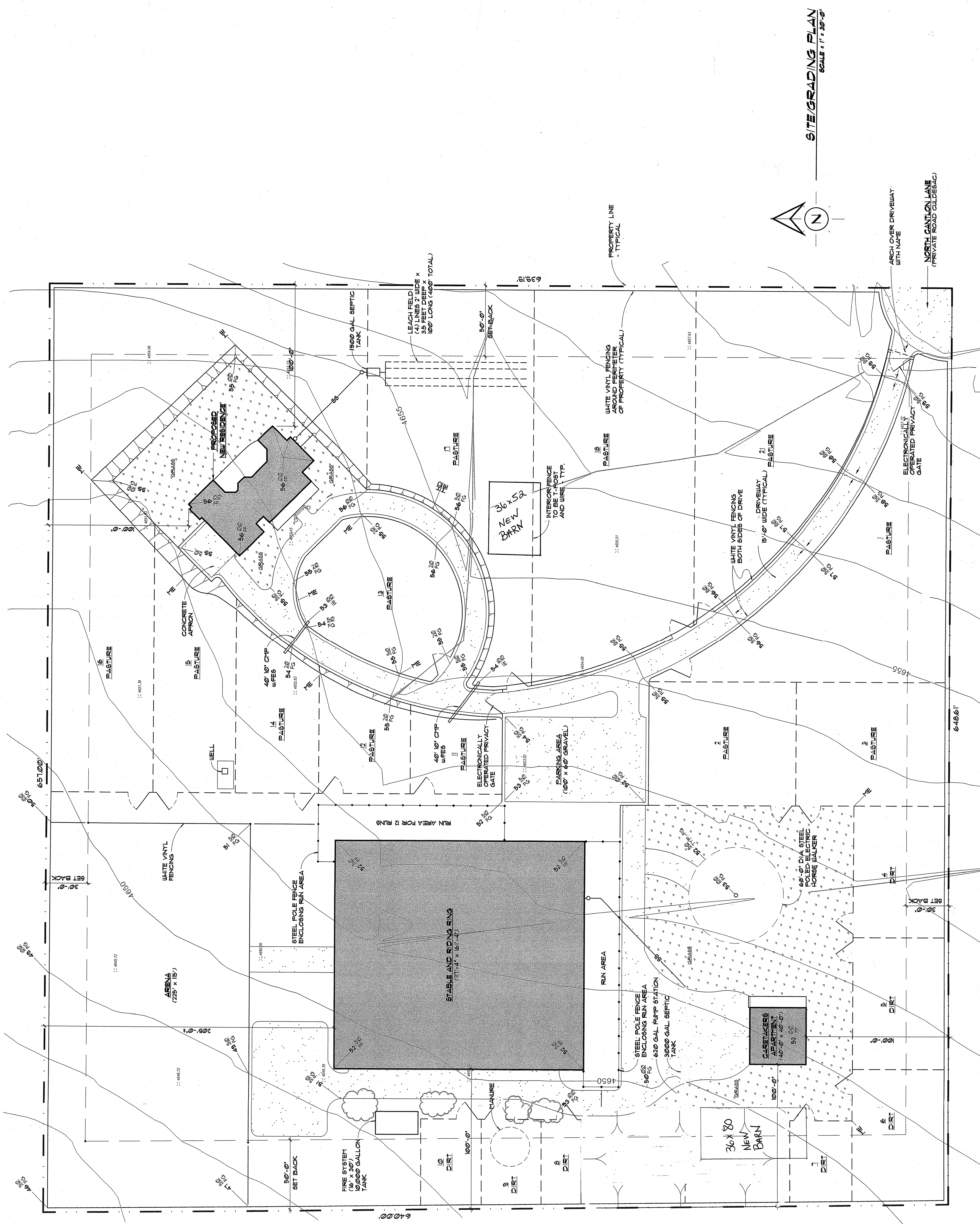
Revisions
By: DANIEL SERAFINI
Date: 6/15/17

LEPONI
 Nevada License # 0023372A
 Frank LEPONI
 264 Keystone Ave Suite 200
 Reno Nevada 89503 Fax (775) 337-2063
 (775) 337-2063
CONSTRUCTION CO.

Star Street Equestrian Center
 1515 North Canton Lane
 Reno, Nevada
 PROJECT NAME: STAR STREET EQUESTRIAN CENTER

