



Board of Adjustment Staff Report

Meeting Date: November 2, 2023

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0029 (Silver Circle Ranch)

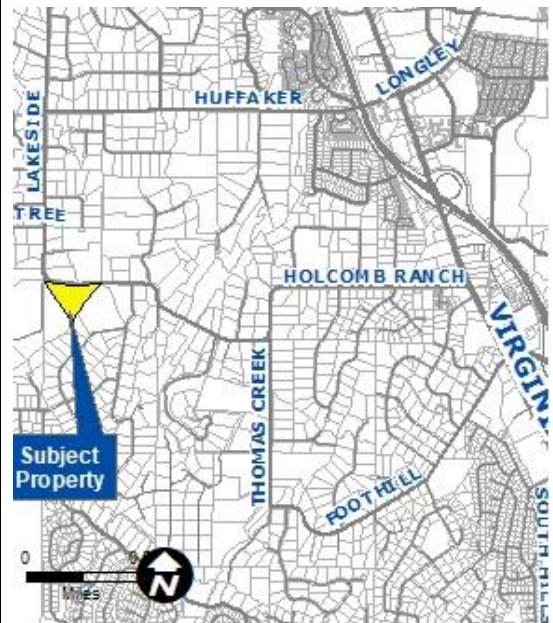
BRIEF SUMMARY OF REQUEST: To allow the use of a commercial stable and indoor riding arena structure

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to bring an existing legal non-conforming commercial stable to board 35 horses into conformance with Washoe County Code and to allow for the construction of a 13,500 SF indoor riding arena structure. The applicant is also requesting modifications to remove the requirement for paved parking surfaces to allow non-paved surfaces (110.410.25(e)), and to waive landscape standards for commercial uses (110.412.40(a-d)).

Applicant/Owner: Pro Pony LLC
 Location: 3400 Holcomb Ranch Ln.
 APN: 040-670-12
 Parcel Size: ±12.56 acres
 Master Plan: Rural Residential (RR)
 Regulatory Zone: 93% High Density Rural (HDR) & 7% General Rural (GR)
 Area Plan: Southwest Truckee Meadows
 Development Code: Authorized in Article 302, Allowed Uses and Article 810, Special Use Permits
 Commission District: 2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 with conditions Special Use Permit Case Number WSUP23-0029 for Pro Pony LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and the 3 findings required under the Southwest Truckee Meadows Area Plan.

(Motion with Findings on Page 11)

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*The Public Comment Letters (exhibit c) are extensive. To view the complete exhibit click [here](#) or go to:

https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/2023/files/WSUP23-0029_ExhibitC_PublicComments.pdf

or contact Adriana Albarran at aalbarran@washoecounty.gov to have a copy sent by email.

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:

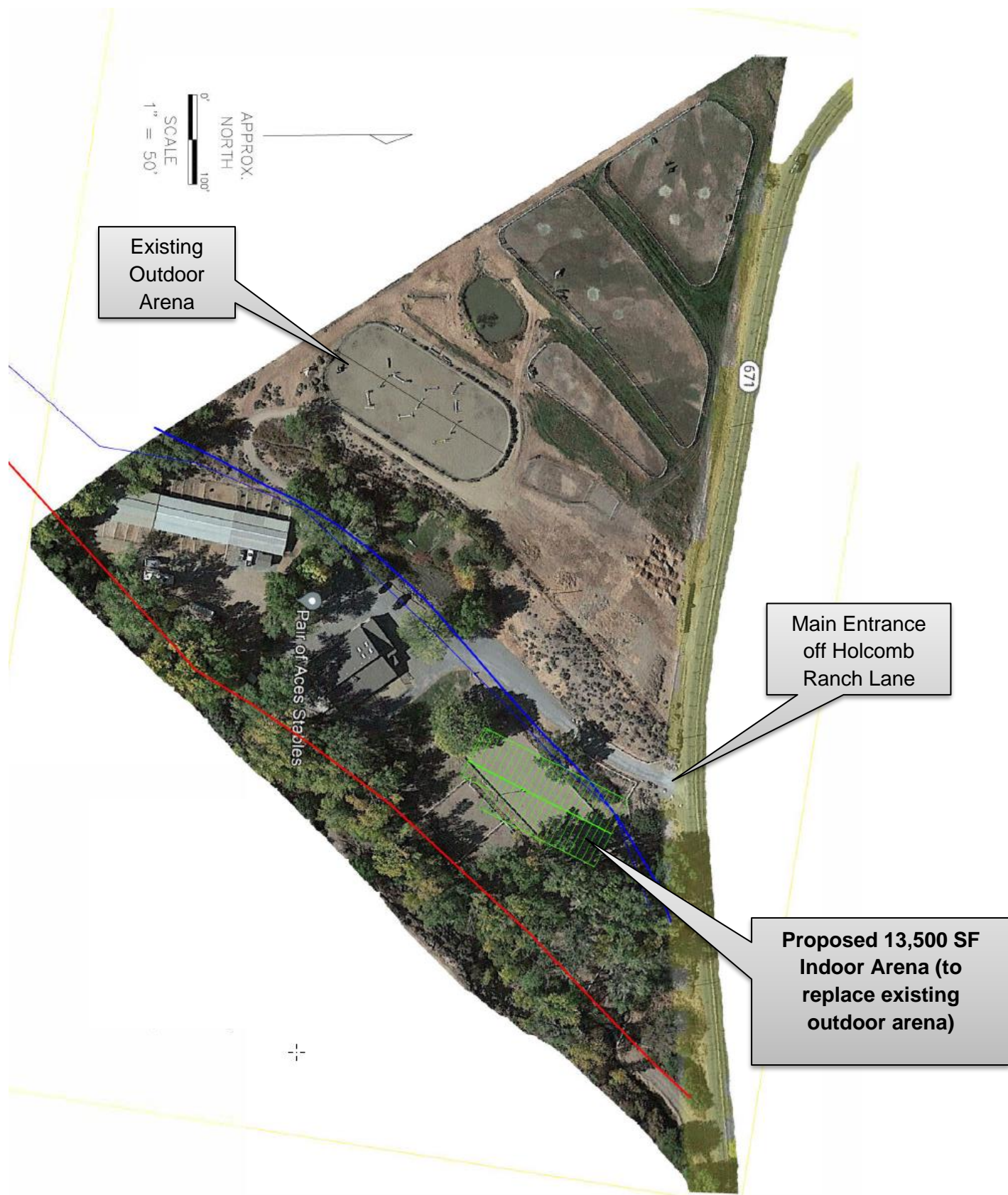
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP23-0029 are attached to this staff report and will be included with the action order.

The subject property is designated as High Density Rural (HDR) and General Rural (GR) regulatory zoning. The proposed horse boarding stable, which is classified as commercial stable, is permitted in HDR and GR with a special use permit per WCC 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the requests to vary standards below:

Variance Requested	Relevant Code
Required paved parking, driveways and maneuvering areas	110.410.25 (e)
Landscaping Requirement for Civic and Commercial Use Types	110.412.40(a-d)