SITE AND GRADING PLAN
 DRAWING TITLE: SITE AND GRADING PLAN

DATE: 4-21-20
 SCALE: AS NOTED
DATA VANTAGE
 SHEET: C-1



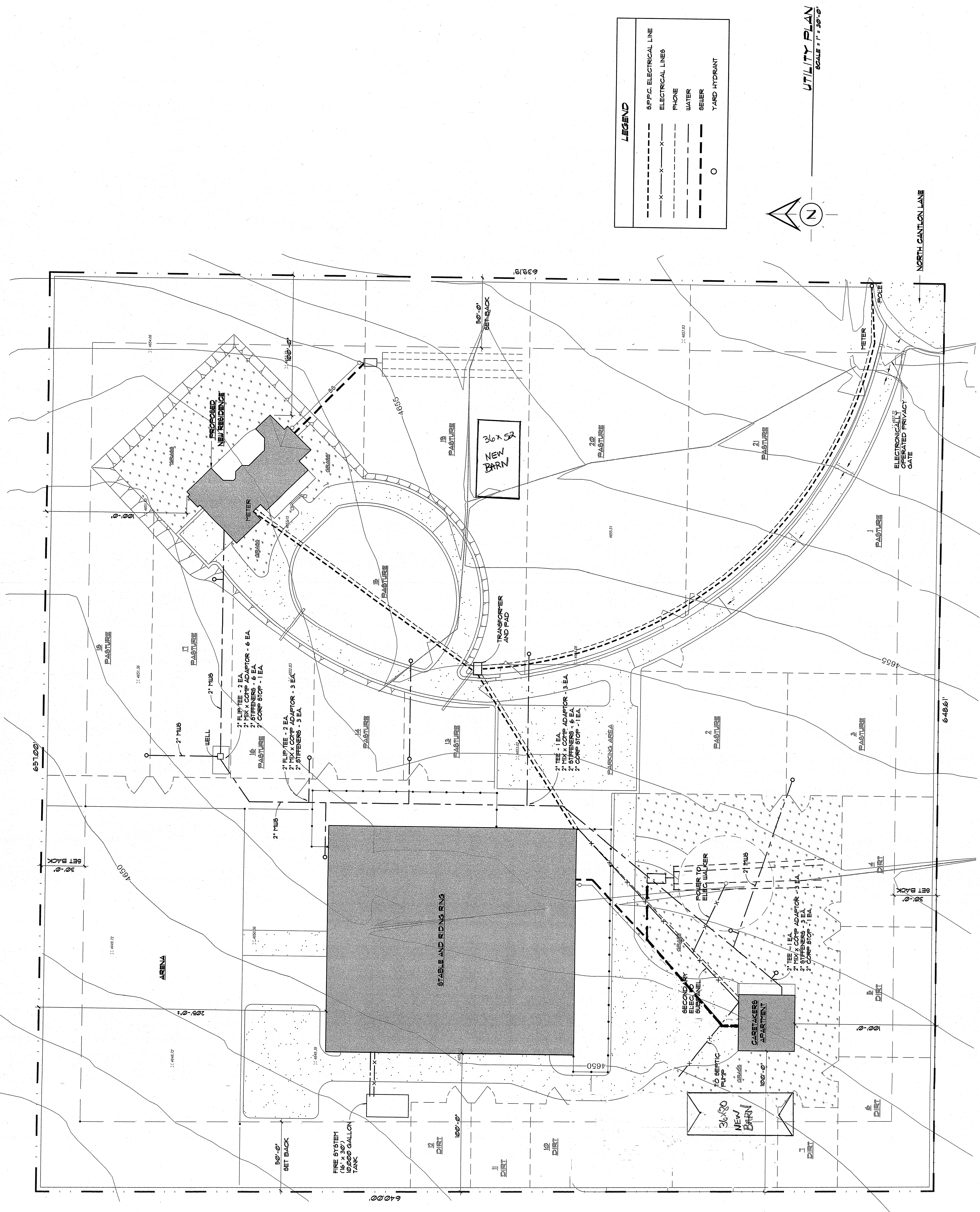
Revisions
 By: DANIEL SERFFEN
 6/15/11

LEPONI
 Nevada License # 0023372A
 Frank Nevada Ave Suite 200 (775) 337-2053
 264 Keystone Ave Suite 200 (775) 337-2053
 CONSTRUCTION CO.

STAR STREET EQUESTRIAN CENTER
 300 NORTH CANTON LANE
 RENO, NEVADA
 PROJECT NAME:

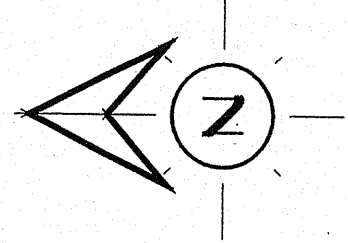
UTILITY PLAN
 DRAWING TITLE:

DATE: 4-21-09
 SCALE: AS NOTED
 SHEET: **C-2**



LEGEND

--- X --- X ---	SPFC ELECTRICAL LINE
---	ELECTRICAL LINES
- - - - -	PHONE
---	WATER
- - - - -	SEWER
○	YARD HYDRANT



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

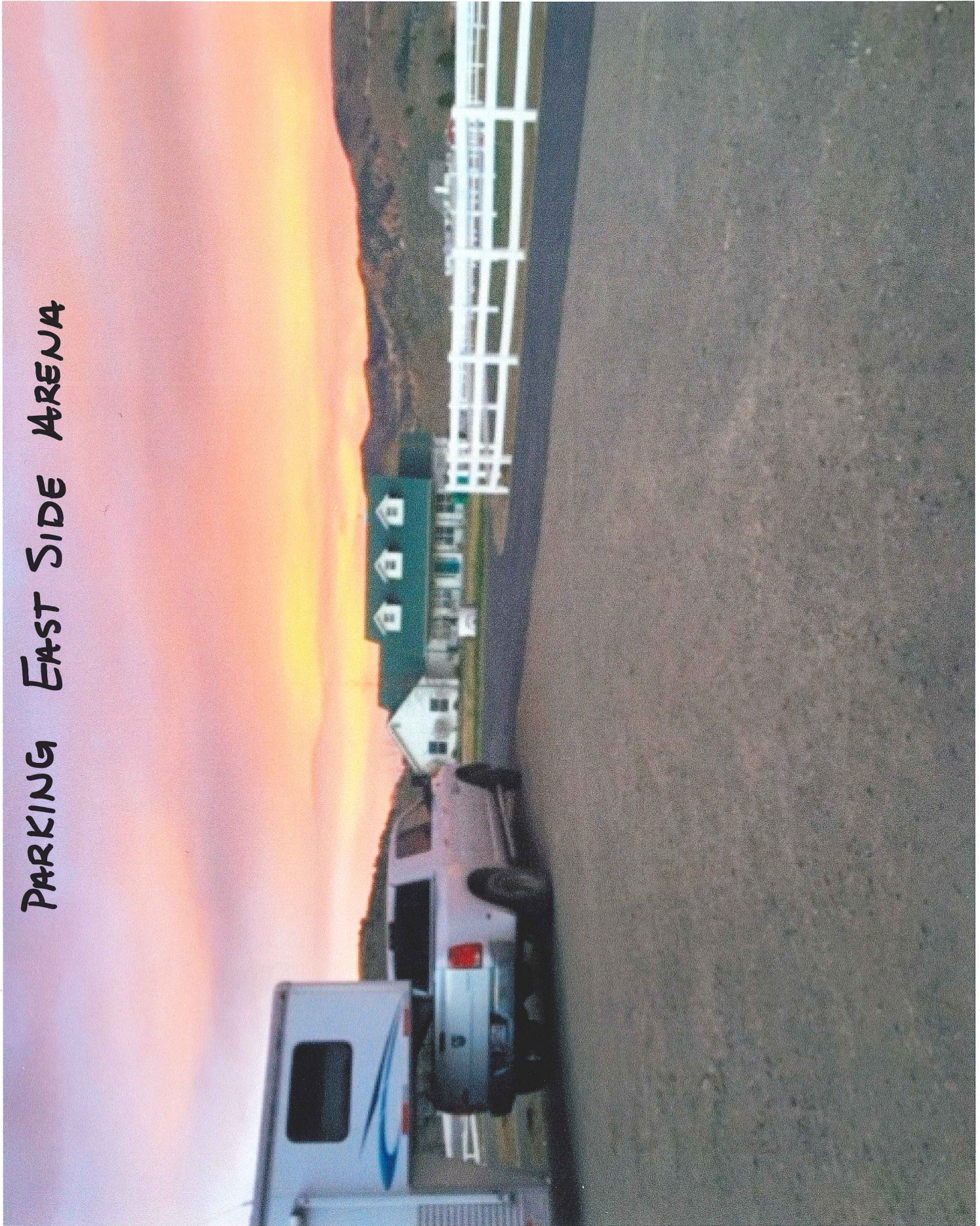
NORTH CANTON LANE

-
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

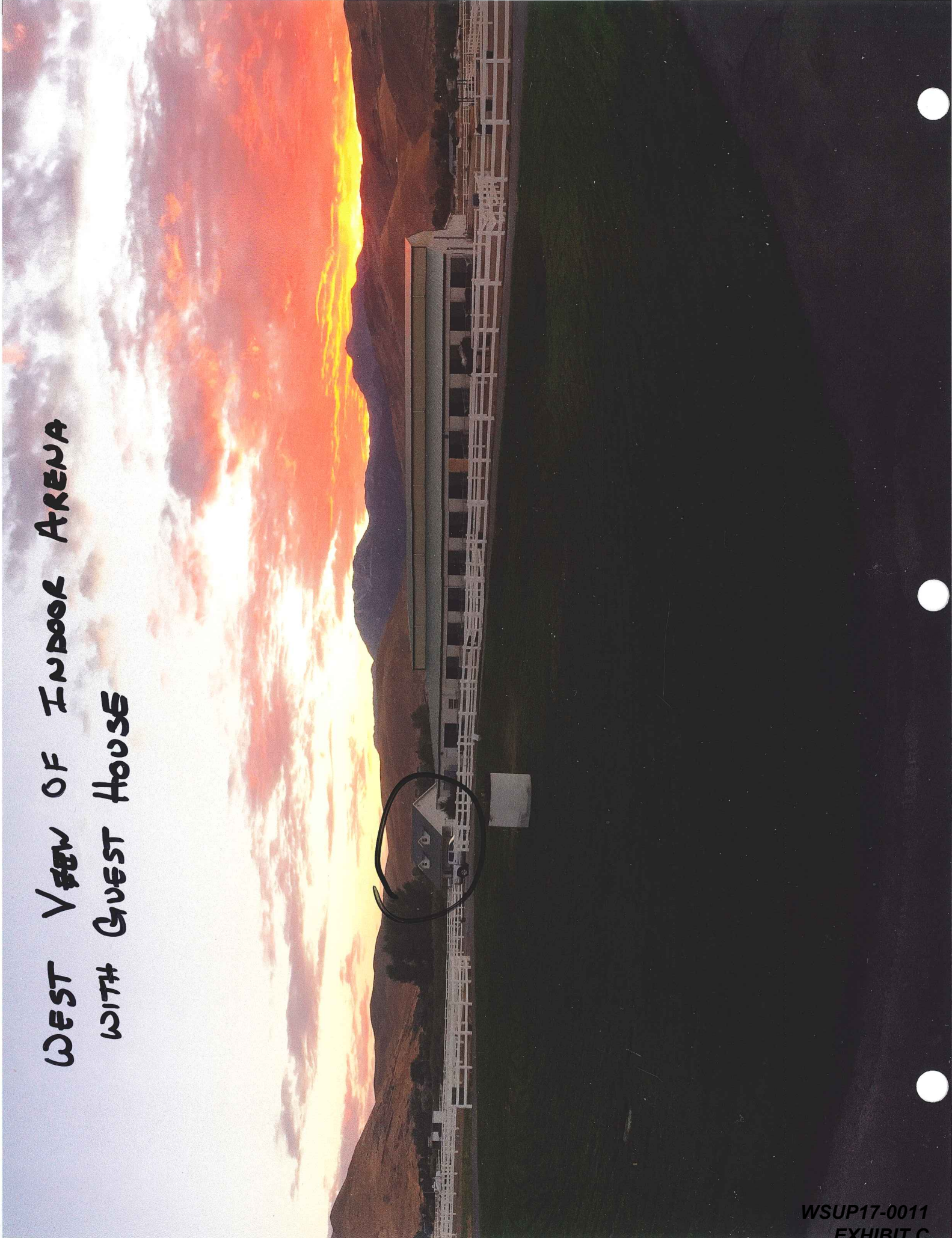


Wife TRAINING
HER OLYMPIC
LEVEL HORSE

OUTDOOR ARENA



WEST VIEW OF INDOOR ARENA
WITH GUEST HOUSE





EAST VIEW OF NEIGHBORING PROPERTIES



WIVES HORSES
IN BACKYARD

BOTH HORSES
WORTH 7 FIGURES

WSUP17-0011