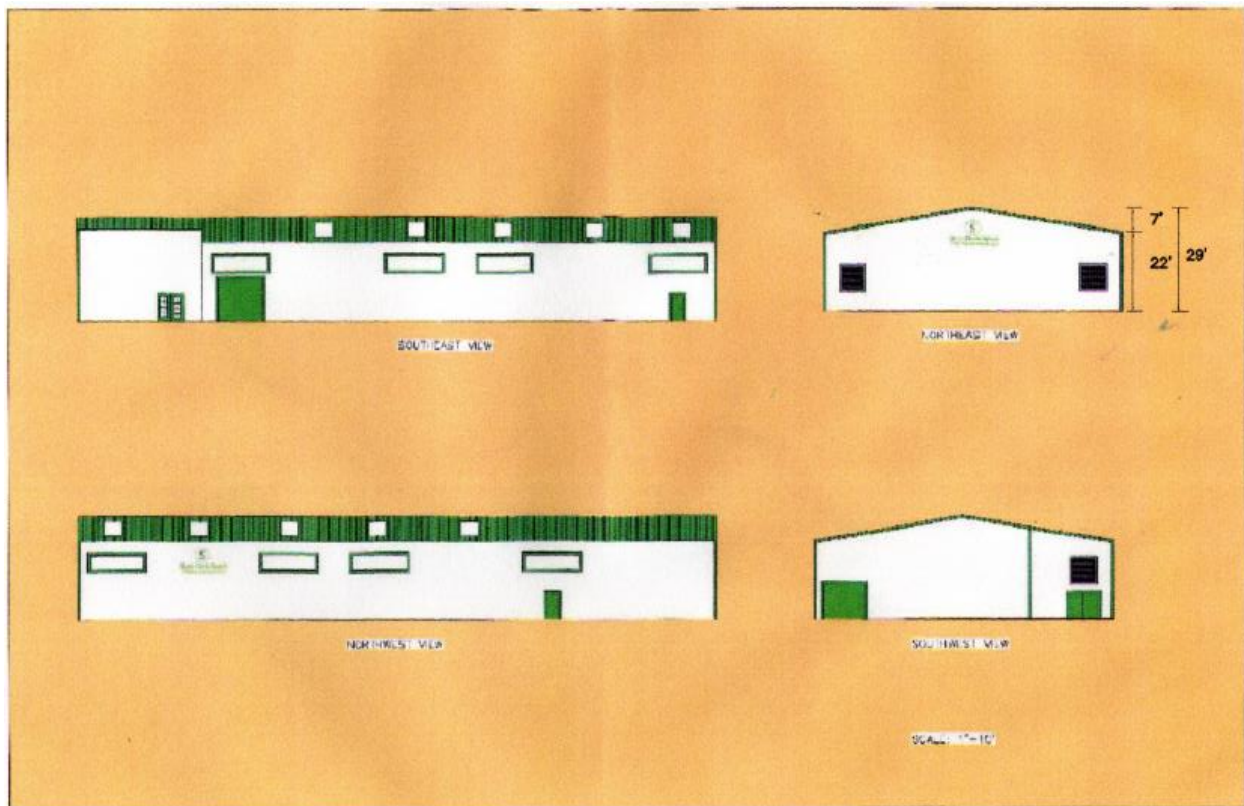


Site Plan

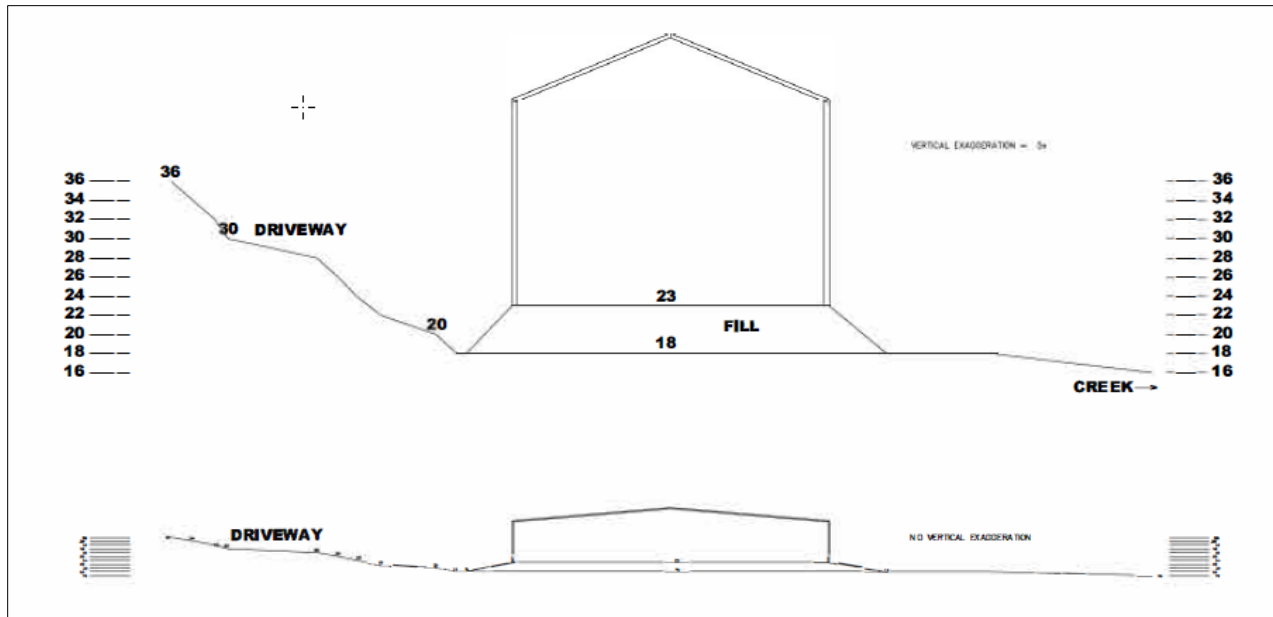
Project Evaluation

The applicant is requesting approval of a special use permit (SUP) to memorialize the operation of existing commercial stable use type and to allow for the construction of an indoor riding arena. The parcel has been used as a horse boarding/training facility with a barn/stable and outdoor riding arenas since the early 1970s. The site has a current business license to board 35 horses, 2 of which shall be reserved for “retired” horses. However, according to the applicant a SUP was not required for the site when the commercial stable was established. Currently, a SUP is required, and the application is applying for a SUP to meet current requirements.

There are two existing outdoor arenas, the one closest to Holcomb Ranch Lane is where the proposed new 13,500 SF steel indoor riding arena structure is to be constructed (See the Site Plan, on page 4). The indoor arena will only be used for horse riding, training and storage of horse equipment. The applicant has found it difficult to offer riding throughout the year with the varying weather conditions. The indoor arena will allow riding year round. The arena will be located at the lowest area on the site to minimize visual impacts and Dry Creek will not be impacted by the location of the arena. The 29 foot high metal riding arena will be painted white and green, matching existing structures (See Elevations below).



Indoor Riding Arena Elevations



Indoor Riding Arena Site Elevations

The facility will continue to board up to 35 horses, which includes 10 lesson horses and 2 horses owned by the owner. The facility will provide riding lessons for 1-5 students for 30 minutes to an hour. The planned daily hours of operation are 7 am to 9 pm. The site will host four show events throughout the year. The 1 or 2 day shows will be held during the weekend and will be limited to 50 or fewer riders. The events will be non-ticketed and attended primarily by staff and participants as well as family and friends. The applicant will apply for temporary special event licenses for the shows. The applicant indicates up to 4 clinics per year will be held for the trainer’s students.

The grading required to construct the indoor arena does not meet the major grading thresholds. The applicant indicates that an area of 19,030 SF will be disturbed, 1,505 cy beneath the building and 309 cy for the side slopes. The only lighting proposed for the arena will be security lighting, which will be down shielded.

The applicant will remove some of the cottonwood trees adjacent to the proposed indoor arena, as they are diseased and/or dying. The applicant has developed a manure/handling/disposal plan with Northern Nevada Public Health and manure will be removed weekly by Waste Management. The applicant also has fly control measures in place to manage fly issues.

The parcel has a regulatory zone of 93% High Density Rural (HDR) and 7% General Rural (GR). The parcel is a triangle shape, and the GR portion is located at the southern part of the parcel. The parcels to the north, west and east have a regulatory zone of HDR; to the south the parcel is GR and the parcels to the southeast have a regulatory zone of Low Density Suburban (LDS). The parcel is in the Southwest Truckee Meadows Area Plan and is within the Lakeside/Holcomb Suburban Character Management Area.

Parking

The Washoe County code requires 0.25 parking space for every horse, along with one parking space per employee during peak employment shift. The facility proposes boarding 35 horses, which requires 9 spaces, and 5 spaces for the employees. The site is required to have 1 ADA parking space for every 25 required parking spaces. A paved ADA parking space is located

adjacent to the existing barn. The applicant indicates that there are approximately 31 parking spaces located in the lower area of the site, including an area for horse trailers. The applicant indicates that the upper pasture area can be used for any overflow parking and trailer parking. The applicant is requesting a modification from the paved surface requirement, as discussed below.

Traffic

The applicant indicated there are two entrances to the site. The main entrance is from Holcomb Ranch Lane to the stable and lower riding arena and the other provides access to the upper riding area. There is a large area adjacent to the upper riding arena where trailers can park during any show events. The applicant indicates that due to the minimal increase in traffic generated by this request, no traffic study is required. However, Washoe County Engineering has conditioned that, "A traffic impact letter shall be prepared by a Nevada registered engineer and shall determine the project's projected traffic impact to the local roadways with mitigation recommendations, if required, to the satisfaction of the County Engineer."

Modifications

The applicant is asking to waive the following:

1. 110.410.25(e) - Paved parking, driveways and maneuvering areas are required. The applicant is requesting a waiver to allow for non-paved surfaces in these areas for the safety of horses and riders. The applicant will maintain the driveway and parking areas with compacted gravel surfacing material.

Staff comment: Staff supports the waiver of the paving requirements, except for ADA parking, for the safety of horses and riders.

2. 110.412.40(a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped. The area has existing vegetation along with pastures throughout the site.

Staff comment: Staff supports the waiver of the landscaping requirements., The site is in a rural environment with natural vegetation including large trees. The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane.

3. 110.412.40(b) – Required Yards Adjoining Streets. "All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof." The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane.

Staff comment: Staff supports the waiver of landscaping on adjoining streets. The buildings and riding arenas are not adjacent to Holcomb Ranch Lane. The applicant is landscaping the area around the proposed indoor arena with trees and bushes, and it is proposed to be located at the lowest area of the site. Many of the surrounding properties have large pastures and outbuildings. The site is large, and the existing buildings are isolated from neighboring properties.

4. 110.412.40 (c) – Landscaped Buffers Adjoining Residential Uses. "A buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and 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." The applicant has added approximately 20 fast-growing evergreen trees and

shrubs between the proposed arena and Holcomb Ranch Lane. The applicant is not disturbing the whole site.

Staff comment: Staff supports the wavier of buffering to adjacent residential uses. The applicant is landscaping the area around the proposed indoor arena with trees and bushes. The indoor arena will be located at the lowest area of the site, adjacent to Holcomb Ranch Lane. This location furthers the distance from neighboring parcels and minimizes the need to screen.

5. 110.412.40 (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.” The applicant has added approximately 20 fast-growing evergreen trees and shrubs between the proposed arena and Holcomb Ranch Lane. The applicant is not disturbing the whole site.

Staff comment: Staff supports the wavier of the screening requirement. The applicant is landscaping the area around the proposed indoor arena with trees and bushes, and the arena is proposed to be located at the lowest area of the site. The site is large and isolated from neighboring properties. There are similar properties with livestock and barns in the area.

Southwest Truckee Meadows Area Plan Evaluation

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The Southwest Truckee Meadows Area Plan speaks to residents owning horses. The following are pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SW.2.1	Minimize cuts and fills	Yes	
SW.2.5	Current best practice “dark sky” standards	Yes	Yes
SW.2.10	Impact of development on adjacent land uses will be mitigated	Yes	
SW.2.12	A Public Health Impact Review (PHIR)	Yes	Yes
SW.2.14	Character statement can be adequately conserved	Yes	
SW.5.2	Grading will have minimal visual impact	Yes	
SW.5.3	Finished and fill slopes will not exceed a 3:1	Yes	
SW.10.3	No significant degradation of air quality will occur	Yes	

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X	X		Scott Huntley, shuntley@washoecounty.gov
Washoe County Sewer	X	X	X	Alexander Mayorga, amayorga@washoecounty.gov
Washoe County Traffic	X	X	X	Mitchell Fink, mfink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Robert Wimer, rwimer@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFDP	X	X	X	Brittany Lemon, blemon@tmfpd.us

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

The applicant held a neighborhood meeting at Silver Circle Ranch on August 3, 2023. The applicant sent notices to surrounding neighbors and clients (see Exhibit E). Between 80-100 people attended the meeting. The applicant had renderings of the proposed indoor arena on display, answered questions regarding the proposal and pointed out the actual physical location of the different structures and amenities.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment 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.

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Area Plan.

Staff Comment: There are no policies or action programs within the Southwest Area Plan that prohibit the proposed commercial stable. The Area Plan acknowledges that residents own horses and, "the area still possesses a rural quality that pays homage to its Western heritage." The proposed special use permit will bring the existing legal, non-conforming commercial stable use into conformance with Washoe County Code, which requires a special use permit for th commercial sable use type.

- (b) **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 and the proposed conditions of approval, there are adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities either available or that will be provided. This

approval will require compliance with all applicable codes and requirements should any have not been previously met.

- (c) Site Suitability. That the site is physically suitable for commercial stable and for the intensity of such a development.

Staff Comment: The site is physically suitable for the type of development. The site has been used as a commercial stable for many years with outdoor riding arenas. The construction of an indoor riding arena will enclose one of the existing outdoor arenas.