EXHIBIT C



WSUP17-0011
EXHIBIT C

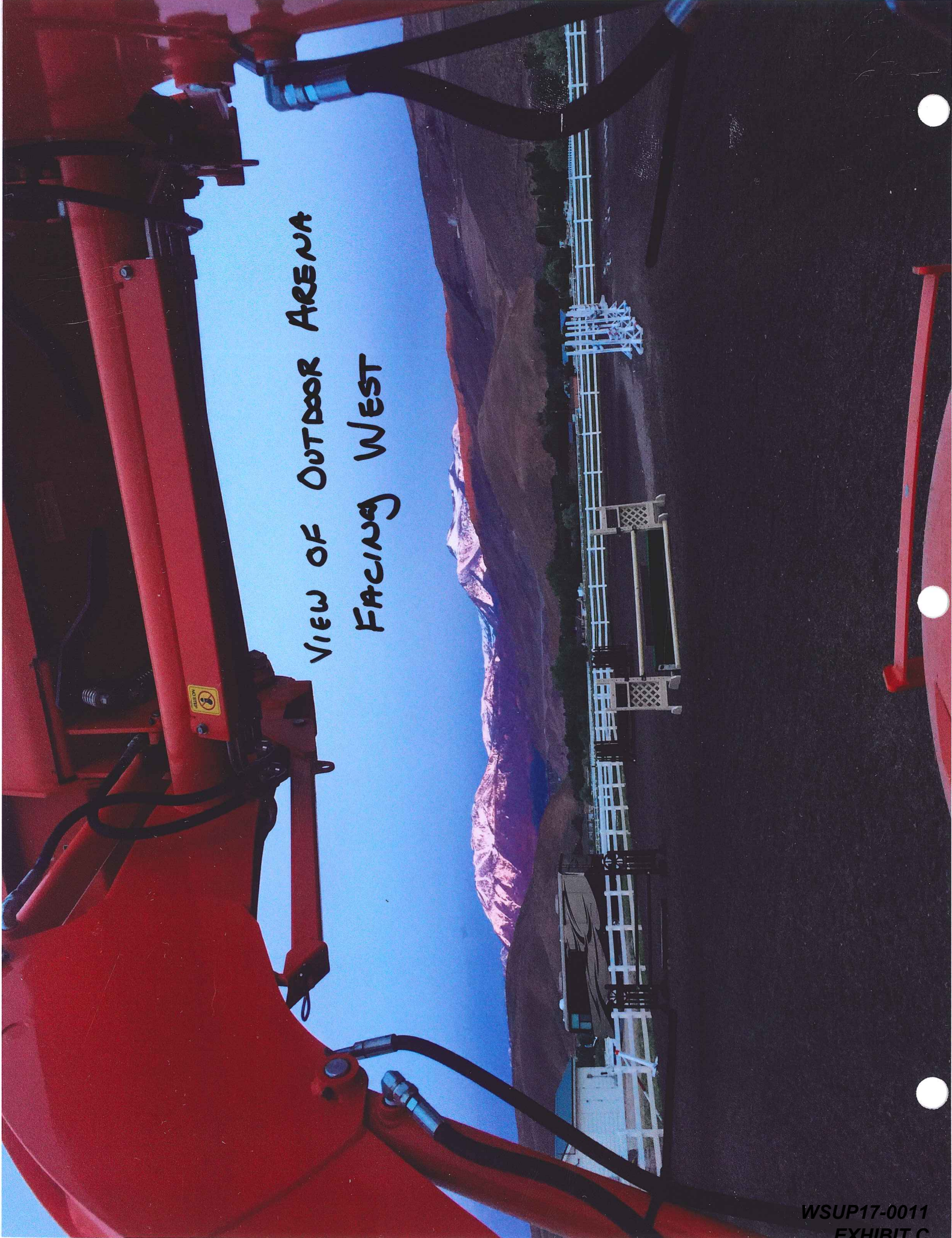
LANDSCAPING IN
PROGRESS



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





**Washoe County
Department of
Community
Development**

1001 East Ninth Street,
Building A
Post Office Box 11130
Reno, NV 89520-0027
Telephone: 775-328-6100
Facsimile: 775-328-6133

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
ADMINISTRATIVE PERMIT**

To: Bill Fleiner/Anne Louise Cantlon Trust
From: Washoe County Department of Community Development
Re: Administrative Permit Case No. AP12-8-99 for Willomonte Ranch
Date: December 20, 1999

REQUEST

This Administrative Permit is requested to allow the establishment and operation of a commercial stables [WCC 110.304.25(c)(1)] offering boarding for a maximum of 19 horses. The ±9.58 acre parcel is located approximately 1 1/2 miles east of US 395 South in the Steamboat area at the terminus of North Cantlon Lane (private), which is east of Paddlewheel Lane and northeast of and accessed from Andrew Lane. Approval of the project will allow construction and use of a 19-stall barn containing restrooms and a tack room and with an arena of ±16,000 square feet. Also, a barn for hay storage of approximately 1,600 square feet, a fenced electric walker, and a fenced arena with dimensions of 125 feet by 225 feet will be constructed. Parking for 12 vehicles will be provided. No events, competition, rodeos, trail rides, fox hunts, feed sales, or on-site veterinary services are allowed. The property is zoned High Density Rural (HDR) and General Rural (GR) in the South Valleys Area Plan and is within Section 4, T17N, R20E, MDM, Washoe County Commission District No. 2. (APN: 017-380-15)

ACTION/FINDINGS

Based upon the staff analysis and the information submitted, and in accordance with Article 808 of the Washoe County Development Code, the Zoning Administrator conditionally approves Administrative Permit Case No. AP12-8-99 for Willomonte Ranch, having made the following findings:

1. That, as conditioned, the commercial stables facility does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
2. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities will be provided;
3. That the site is physically suitable for the establishment of rural commercial stables;
4. That the issuance of the permit will not be significantly detrimental to the public health, safety or welfare or injurious to the property or improvements of adjacent properties since the proposed facility is consistent with the character of the area and neighboring properties;

Robert W. Sellman
Director
W. Dean Diederich, AKCP
Program Manager



DEVELOPMENT

5. That periodic review by the District Health Department will ensure that the stables are maintained in a sanitary manner and that the operation will be conducted in accordance with the regulations of the District Health Department; and
6. That the improvements on the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit.

ANALYSIS

Administrative Permit Case No. AP12-8-99 is issued to allow the operation of a commercial stables providing boarding for a maximum of 19 horses. The client of the applicant will be constructing a dwelling on the parcel. This approval will allow the construction and use of a 19-stall barn containing restrooms, a tack room and an arena of $\pm 16,000$ square feet. A barn of approximately 1,600 square feet for hay storage, a fenced electric walker, and a fenced arena with dimensions of 125 feet by 225 feet will also be constructed. Parking for 12 vehicles will be provided. The initial request referenced a caretaker quarters on the same parcel, but that portion of the request has been withdrawn. Caretakers quarters [WCC 110.306.25] would require approval of a Special Use Permit issued by the Board of Adjustment.

No events, competition, rodeos, hosted trail rides, fox hunts, or commercial breaking of horses are allowed by this permit. No feed sales or veterinary services will be provided other than for on-site, permitted horses. Any uses not specifically permitted by this Administrative Permit will require amendment in a manner consistent with the requirements for the initial approval.

The parcel is almost ten acres in size and is located approximately one and one-half miles east of US 395 South in the Steamboat area. The site for the proposed commercial stables is east of Paddlewheel Lane at the north end of North Cantlon Lane, a private road. The property is accessed from US 395 South via Andrew Lane. The parcel is in the South Valleys Area Plan and has split zoning of High Density Rural (HDR) on the east side of the property and General Rural (GR) on the west side of the property.

The proposed arched entrance gate will need to be set back thirty feet from the access easement in order to meet county requirements for a structure exceeding 12 feet in height. For horse and rider safety, the proposed parking area will be gravel surfaced rather than paved. Additional traffic will be minimal and will not reduce the Level of Service of affected roadways to below adopted Washoe County standards.

The Engineering Division has noted that a Regional Road Impact Fee (approximately \$72.57 per stall at this time) will be collected at time of the issuance of the building permit. Because commercial stables are a considered a commercial development, the Washoe County Utility Services Division may also require water rights, in accordance with the South Valleys Area Plan, be dedicated to Washoe County.

The Truckee Meadows Fire Protection District has noted that any structure in excess of 10,000 square feet must be equipped with an automatic extinguishing system. The arena building will need an approved evacuation alarm monitored by a central station. Additionally, an underground water supply of no less than 10,000 gallons will be required.

Department of Community Development
Re: Administrative Permit Case No. AP12-8-99 (Willomonte Ranch)
December 20, 1999- page 3

The District Health Department has submitted a letter dated 12/15/99 that specifies their requirements. Some of these conditions appear to be related to the original subdivision of the Willomonte Ranch. Because appeals of District Health Department conditions may only be made to the District Board of Health, the District Health letter has been separately attached. No conditions specific to the District Health Department have been attached to this permit as conditions enforceable by the Department of Community Development..

The conditions of approval of this Administrative Permit require completion of all the proposed improvements within thirty-six months of approval.

CITIZENS ADVISORY BOARD COMMENTS: Because of the relatively short review and approval process, Administrative Permits are not forwarded to Citizens Advisory Boards until after the action has been taken.

LAND USE SUMMARY

Land Use Designation: High Density Rural (HDR) and General Rural (GR)

Development Suitability Constraints: None indicated

Use Type:

Section 110.304.25 Commercial Use Types.(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

The above section of the Development Code allows the proposed stables to be established and operated subject to the issuance of an Administrative Permit. The requirement of an Administrative Permit allows the imposition of any conditions that may be necessary to ensure that adverse impacts are properly mitigated.