- (d) 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 commercial stable exists along with two outdoor riding arenas on the site. The proposed indoor riding arena will be located adjacent to the roadway and not any houses. The conditions of approval will further provide requirements for the facility to 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.

- (e) 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.

Southwest Truckee Meadows Area Plan Findings

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

Staff Comment: Goal 2 speaks to the community character commonly found in the Southwest Truckee Meadows planning area. The applicant is proposing to memorialize an existing commercial stable and construct an indoor arena. The site has been used as a commercial stable since the 1970s and livestock are found throughout the neighboring properties. The indoor arena will replace an existing outdoor arena.

SW.2.14 The approval of all special use permits, and administrative permits must include a finding that the community character, as described in the character statement, can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

Staff Comment: The applicant is proposing to memorialize an existing commercial stable and construct an indoor arena. The special use permit will bring an existing legal, nonconforming commercial stable into conformance with Washoe County Code and will conserve the community character of the Lakeside/Holcomb Suburban Character Management Area. This area has a mixture of older ranches and newer residential homes. This site has had a commercial stable

since the 1970s and it is a well-known establishment in the area and is part of the character of the area.

SW.10.3 The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: This application was sent to Air Quality and no comments or conditions were received. The indoor arena should have less impact on the air quality and then the outdoor arena.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0029 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 with conditions Special Use Permit Case Number WSUP23-0029 for Pro Pony LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for a commercial stable and for the intensity of such a development;
- (d) 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;
- (e) 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.

And required Southwest Truckee Meadows Area Plan Findings:

- (f) **SW.2.4:** During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

- (g) **SW.2.14:** The approval of all special use permits, and administrative permits must include a finding that the community character, as described in the character statement, can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.
- (h) **SW.10.3:** The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

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 from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Pro Pony, LLC, witmers2@gmail.com

Representative: Soils Engineering, hugh10000@aol.com



Conditions of Approval

Special Use Permit Case Number WSUP23-0029

The project approved under Special Use Permit Case Number WSUP23-0029 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 2, 2023. 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.

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 institution of revocation procedures.

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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Northern Nevada Public Health, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The business license will be obtained to for the new use.
- f. All lighting will be down shielded.
- g. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - 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 any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building 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.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- b. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- c. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.
- d. Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company that they have reviewed and approved all ditch crossings, protective fencing, landscaping, and storm water discharge facilities that may impact the ditch.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. 775.328.2050, mfink@washoecounty.gov

- e. A traffic impact letter shall be prepared by a Nevada registered engineer and shall determine the project's projected traffic impact to the local roadways with mitigation recommendations, if required, to the satisfaction of the County Engineer.
- f. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for any construction activities, improvements, and access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. 775.328.2313, amayorga@washoecounty.gov

- g. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326-6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. The riding arena is over 5,000 square feet and will require sprinklers. Access around the riding arena will also be required in compliance with the IFC (20 feet wide, all-weather surface, capable of supporting 75,000 pounds).
- c. Depending on how the building department classifies the building and occupant load a manual fire alarm system may be required.

4. Northern Nevada Public Health - Environmental

The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English, EHS Supervisor, 775.328.2434
jenglish@washoecounty.gov**

- a. EHS has reviewed the referenced application and notes the parcel is serviced by permitted public water system and onsite sewage disposal system. Proof of permit from NDEP is required if this special use permit is approved.
- b. If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

*** End of Conditions ***

From: [Huntley, Scott](#)
To: [Albarran, Adriana](#)
Cc: [Olander, Julee](#)
Subject: RE: September Agency Review Memo II
Date: Wednesday, September 20, 2023 7:00:22 AM
Attachments:

Adriana:

Based on a recent project we just Permitted this should be classified as Group B Occupancy Classification using the Agricultural building load factor. This should be used if the applicant is saying their occupant load is going to be under 50.

Conditions should note any shows or events with additional occupants will require additional permitting.

Let me know if you have any questions.

Thanks



Date: September 25, 2023

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Silver Circle Ranch WSUP23-0029**
340 Holcomb Ranch Lane
APN 040-670-12

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a 13,500 square foot indoor riding arena structure for a commercial horse boarding stable and is located on approximately 12.56 acres at the intersection of Lakeside Drive and Holcomb Ranch Lane. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Soils Engineering. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact's name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. A traffic impact letter shall be prepared by a Nevada registered engineer and shall determine the project's projected traffic impact to the local roadways with mitigation recommendations, if required, to the satisfaction of the County Engineer.
2. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for any construction activities, improvements, and access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

Conditions:

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WSUP23-0029 (Silver Circle Ranch) Conditions of Approval
Date: Tuesday, September 19, 2023 10:42:32 AM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

The riding arena is over 5,000 square feet and will require sprinklers. Access around the riding arena will also be required in compliance with the IFC (20 feet wide, all-weather surface, capable of supporting 75,000 pounds).

Depending on how the building department classifies the building and occupant load a manual fire alarm system may be required.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

September 25, 2023

Washoe County Community Services
Planning and Development Division

RE: Silver Circle Ranch; 040-670-12
Special Use Permit; WSUP23-0029

Dear Washoe County Staff:

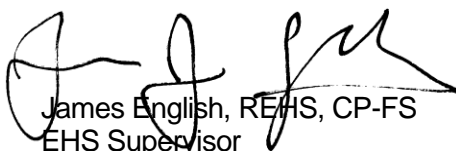
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the referenced application and notes the parcel is serviced by permitted public water system and onsite sewage disposal system. Proof of permit from NDEP is required if this special use permit is approved.
- b) Condition #2: EHS has no concerns related to the approval of this application as submitted for construction of an indoor riding arena structure and to waive screening requirements so long as the structure does not negatively impact the required setbacks to the onsite sewage disposal system or well and water infrastructure.
- c) Condition #3: If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health





Date: September 26, 2023

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP23-0029 (Silver Circle Ranch)
APN 040-670-12

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for a commercial horse boarding stable for 35 horses and for 13,500 SF indoor riding arena structure. The applicant is also requesting to waive screening requirements for commercial properties adjacent to residential properties.

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

No water rights conditions for this permit.



Date: REVISED October 9, 2023

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Silver Circle Ranch WSUP23-0029**
340 Holcomb Ranch Lane
APN 040-670-12

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a 13,500 square foot indoor riding arena structure for a commercial horse boarding stable and is located on approximately 12.56 acres at the intersection of Lakeside Drive and Holcomb Ranch Lane. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Soils Engineering. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact's name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
2. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer

licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.

3. Prior to approval of a building permit or grading permit, the developer will furnish to the Engineering Division and development review staff, written confirmation from the Ditch Company that they have reviewed and approved all ditch crossings, protective fencing, landscaping, and storm water discharge facilities that may impact the ditch.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. A traffic impact letter shall be prepared by a Nevada registered engineer and shall determine the project's projected traffic impact to the local roadways with mitigation recommendations, if required, to the satisfaction of the County Engineer.
2. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for any construction activities, improvements, and access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

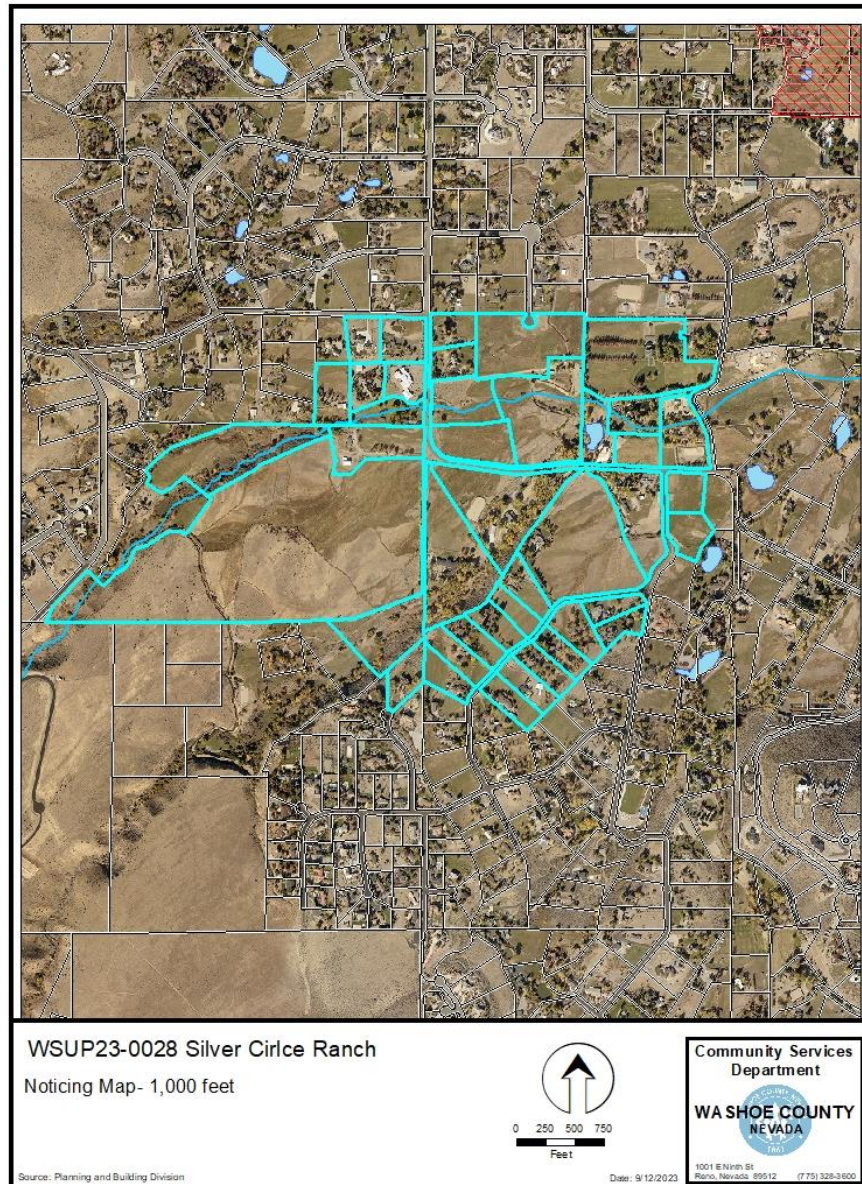
Conditions:

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

*The Public Comment Letters (exhibit c) are extensive. To view the complete exhibit click [here](#) or go to:
https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/2023/files/WSUP23-0029_ExhibitC_PublicComments.pdf
or contact Adriana Albarran at aalbarran@washoecounty.gov to have a copy sent by email.

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1,000-foot radius of the subject property. A total of 37 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permi Case Number WSUP23-0029

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: THE HISTORIC SILVER CIRCLE RANCH			
Project Description: SUP FOR THE NON CONFORMING COMMERCIAL STABLE USE - APPROVAL FOR BUILDING			
Project Address: 3400 HOLCOMB RANCH LANE RENO, NV			
Project Area (acres or square feet): 12.56 AC			
Project Location (with point of reference to major cross streets AND area locator): @ INTERSECTION OF LAKESIDE DR & HOLCOMB RANCH LN			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-670-12	12.56		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: BRUCE AND LANDESS WITMER		Name: Soils Engineering	
Address: FAMILY TRUST 3400 HOLCOMB RANCH LN RENO NV		Address: 10000 Road Runner Rd RENO NV	
Zip: 89511		Zip: 89510	
Phone:	Fax:	Phone: (775) 240-2692	Fax:
Email:		Email:	
Cell: (775) 560-4242	Other:	Cell:	Other:
Contact Person: Landess Witmer		Contact Person: Hugh Ezzell	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

September 1, 2023

Washoe County Community Development Department
1001 E. Ninth Street
Reno, Nevada 89502

Re: The Silver Circle Ranch Special Use Permit Application
3400 Holcomb Ranch Road
Reno, Nevada



Please find herein our responses for the:

Special Use Permit Application - Supplemental Information and
Special Use Permit Application for Grading - Supplemental Information and
Special Use Permit Application for Stables - Supplemental Information.

PURPOSE

The current Special Use Permit sought is for two items:

1. A Special Use Permit is sought for the existing nonconforming historical commercial stable use. (High Density Rural, HDR),

2. Authorization to construct a steel building inclement weather structure (subject) is sought to cover one of the two outdoor arenas on the property to provide for horse and rider protection from the elements.

Special Use Permit Application Supplemental Information

1. What is the project being requested?

The Historic Silver Circle Ranch has existed as a horse riding and boarding business since before the 1970's. The current owners, Pro Pony LLC, purchased the Historic Silver Circle Ranch in 2019 with the intention of preserving its historical agricultural and equine use for the benefit of the equine community in Reno and the southwest neighborhood as a whole. Pro Pony LLC, owner, leases the property to Pair of Aces Stables, Inc.

The Historic Silver Circle Ranch is open to a select group of private patrons interested in equestrian training and activities. The site is not open to the public nor will not become so into the future

Under WCC § 110.304.25(c)(2), a commercial stable is defined as the boarding or raising of 3 or more horses. WCC §110.302.05 requires a commercial stable to have a Special Use permit in a High-Density Rural zone. Under WCC § 110.904.20, the current commercial use of the property is nonconforming

The current use is commensurate with the existing and past use. No new stables are proposed to be constructed. The overall nature of the site is proposed to remain as it has been for decades. All current riding arenas, corrals, barns and access roads will be preserved.

As a part of this application, it is proposed that one of the two existing riding arenas be covered to provide protection to horses and riders during inclement weather common to the Reno area in the winter. The structure included in this application is a 13,500 square foot steel building shell covering over the lower arena, shown on the plates. A covered arena of this nature is common to the neighborhood where it is to be constructed, and nearly all private and commercial equestrian facilities of this nature throughout the West.

The current nonconforming use as a commercial boarding facility is sought to be permanently preserved by approval of a Special Use Permit.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.).

Sheets SUP 1-6 are the requested site plans with information sought by this inquiry. Please refer to those Sheets.

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

The steel building structure proposed to cover the arena would be envisioned to require 6 to 8 months to erect and complete with outside building finish and finish grading.

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

The current site is well suited for the existing use and for the proposed indoor riding facility. Over the years, the surrounding area has maintained its overall equine and agricultural character. Many surrounding properties are also used for equine purposes - each property being the hope and dream of its respective owner to be a part of an equine agricultural community. The Historic Silver Circle Ranch is located at the very center of what is a historical agricultural and equine community.

The Historic Silver Circle Ranch has not changed in use or character over time – but applicable zoning law has. The Historic Silver Circle Ranch's present and planned use maintains the neighborhood's historical traditions, adding to its appeal. This application is a response to requirements of those higher density zoning laws (the planning zone for the Silver Circle Ranch is HDR, high density rural).

The Silver Circle Ranch is located immediately adjacent to Holcomb Ranch Lane with two entrances: one being a formal driveway to the stables and the second being an informal field entrance. The current commercial use has been in place for decades with reasonable adverse impact to traffic on Holcomb Ranch Lane.

Addressing "intensity of proposed use", the applicant notes that horse riding is an inherently quiet endeavor. Horses do not yell or otherwise make loud noises.

As a commercial stable, horses reside at the property, and some are used for riding lessons. That means that horse trailers are somewhat rare on Holcomb Ranch Lane as related to the Historic Silver Circle Ranch. Four times each year, the Historic Silver Circle Ranch hosts a horse event lasting a weekend where riders can demonstrate what they have learned to their families. On these events, horse trailers do arrive at the site, but are escorted off Holcomb Ranch Lane as quickly as they arrive and are parked in the field area on the property. There has not been a single accident involving a horse trailer on Holcomb Ranch Lane in association with the Silver Circle Ranch.

During our neighborhood meeting several comments were received regarding the adequacy of the shoulder of Holcomb Ranch Lane in relation to bicycle and pedestrian traffic, which the applicant intends to address with NDOT.

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

The proposed use, as noted above, will preserve the equine and agricultural character of the property and the neighborhood into the future.

The Silver Circle Ranch represents a ripe target for developers. A developer would only see an opportunity to subdivide the parcel (as has recently happened on a similar nearby parcel) into small lot-sized parcels with homes – all for profit – creating high density growth, considerably more traffic and noise (barking dogs, yelling people, screeching tires, automotive alarms, the background vehicular noise, etc.). If the Historic Silver Circle Ranch is unable to lock in its status as a commercial boarding facility, this is the likely fate of the land, which is the applicant's opinion would be a tragedy.

The higher density (HDR) growth, to the applicants and people who use the Historic Silver Circle Ranch, represents chaos and noise, while the commercial stable (Agricultural use) represents peace and quiet. This peace and quiet and preservation of traditional rural equine activities

common in the neighborhood are what the applicants offer as a distinct benefit to the surrounding neighborhood.

Equine activities aren't just a hobby; they are deeply woven into the very fabric of Washoe County's history and culture. As our county experiences rapid growth and increasing urban density, it's crucial that we don't lose sight of our roots and heritage. The Historic Silver Circle Ranch isn't just a venue; it's a testament to our enduring Western culture. It stands as a sanctuary, offering peace, tranquility, and a continuation of the cherished equine activities that our community holds dear. By supporting the Ranch, we aren't just preserving a piece of land; we're upholding the traditions and values that define us as Washoe County.

At the Historic Silver Circle Ranch, most of the riding students are children. Engaging in horseback riding offers a multitude of health benefits, both physically and mentally. Physically, riding strengthens the core and legs, enhances cardiovascular health, balance, coordination, reflexes, and promotes better posture. It's also an effective way to combat childhood obesity. Mentally, horseback riding fosters improved decision-making, boosts confidence, heightens self-awareness, and teaches responsibility towards another living creature. It also sharpens communication skills, especially non-verbal cues. Beyond these, horseback riding imparts valuable life lessons like perseverance, patience, compassion, problem-solving, and emotional regulation during unfamiliar or intimidating situations. In essence, horsemanship educates young individuals in critical life skills and offers adults a therapeutic exercise, serving as a reprieve from their hectic lives.

Children who take riding and horsemanship lessons tend to be more compassionate, responsible, and mature compared to their peers. Their enhanced non-verbal communication skills help them better gauge social situations. Their experience in caring for animals often means they're less likely to become bullies. Thanks to their boosted self-confidence, decision-making abilities, and maturity, they're also better equipped to defend themselves and others from potential bullying. In essence, these lessons empower our youth to interact with kindness, compassion, and confidence in various situations.

In recent years, riding opportunities, especially in Washoe County, have decreased. This is largely due to smaller barns shutting down to make way for housing developments, prompted by an influx of newcomers. Consequently, many barns are packed, and riding lesson programs that don't require personal horse ownership are becoming rare. This makes it challenging for newcomers, especially children and parents, to get a start in the sport. The additional commute to distant barns can be a deterrent for busy parents and working adults. However, the Historic Silver Circle Ranch offers riding and horsemanship lessons, presenting a convenient option for neighborhood families who otherwise might not be able to engage in the sport.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The manure disposal process is a concern with any commercial boarding facility. In conjunction with and under the supervision of the Washoe County District Health Department, the applicant developed a manure handling/disposal plan which has been successfully approved and implemented by the District Health Department. That plan requires animal manure to be removed from the site by Waste Management on a weekly basis.

As for groundwater, the site is currently regulated by the Washoe County District Health Department as a public water source. As a public water source, the applicant is required to sample and test water from the on-site well on a quarterly basis. The water well on the site, which is closest to the animal/manure operation, has consistently met both EPA and State of Nevada standards for drinking water quality in all tests conducted. These tests specifically check

for contaminants that might arise from manure affecting groundwater. Thus, manure is not having an impact on ground water, nor will have into the future.

As for traffic, after decades of operation, the applicant has yet to note any negative impacts on traffic on Holcomb Ranch Lane. The applicant has taken the initiative to video record activities on Holcomb Ranch Lane during several of their four annual weekend events. The footage shows that even during times of increased traffic, including horse trailers, Holcomb Ranch Lane remains unaffected. Furthermore, to the applicant's knowledge, there have been no accidents related to the commercial stable's use on Holcomb Ranch Lane.

Pest management is essential for any commercial boarding facility. The applicant organized a neighborhood meeting on August 3, 2023, related to this Special Use Permit Application, held near the stables. Despite being downwind of the stables with about 100 attendees, it was observed and confirmed by the group that there were no noticeable flies. This lack of flies, even with a gentle breeze coming from the stables, is a testament to the effective fly control measures implemented by the applicant. Additionally, neighboring properties, including the Flying Diamond Ranch, LLC which has cows, also have animals.