Adjacent Land Uses:

The adjacent land use designations for the parcels surrounding the subject property, and their compatibility with the existing land use designations of High Density Rural (HDR) and General Rural (GR), are listed in Table 1. The "High" land use compatibility rating with the surrounding land uses generally indicates that minimal conflicts could occur with adjacent land uses, and little or no screening or buffering measures are necessary. The "Medium" land use compatibility rating generally indicates that limited screening and buffering is necessary.

Table 1

Compatibility of Adjacent Parcels with High Density Rural (HDR) Zoning on the West Side of the Parcel and General Rural (GR) Zoning on the East Side of the Parcel

Direction	Land Use Designation	Land Use Compatibility
Northeast	Low Density Suburban (LDS)	Medium
Northwest	General Rural (GR)	High
West	General Rural (GR)	High
Southwest	General Rural (GR)	High
Southeast	High Density Rural (HDR)	High
East	High Density Rural (HDR)	High

Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element.

Applicable Area Plan Modifiers:

Section 110.210.05 Water Rights Dedication Requirements.

- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

CONDITIONS

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of a subsequent Washoe County permit.
2. The applicant shall demonstrate substantial conformance with the submitted plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. All improvements shown on plan must be completed within thirty-six (36) months. The Department of Community Development shall be responsible for determining compliance with this condition.
3. A copy of this Administrative Permit shall be attached to all ministerial permit applications requested from Washoe County. The Department of Community Development shall be responsible for determining compliance with this condition.

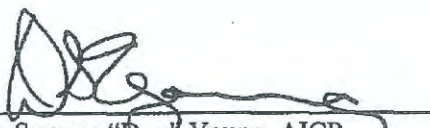
Department of Community Development
Re: Administrative Permit Case No. AP12-8-99 (Willomonte Ranch)
December 20, 1999- page 5

4. The applicant shall obtain and maintain a Washoe County Business License. The Department of Community Development shall be responsible for determining compliance with this condition.
5. The applicant shall comply with all applicable regulations of the Washoe County District Health Department.
6. The applicant shall comply with the requirements of the Truckee Meadows Fire Protection District regarding automatic extinguishing systems, monitored evacuation alarms, and water supply for fire protection. The Truckee Meadows Fire Protection District shall be responsible for determining compliance with this condition.
7. The applicant shall comply with the applicable requirements of the Department of Building and Safety. As of January 1, 2000, the 1997 Uniform Building Code becomes effective.
8. No competitive events, rodeos, hosted trail rides, fox hunts, or commercial breaking of horses may be conducted at the facility or the site. The Department of Community Development shall be responsible for determining compliance with this condition.
9. Business hours shall be limited to the hours between 7:00 A.M. and 11:00 P.M. The Department of Community Development shall be responsible for determining compliance with this condition.

APPEALS

In accordance with Section 110.808.45 of the Development Code, the action of the Zoning Administrator may be appealed to the Washoe County Board of County Commissioners. An appeal may be filed by an aggrieved person (applicant or affected property owner) and must be submitted to the Department of Community Development by close-of business January 4, 2000 and accompanied by a \$164.00 filing fee. If filed, an appeal stays any further action on the permit until final resolution of the appeal. The applicant should contact the Department of Community Development on January 5, 2000, at 328-6100 to determine whether any appeals have been filed.

WASHOE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT


D. Sumner "Don" Young, AICP
Zoning Administrator/Planner

DSY(AP899AO)

Attachments: District Health Department letter of 12/15/99, Location Maps

WSUP17-0011
EXHIBIT D

Department of Community Development
Re: Administrative Permit Case No. AP12-8-99 (Willomonte Ranch)
December 20, 1999- page 6

xc: Applicant: Bill Fleiner, Anne Louise Cantlon Trust, 565 Reno Avenue, Reno, NV
89502

Property Owner: Anne Louise Cantlon Trust, 565 Reno Avenue, Reno, NV 89502

Plan Preparation: Bob LeMond, 6502 South McCarran Boulevard, Suite C, Reno, NV,
89509

Citizens Advisory Board: Galena-Steamboat Citizens Advisory Board

WASHOE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
ADMINISTRATIVE 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 reference to Administrative Permits may be found in Article 308; reference to uses may be found in Articles 302 and 304.

1. What is the type of project or use being requested? Equine boarding, feed storage and
boarding facility.

2. What currently developed portions of the property or existing structures are going to be used with this permit?
The property is currently pasture land with no existing structures.

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

Owners 2000 square foot residence: 2 months

19 stall barn with a 15,881 square foot arena: 4 months

A 40x40 building what will hold the hay storage and provide a place for the equipment: 3 months. The barn will have 12 parking spaces.

A water well, septic tank and oil storage tank for heating.

4. Describe the intended phasing schedule for the construction and completion of this project. Upon
approval from the county and weather permitting, construction will begin immediately
starting with roadways and utilities, then the house, barn and equipment/storage
building with completion approximately 4 months from the start.

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 10 acre parcel is relatively flat and is planted with clover and grass, ideal
for horse use. The surrounding area is agriculture and residential with all
residences owning livestock.

SUPPLEMENTAL INFORMATION (continued)

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

The benefits are quality and stylish buildings with appealing white vinyl 3 slat fencing surrounding the property and up the driveway. The effects on the community would be a slight increase in traffic.

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

There will be no outside late night activities. Dirt areas will be watered to keep dust to a minimum. The outside equine areas will not have overhead lights.

8. What measures will you employ or what elements currently exist that will prevent the proposed use from resulting in significant damage or discrimination to other property in the vicinity?