Several neighbors have filed a nuisance lawsuit against Pro Pony, LLC, namely Jill Brandin, Flying Diamond Ranch, LLC, Pete Lazetich, and Nancy Flanigan, in Case No. CV22-01722 before the Second Judicial District Court in Washoe County. It is Pro Pony's position that The Plaintiffs are suing them with ulterior motives, i.e., to punish the Defendants for attempting to build an indoor riding facility at their property in early 2022 (before which there is no record of the Plaintiffs complaining about the operation even though it began operation in 2019), to prevent Pro Pony from attempting to build an indoor riding facility in the future, and to increase the value of the Plaintiffs' properties which they seek to develop into home sites. The Defendants believe that the lawsuit is frivolous. The operation of the commercial stable at the Historic Silver Circle Ranch has been determined to be lawful by the Washoe County Business License Division. In the lawsuit, the Plaintiffs claim that Washoe County, "has evidenced a lack of due diligence by routinely rubber-stamping requests to issue a business license." (Am. Complaint at 7). Further, the Plaintiffs claim that the issuance of a business license to Pro Pony by Washoe County is unlawful and is "inexplicable favoritism." See Opposition at 18. To the contrary, Washoe County concluded the obvious, that the boarding stable license for the Historic Silver Circle Ranch had been renewed consistently for decades and has not lapsed and that the use is still existing and non-conforming.

The distance from the Lazetich Residence to the Historic Silver Circle Ranch is 2560 feet, while Lazetich Ranch to the Historic Silver Circle Ranch is 700 feet. Flanigan Residence is 1540 feet from the Historic Silver Circle Ranch, and the Brandin Residence is at a distance of 3200 feet from the Historic Silver Circle Ranch. Notably, two properties that have raised complaints, namely the Flying Diamond Ranch and the Lazetich Ranch, are presently utilized for cattle grazing. The accusations that Pro Pony is creating a disturbance for the Plaintiffs' homes are contradicted by the evident fact that these homes are significantly distant from the Historic Silver Circle Ranch. Thus, the activities that the Plaintiffs are pointing out couldn't plausibly be viewed as disrupting the Plaintiffs' peaceful use of their properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being proposed. Show and indicate these requirements on submitted drawings with the application.

Addressing each item separately:

Landscaping - No landscaping, formal or informal, is proposed for this project or use. This site has extensive areas of turf as well as numerous tall, mature trees which will provide ample screening of the proposed building and site. The stream environment zone also provides a large area of natural vegetation on the south side of the site. The applicant has added more than \$5000 worth of fast-growing evergreen trees and shrubs between the location of the proposed building and Holcomb Ranch Lane (approximately 20 trees/shrubs) already.

Parking - the site currently hosts gravel driveways and parking areas. This character of driveway best suits the nature of the use for the site, which is primarily agricultural in nature. The ADA parking space, immediately adjacent to the ADA bathroom located in the barn structure, is paved. Other than that location, no pavement is planned for the site. As at any given moment, it can be expected that the site will host a trainer and a student, as well as the four apartment units within the barn structure, the number of parking spaces found on the site plan are considered to be well adequate for the site use. During special events, the fields on the northern side of the site are opened up for parking use and in and around the barn and stable area, there is ample informal and non-marked parking area for additional vehicles. During the neighborhood meeting, which hosted about 75 persons, everyone who desired to park on the site easily found a spot to park and walked to the meeting location. This is representative of parking required during a quarterly special event and well in excess of what would be required on an average day. Per the code, 17 parking spaces are required for the site, 7 for the number of horses, 5 for employees and 5 for the apartments.

Signage - The site hosts an existing 4'h x 8'w formal sign at the driveway entrance on Holcomb Ranch Lane. No other signage is proposed for the site. The Historic Silver Circle Ranch Logo will be painted on the NE end of the proposed arena cover building.

Lighting - Outdoor lighting is not proposed to be a part of this site/use. While code required lights at personnel doors are and will be provided, the overall lighting of large areas with lights on light stands is not planned nor proposed. The indoor arena will host lights on the inside for night operation. On the other hand, a reasonable number of exterior building-mounted lights (dark skies compliant) will be provided for safety reasons.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request?

No.

9. Utilities

Sewer service - commercial septic system

Electrical service - NVE overhead power

Telephone Service - No

LPG or Natural Gas - No

Solid Waste Disposal Service - Yes, Waste Management

Cable Television Service - No

Water service - Yes, site is self-served by a private public water system from a private well, 20 gpm

10. Community Services (provided by the nearest facility)

Fire Station - Truckee Meadows Fire and Rescue Station 33
Health Care Facility - Renown South Meadows Emergency
Elementary School - Marvin Picollo Elementary School
Middle School - Depoali Middle School
High School - Bishop Manogue Catholic High School
Parks - Crystal Lake Park
Library - Sierra View Library
Citifare Bus Stop - South Virginia Street and Holcomb Ranch Lane

Special Use Permit Application for Grading Supplemental Information

This site and the proposed improvements do not meet the threshold for a Special Use Permit for Grading.

1. What is the purpose of the grading?

The proposed building will require a minor soil fill pad to be constructed to level the area upon which the building will rest. This fill will include code compliant slopes on 3 sides, which will be erosion protected at the end of the project.

2. How many cubic yards of material are you proposing to excavate on the site?

1505 cubic yards beneath the building itself,
309 cubic yards for fill side slopes

3. How many square feet of surface area of the property are you disturbing?

19030 square feet

13500 square feet = building foot print
5530 square feet = fill side slopes

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

The soil required likely will be imported onto the site. It is recognized that TMFPD may require a water tank to be installed at the site and, if so, the material generated in the formation of the pad for that tank will be used in the creation of the building fill. The balance of material required to finish the building fill will be imported to the site, the source has not yet been identified.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit (for grading) (Explain fully your answer)

The grading threshold for a special use permit for grading is 5000 cubic yards. The material located in the fill beneath the building footprint is exempted from this total, leaving only 309 cubic yards of soil to be imported to the site. This is less than the requirement for the grading special use permit and can be permitted through the application for the building permit for the arena covering building. If the water tank is required, the excavation for that tank pad will contribute to the overall totals for either cut or fill volumes, but is not expected to generate an excess of soil volume.

6. Has any portion of the grading shown on the plan been done previously?

No.

7. Have you shown all areas on your plan that are proposed to be disturbed by grading?

Yes

8. Can the disturbed area be seen from off-site? If yes, from which direction and which properties or roadways?

The only reasonable view that would demonstrate the project from offsite would be from a somewhat short section of Holcomb Ranch Lane, near the driveway entrance to the site. Other areas are and will be blocked by natural vegetation and/or existing trees.

9. Could neighboring properties also be served by the proposed access/grading requested?

No.

10. What is the slope of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1, Straw wattles, silt fencing, revegetation or other BMPs

11. Are you planning any berms?

No.

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction?

Some very short retaining walls may be employed to protect existing trees from the fill side slopes. These retaining walls will be keyed concrete block, if they are required. Their lengths will be less than 20' and their heights will be less than 3'.

One tree, located between the driveway to the site and the proposed building, is planned to remain. However, a retaining wall may be required to preserve this landscape feature. The extent and design of this wall has not been completed, however, the wall is not expected to be greater than 30' in length nor 4' in height. The construction of this wall likely will be keyed concrete block, however may be constructed of larger concrete blocks if necessary.

13. What are you proposing for visual mitigation of the work?

Cut/Fill areas will be revegetated, fill areas will be graded to have a natural appearance. Existing mature trees and shrubbery will be preserved to block view of the project from off site.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

Removal of existing trees will not be required by grading. However, a few cottonwood trees will be removed in association with this project as they have a natural lean towards the location of the building, are diseased and dying or are already dead. Their removal will be a preventative measure to protect the building, not a requirement of grading. These trees will vary in size/caliber of 8" to 36".

As noted before, the applicant has added more than \$5000 worth of fast-growing evergreen trees and shrubs between the location of the proposed building and Holcomb Ranch Lane (approximately 20 trees/shrubs) already.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Revegetation will conform to County standards.

16. How are you providing temporary irrigation to the disturbed area?

Existing irrigation on-site is accomplished by hose and surface sprinklers as needed to maintain the well-groomed site. The new disturbed areas will be maintained in a similar manner.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No.

18. Are there any restrictive covenants, recorded conditions, deed restrictions (CC&Rs) that may prohibit the requested grading?

No.

Special Use Permit Application for Stables Supplemental Information

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

35

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

2 owner horses
10 lesson horses

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.

There will be no ancillary uses. Uses will be limited to the housing and boarding of horses, equestrian training, horsemanship and riding lessons, and the existing minor residential use. If any future sales or veterinary services are desired, a separate permit will be requested. There is currently and will continue to be a quarterly Special Event Permit applied for for this site. That permit is separate from this Special Use Permit, however the Special Event use can be considered an ancillary use for the site and permitted by the Special Use Permit for continuation to permitting by Special Event Permit.

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 - day-to-day activity. Consists of working, riding and instructing riders on their own horses

Events/Competition - Quarterly events have been hosted by this site and permitted as noted in #3, above. These events host less than 100 persons at any given moment, four times a year. For the Special Use Permit, the number of these events is requested to be five, currently limited by the applicant to four.

Trail rides - public-related services, such as trail rides are not planned. Owners of horses boarded at the Silver Circle Ranch, have free use of the entire 12.5 acre property for riding.

Fox hunts - There are no foxes at the Silver Circle Ranch. Fox (or coyote) hunts are not planned nor requested.

Breaking/Roping - outside of normal equestrian activities, the breaking or roping of wild horses is not planned for this site. Wild (feral) horses will not be hosted by the Silver Circle Ranch site.

Riding Lessons – riding and horsemanship lessons are part of the existing instructional program at Pair of Aces Stables, referred to as the Horsemanship Academy. Up to 10 lesson horses are used in the Academy, and it serves patrons who do not currently own their own horse. Riding lessons are 30 minutes to 1 hour in duration, and each riding lesson has between 1-5 students in

attendance on average. Horsemanship lessons are currently offered twice weekly, and these are on average 1 hour long and do not involve riding but rather learning about other aspects of horse care and husbandry.

In addition to training, the trainer desires to hold up to 4 in-house clinics per year. Clinics are generally limited to the trainer's students and are given by a "guest" horsemanship trainer. Likewise, the trainer desires to hold up to 4 competitions (Special Events) per year for the local horse community. Competition events are 1 - 2 days during the weekend and are limited to 50 or fewer riders, 100 or fewer total people on site. Event attendance is non-ticketed and attended by rider families.

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

This permit is to bring a non-complying grandfathered use into compliance with current zoning code. The barn and stable facilities were constructed in the 1970's by the previous owner, the Warren Nelson family. It has been operated as a commercial stable since that time and has a current business license to operate a commercial stable in the name of Pro Pony LLC.

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).

The existing stable only houses horses, feed and tack. The other, existing barn has 2 upstairs apartments, each with a full bathroom, and the trainer's office which includes a restroom and shower for the trainers us. The lower level of the barn has an equipment storage area with an ADA restroom and adjacent ADA parking space (indoors), a lounge and a garage, as well as another apartment with full bathroom.

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

All owners, operators and employees live off-site.

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?

Existing access and parking areas, where not already improved, will be improved with compacted, maintained gravel surfacing. It is the owners and trainers desire to continue the use of gravel in lieu of asphalt as horses and pavement are not a safe combination. Pavement is a well known safety concern with shod horses as the metal shoes are very slippery on pavement. Horse and rider injuries due to this are common, and as such most equestrian facilities avoid using pavement whenever possible.

Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 15 of these parking spots being existing, while adding 16 new parking spots. A total of 17 spots are required by code for the site, 7 for the number of boarded horses, 5 for employees and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena.

9. What are the planned hours of operation?

Existing hours of operation are 7AM to 9PM daily, and have been established as such since operation began in 2019. Boarders are requested to maintain their site visits to operating hours,

however, they do have access to their horses at any time for veterinary purposes. All Training and Lesson activities take place within the existing operating hours.

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 completion of each?

The new structure contains an approximate 13,500 square foot indoor riding arena which may host some minor equipment storage. The proposed structure will not be habitable or a habitated structure. Accessory items such as signage, parking, etc. already exist.

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

Phasing is not anticipated and completion is expected within 6 to 8 months of final permitting of the project by Community Development.

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?

This property has been utilized as a commercial stable for over 40 years. The new structure is located within the lowest area of the property and situated to minimize visual impacts of the new roof line. The applicant has lowered the structure by the maximum amount possible to minimize the overall height of the roof line. The Dry Creek Floodway will not be impacted by this construction.

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

The property and its use will maintain a rural, pasture/equestrian use in a rural area of Reno. The arena covering will benefit users by providing a better environment for riding during summer and winter temperature extremes, precipitation and high winds.

The ability to ride and exercise horses safely during inclement weather goes beyond simply being able to still ride that day. The benefits of riding to children and adults has already been addressed (See answer to question #5 above). But the necessity of movement to horses health has not yet been outlined.

During periods of severe weather, if horses are confined to their stalls due to ice or poor/unsafe footing for more than a few days they become at risk for significant health factors, most notably gut stasis issues. Their body and sensitive digestive systems are designed for continual movement, and lack thereof leads to an increased risk of colic (#1 cause of death in horses). In addition to this horses that are used to being in full work are fit, powerful athletic animals with a lot of energy, and when they are unable to work and expunge this energy they can become unruly to handle which poses a safety risk not only to themselves but to anyone handling them.

The addition of the inclement weather arena would allow the horses to stay in consistent work regardless of the weather, which will reduce the risk of health and safety concerns for them, the staff handling them, their owners and the Academy students.

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?

The manure disposal process is a concern with any commercial boarding facility. In conjunction with and under the supervision of the Washoe County District Health Department, the applicant developed a manure handling/disposal plan which has been successfully approved and implemented by the District Health Department. That plan requires animal manure to be removed from the site by Waste Management on a weekly basis.

As for groundwater, the site is currently regulated by the Washoe County District Health Department as a public water source. As a public water source, the applicant is required to sample and test water from the on-site well on a quarterly basis. The water well on the site, which is closest to the animal/manure operation, has consistently met both EPA and State of Nevada standards for drinking water quality in all tests conducted. These tests specifically check for contaminants that might arise from manure affecting groundwater. Thus, manure is not having an impact on ground water, nor will have into the future.

As for traffic, after decades of operation, the applicant has yet to note any negative impacts on traffic on Holcomb Ranch Lane. The applicant has taken the initiative to video record activities on Holcomb Ranch Lane during several of their four annual weekend events. The footage shows that even during times of increased traffic, including horse trailers, Holcomb Ranch Lane remains unaffected. Furthermore, to the applicant's knowledge, there have been no accidents related to the commercial stable's use on Holcomb Ranch Lane.

Pest management is essential for any commercial boarding facility. The applicant organized a neighborhood meeting on August 3, 2023, related to this Special Use Permit Application, held near the stables. Despite being downwind of the stables with about 100 attendees, it was observed and confirmed by the group that there were no noticeable flies. This lack of flies, even with a gentle breeze coming from the stables, is a testament to the effective fly control measures implemented by the applicant. Additionally, neighboring properties, including the Flying Diamond Ranch, LLC which has cows, also have animals.

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

The applicant does not anticipate any conditions of approval to be necessary. The owner held a neighborhood meeting open house on August 3, 2023 to inform the neighborhood about the project and found feedback to be mostly positive.

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

The existing site has numerous mature trees and turf pasture. As such, no new landscaping is proposed. Cut and fill slopes will be revegetated. The site perimeter is fenced with a black powder-coated chain link fence and white split rail corrals, paddocks and entry which are all proposed to remain. Minor on-site fence relocation will likely be required to accommodate the new improvements.

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 the site plan)

All new lighting is proposed to be building-mounted directed at the ground in the local area (dark sky compliant). An existing "Silver Circle Ranch" entry sign exists and is proposed to remain. The owner desires to have "Silver Circle Ranch" painted on the NE end of the proposed building and west side near the north end of the new arena in hunter green lettering to match the trim on the white wall. A photo of the existing sign is found on page 1 of this report.

18 Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request?

No

19. Community Sewer

Septic permitted through the Washoe County District Health Department.

20. Community Water

Private water well serving a permitted Private Public Water System.