No vehicles will be parked on the perimeter of the property, parking will be very minimal and will be on the interior of property. There will be no noise, night activities. The surrounding property is equine type property.

9. How many paved and unpaved parking spaces, both on-site and off-site, are available or will be provided? If a waiver is required, what is the requested reduction? (Please indicate on site plan.)

12 parking spaces will be on-site next to the barn on unpaved ground.

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

Trees and shrubs will be placed around the house and the barn. Perimeter fencing will be white vinyl rail fencing. Fencing for barn runs will be green metal rails. House and barn to have matching colors - white siding and green metal roofs.

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.)

Signage will be typical ranch type arch over the driveway entrance with the name of the ranch printed on it. Barn and house will have outside lights over the 300' ways.

SUPPLEMENTAL INFORMATION (continued)

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? YES _____ NO X If so, please attach a copy to the original application submittal.

13. Utilities: (Please specify name of provider)

- a. Sewer Service SEPTIC TANK & LEACH FIELD
- b. Electrical Service S.P.P. CO
- c. Telephone Service NEVADA BELL
- d. LPG or Natural Gas Service LOCAL VENDOR
- e. Solid Waste Disposal Service RENO DISPOSAL
- f. Cable Television Service AT&T
- g. Water Service DOMESTIC WELL 2.02 AF. DEDICATED TO WASHOE COUNTY

For most uses other than residential, Article 422 of the Development Code and/or the State Engineer require the dedication of water rights to Washoe County. Additionally, some planning areas require proof of water rights at time of application. Please indicate the type and quantity of water rights you have available if dedication is required:

- a. Permit # and acre-feet per year 2.02 AF. CERT. STAND ALONE GROUND WATER
- b. Certificate # and acre-feet per year DEDICATED TO WASHOE COUNTY WITH P/m 3195 4/10/97
- c. Surface Claim # and acre-feet per year 692/693/694 & 660/666 - 30.656 AF.
- d. Other, # and acre-feet per year _____

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

WILLOMONT LAND & LIVESTOCK

14. Community Services: (Provider and nearest facilities)

- a. Fire Station TRUCKEE MEADOWS @ E. LAKE BLVD
- b. Health care facility WASHOE MEDICAL CENTER - PRINGLE WAY, RENO
- c. Elementary School PLEASANT VALLEY
- d. Middle School PINE MIDDLE SCHOOL
- e. Park GALENA CREEK PARK
- f. Library GALENA BRANCH - BUTCH CASSIDY WAY
- g. Citifare bus stop N/A



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

Date: July 13, 2017
To: Chad Giesinger, Washoe County Planner
Re: [Special Use Permit Case Number WSUP17-0011 \(Star Farms Stables\)](#)
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on July 13, 2017

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
www.washoecounty.us/comdev/da/da_index.htm.

A. [Special Use Permit Case Number WSUP17-0011 \(Star Farms Stables\)](#) – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was previously approved by Administrative Permit case number AP12-8-99, but expired due to the failure to maintain a business license. The previously approved use permit allowed a maximum of 19 horses to be boarded and prohibited special events. As part of this special use permit application, the owner / operator is requesting authorization to board up to 34 horses and host members only special events / competitions.

- **Applicant/ Property Owner:** Erin Spohr, Star Street Farms, Inc.
- **Location:** 1115 N. Cantlon Lane, Reno, NV 89521
- **Assessor's Parcel Number:** 017-380-25
- **Staff:** Chad Giesinger, 775-328-3626, ciesinger@washoecounty.us
- **Reviewing Body:** The following case is tentatively scheduled to be heard by the Board of Adjustment on August 3, 2017.

Star Street Farms representative, owner, Daniel Serafini gave an overview. He said it was previously a horse boarding facility and they continued using as a horse boarding facility without renewing the special use permit. It's residential property with boarding of 34 horses. He said his wife is Olympic horse jumper. She will train horses on the property. A 20,000 sq ft riding facility is already on the property with an arena, and want to add two more barns with stalls. He said they are boarding 20 indoor and 14 outdoor horses. It's the exact same things as before, but two more barns will be added. It's 10 acre property.

Patricia Phillips said she went out to look at the property. She asked about turn outs and schedule for horses out for pasture. He said they have turn outs for horse pasturing. She asked about events. He said it's mostly for group lessons for up to 7-10 people at a time. He said they might have a jumping event with 10 members on Saturday, and then do it again on Sunday. She asked about feedback from neighbors. He said he has received positive feedback. There are similar properties in the area. He received positive feedback with the improvement of the property with grass and professional manure removal.

Chad Giesinger, Washoe County planner, said the business license had lapsed on the property, which the previous admin permit allowed 19 horses. If they hadn't let it lapse and followed with conditions of approval with permits, they can operate for however long they need. Chad said he has heard from Debbie Sheltra, who said she was concerned about fire and evacuations. She told him that needs to be addressed.

Public Comment:

Wendy Wood (Owner, Erin's mother) said her daughter has been attracted with horses since she was 4. She said they looked at the property years ago, and it wasn't kept up. They have done a lot to improve that property.

Daniel said they have rescued horses and the barn has fire suppression. Jim Rummings asked about the roads. Daniel said he said there is an evacuation plan for the area. Steven said by the pictures, there is plenty of defensible space. Daniel said depending on how bad the fire is, there is a need for a plan. Steven said the way the land is laid out, the priority for them during an evacuation might be low.

Public member asked if there will be an annual review for the number of horses. Chad said it's a complaint driven inspection. Daniel said we are doing this to support his wife's life style and business. He said they wouldn't put more horses on the property than allowed or what would be comfortable.