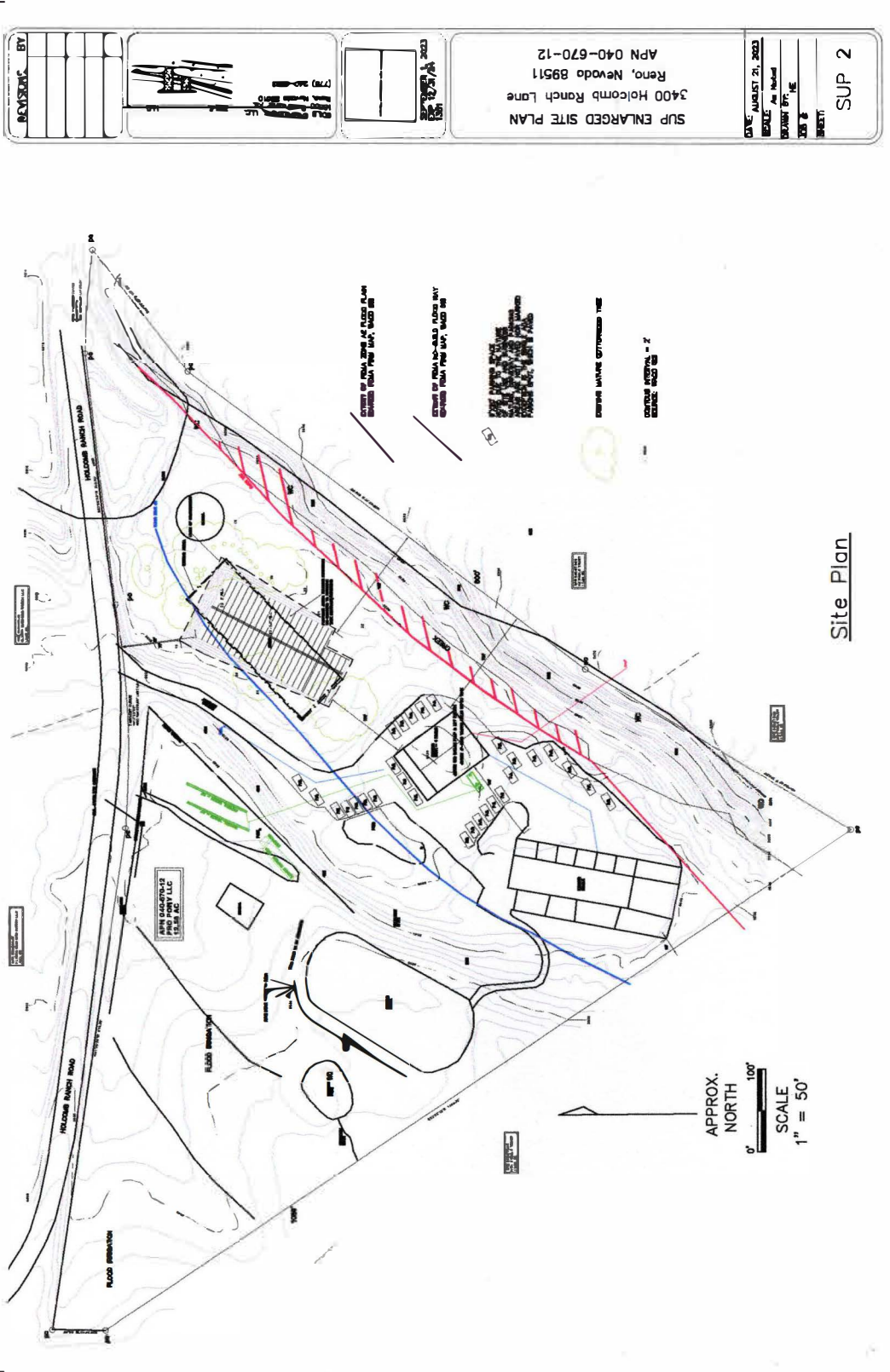


Plate 2 - Enlarged Site Plan - Please see attached 24"x36" Sheets for clear view

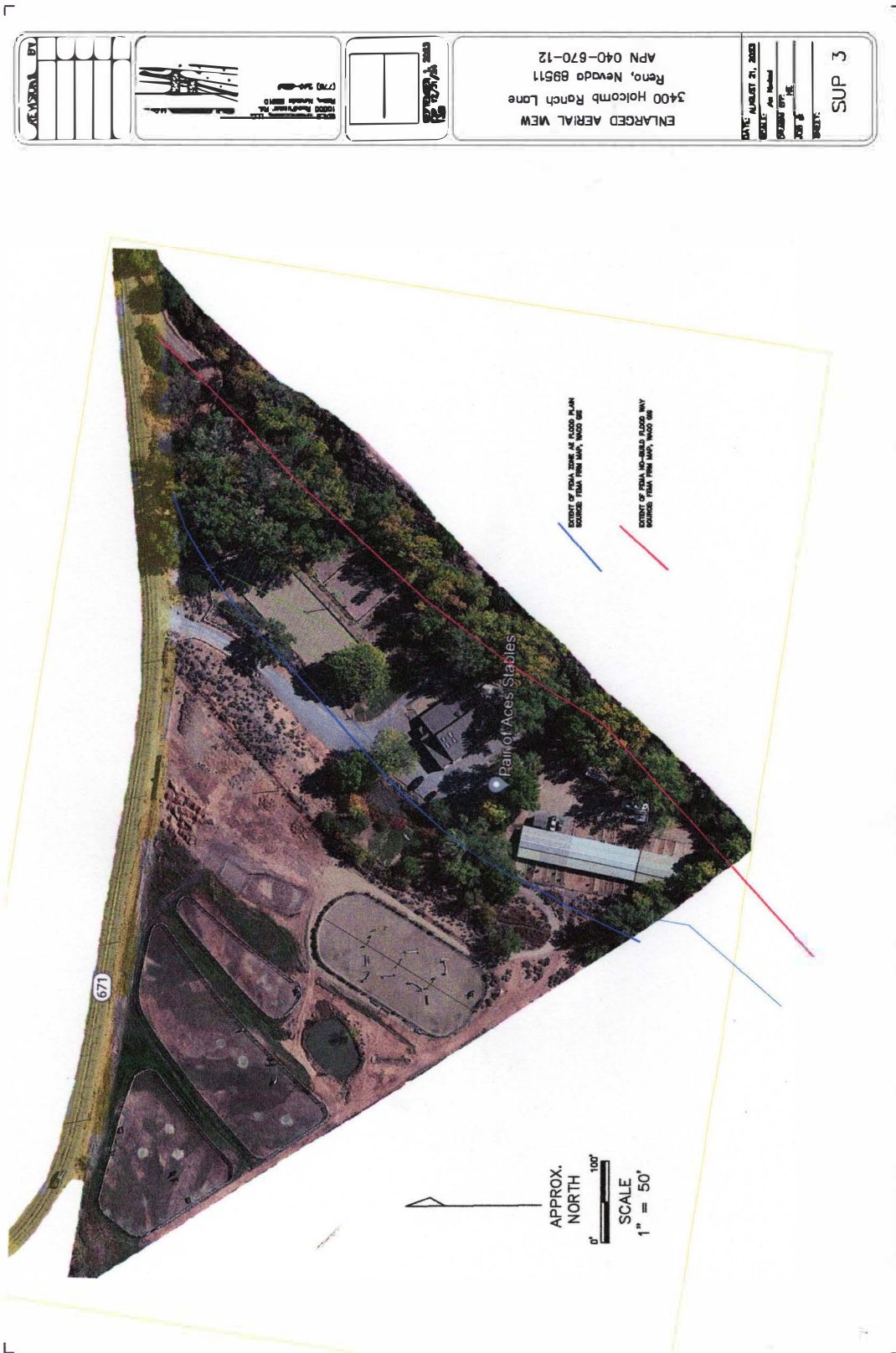


Plate 3 - Enlarged Aerial View - Please see attached 24"x36" Sheets for clear view

	<p>DATE: AUGUST 21, 2023 SCALE: AS SHOWN DRAWN BY: [Redacted] CHECKED BY: [Redacted] SHEET: SUP 4</p>

PROPOSED FILL = 300 CU YD
 THERE IS NO PROPOSED SOIL EXPORT FROM THE SITE
 NOTE: SITE DRAINAGE PATTERNS WILL NOT
 CHANGE AS A RESULT OF THIS PROJECT
 BMPs ARE NOT PROPOSED FOR THIS PROJECT AS
 GRADING WILL OCCUR IN A SINGLE PHASE
 LASTING LESS THAN 30 DAYS
 NOTE: THERE ARE NO SLOPES WHICH EXCEED
 THE THRESHOLDS OF A GRADING PERMIT ARE NOT
 MET BY THIS PROJECT.

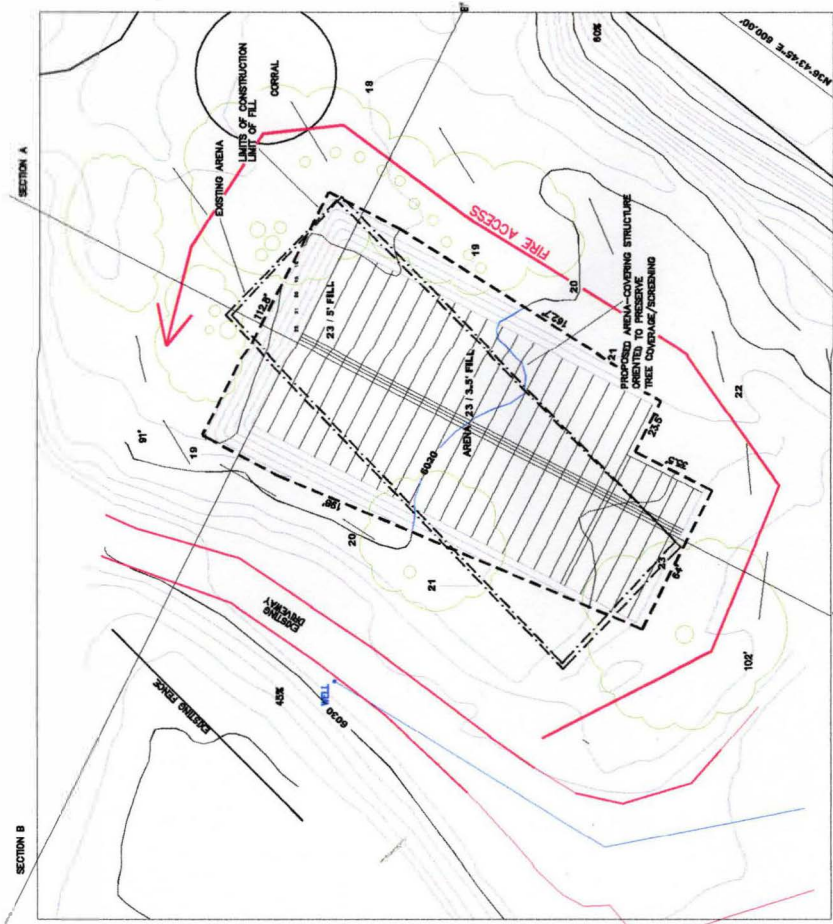


Plate 4 - Preliminary Civil Layout - Please see attached 24"x36" Sheets for clear view

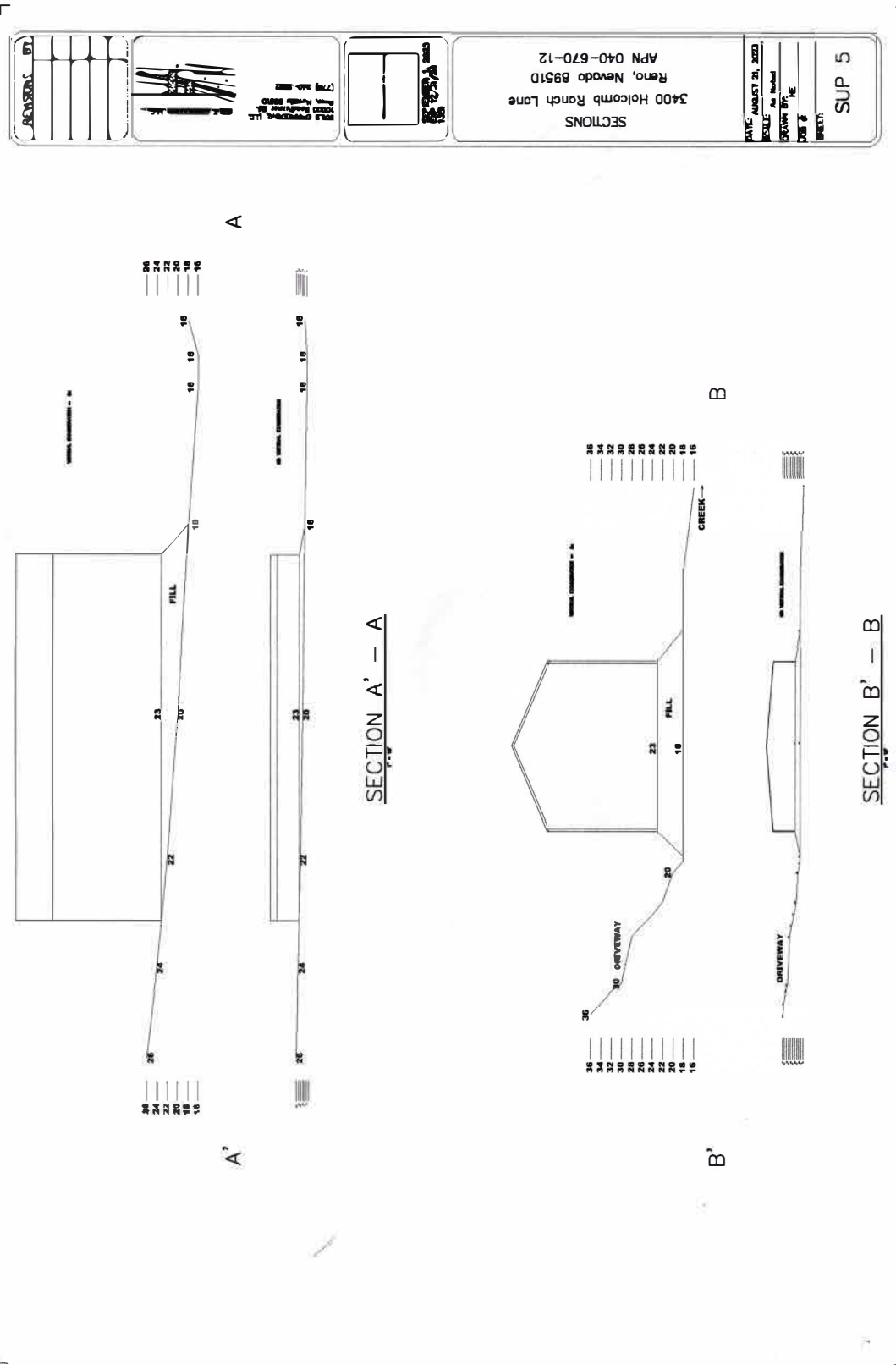


Plate 5 - Building/Site Sections - Please see attached 24"x36" Sheets for clear view