Public member asked about construction hours. He said he gets woken up from the beeping from machines on the subject property. The public member said when he walks his dogs, the employees for the property don't obey the speed limit for the property and speed down the street; the employees need to respect the area and neighbors. There are a lot of equestrian centers out there. Please consider working time, work being done, and individuals working, attending, and special events. On Saturday, there was a large special events at meadow view. There needs to be consideration for the neighbors. Patricia asked if there are speed bumps and signage. Public member said we have asked the County about that. They said no. It's a bus route and plowed during the snow. The signage would be appreciated.

MOTION: Patricia Phillips moved to support this application for the Special Use Permit request as submitted with instruction to look into with traffic of time of use. Steven Kelly seconded the motion. Motion passed unanimously.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

June 26, 2017

TO: Chad Giesinger, AICP, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: WSUP17-0011 (Star Farms Stables) APN: 017-380-25

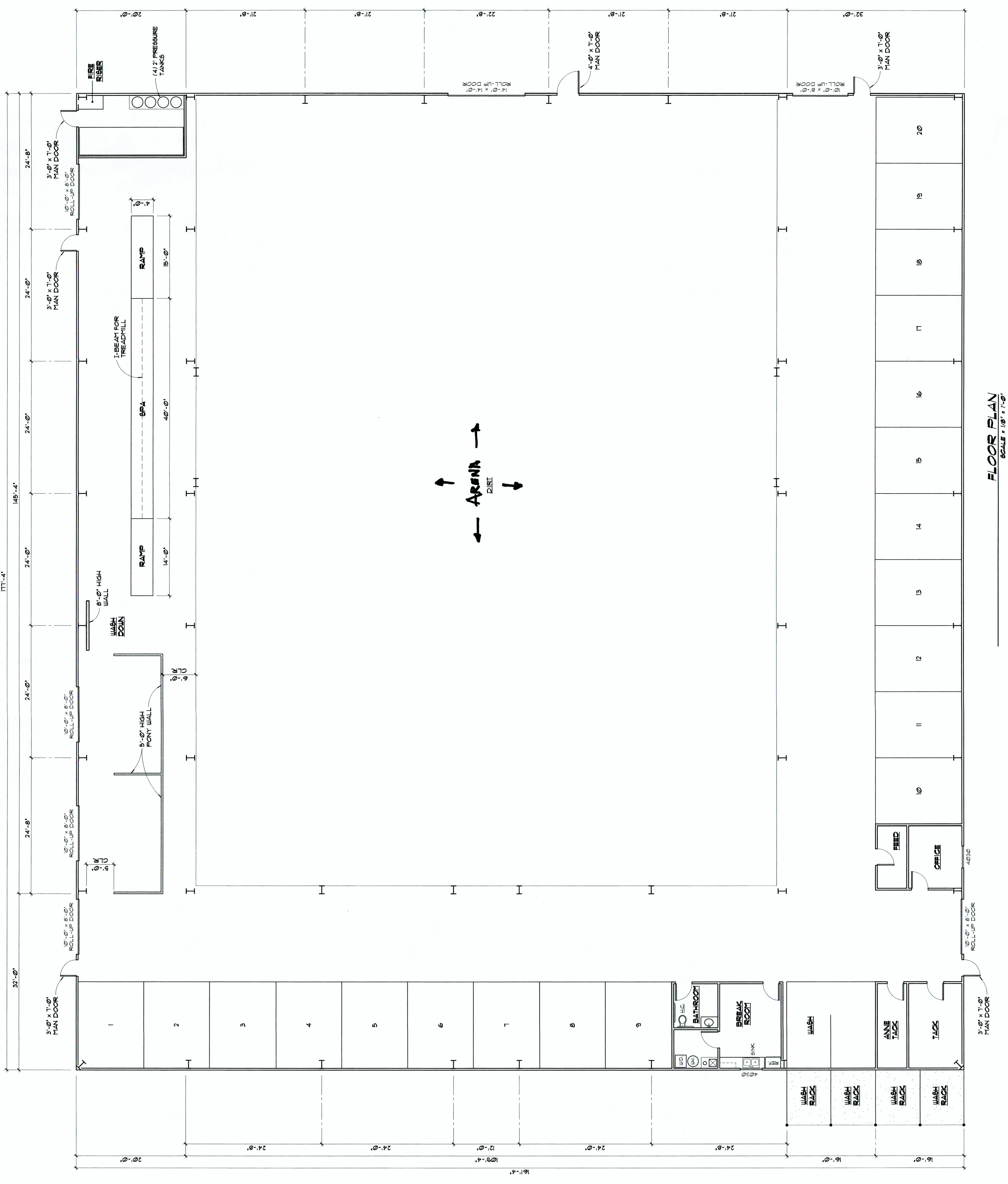
Project description:

The applicant is proposing a special use permit to allow the continuing operation of an existing commercial stable that was previously approved by Administrative Permit case number AP12-8-99, but expired due to the failure to maintain a business license. The previously approved use permit allowed a maximum of 19 horses to be boarded and prohibited special events. As part of this special use permit application, the owner / operator is requesting authorization to board up to 34 horses and host members only special events / competitions.

This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. If the previous project owners conformed to the County code requirements, proof of transfer of said water rights will substitute for the conditions described below.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

- 1) The applicant and County personnel shall estimate the projected ground water demand for the commercial activities to the satisfaction of Washoe County.
- 2) Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well or wells on the parcels associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.



FLOOR PLAN
 SCALE = 1/8" = 1'-0"