SITE PLAN – SPECIAL USE PERMIT ZONING COMMERCIAL USE – STABLES AND INCLIMENT WEATHER RIDING ARENA

PERMITTING AN EXISTING RESIDENTIAL
POTABLE WATER SYSTEM TO BE A TRANSIENT NONCOMMUNITY PUBLIC WATER SYSTEM

PRO PONY, LLC
3400 Holcomb Ranch Lane
RENO, NEVADA 89511

OWNER CONTACT:
Landess Whitmer
(775) 560-4242

ENGINEER:
Hugh Ezzell, CE 10310
(775) 240-2692

GRADING TOTALS:

TOTAL EXPORT = 0
TOTAL IMPORT = < 1814 CUBIC YARDS
TOTAL FILL = 309 CUBIC YARDS

SITE DATA

APN: 040-670-12
ADDRESS: 3400 HOLCOMB RANCH LANE, RENO, NV 89511
LAND AREA: 12.56 ACRES
ZONING: HIGH DENSITY RURAL (93%) GENERAL RURAL (7%)
MASTER PLAN: RURAL RESIDENTIAL/RURAL
AREA PLAN: SOUTHWEST TRUCKEE MEADOWS

LATITUDE: 39°26'33.47"
LONGITUDE: 119°48'20.44"
T 10N R 18E S 12

PROJECT CONSISTS OF THE SECURING OF A SPECIAL USE PERMIT TO BRING THE PROPERTY USE AND COMMERCIAL BUSINESS LICENSE FOR HORSE STABLES INTO COMPLIANCE WITH THE REQUIREMENTS OF THE HIGH DENSITY RURAL ZONING. THE APPLICATION ALSO INCLUDES A REQUEST FOR ADMINISTRATIVE APPROVAL OF AN APPROXIMATELY 13500 SQ FT STEEL BUILDING SHELL PROPOSED TO BE CONSTRUCTED OVER AN EXISTING OUTDOOR RIDING ARENA TO SERVE AS AN INCLIMENT WEATHER RIDING ARENA.

THE COMMERCIAL BUSINESS LICENSE SUPPORTING THIS HISTORICAL USE FOR THE PROPERTY IS CURRENTLY ACTIVE.

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

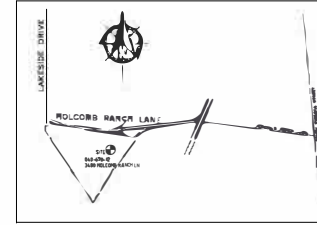
SIGNIFICANT HYDROLOGIC RESOURCE STATEMENT

THE EXISTING STREAM UPON THIS PROPERTY IS NOT IDENTIFIED BY ARTICLE 41B AS A PERENNIAL STREAM. FEMA FIRM MAP HAS IDENTIFIED A CRITICAL FLOOD WAY FOR THIS STREAM WHICH HAS BEEN IDENTIFIED UPON THESE SITE PLANS (COLOR RED) AS A ZONE OF NO CONSTRUCTION/BUILDING FOR THE SPECIAL USE PERMIT. NO PERMANENT CONSTRUCTION IS PROPOSED FOR THIS AREA.

KNOWN AREAS OF POTENTIAL HAZARD

OTHER THAN A FEMA ZONE AE FLOOD PLAIN, NO OTHER NATURAL HAZARDS TO THE PROPOSED CONSTRUCTION ARE KNOWN TO EXIST AT THE SITE. ACCORDING TO A GEOTECHNICAL REPORT BY BLACK EAGLE GEOTECHNICAL DATED JUNE 18, 2020, NO KNOWN HOLOCENE FAULTING IS LOCATED UPON THE PROJECT SITE.

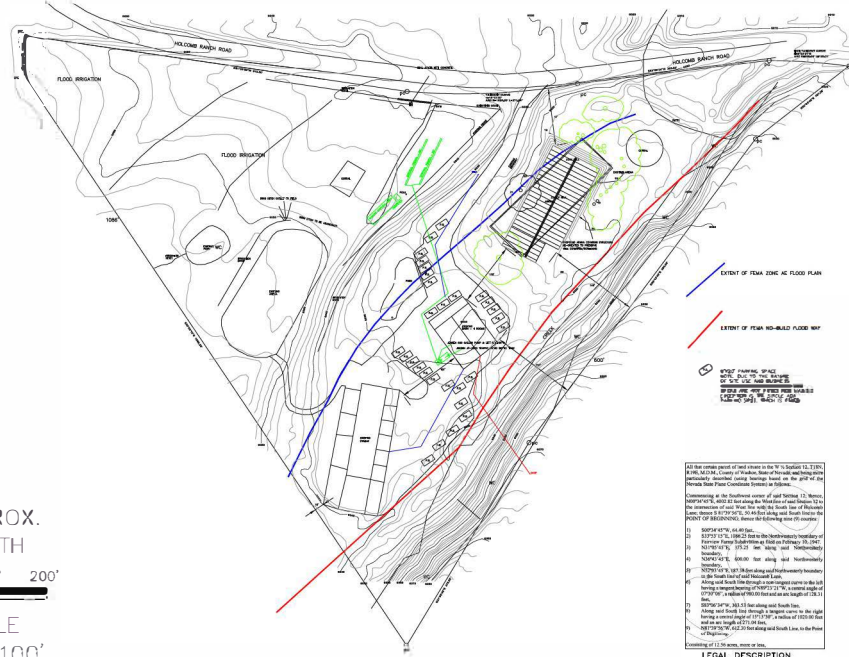
- SHEETS**
- SUP 1 – COVER SHEET/SITE PLAN
 - SUP 2 – ENLARGED SITE PLAN
 - SUP 3 – ENLARGED AERIAL VIEW
 - SUP 4 – CIVIL LAYOUT – PRELIMINARY
 - SUP 5 – SECTIONS
 - SUP 6 – ELEVATIONS



VICINITY MAP
NOT TO SCALE



Aerial View
SEE SHEET A



Site Plan
SEE SHEET B

APPROX.
NORTH
0' 100' 200'
SCALE
1" = 100'

LEGAL DESCRIPTION

All the corner points of said tract in the T10N, R18E, S12E, 1/4 of the NW 1/4 of Section 13, Township 10 North, Range 18 East, and Meridian 12 East, Nevada, as shown on the attached map, shall be subject to the provisions of the Nevada State Public Utilities Commission as follows:

1. The portion of said tract shown on the attached map, shall be subject to the provisions of the Nevada State Public Utilities Commission as follows:

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99. The portion of said tract shown on the attached map, shall be subject to the provisions of the Nevada State Public Utilities Commission as follows:

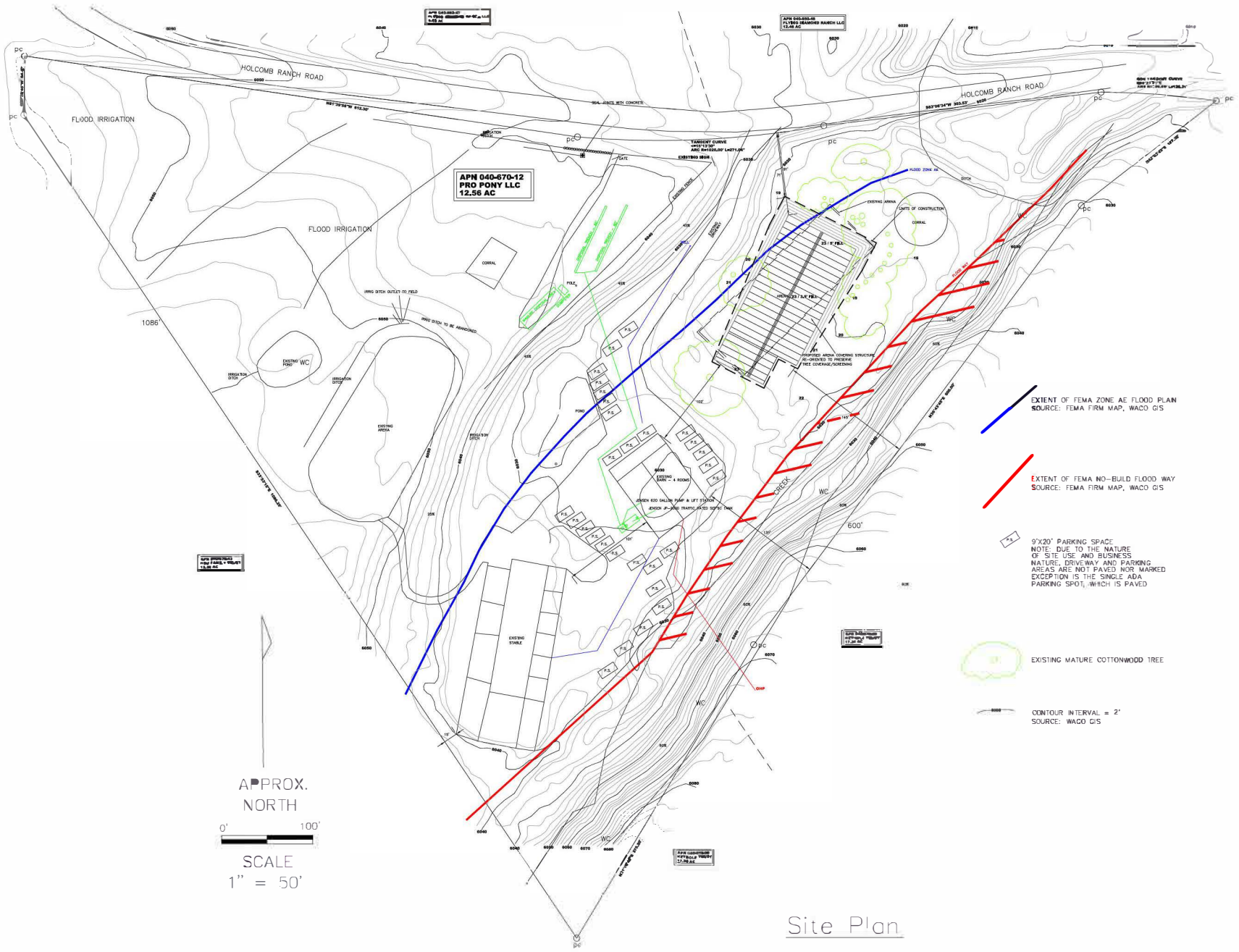
100. The portion of said tract shown on the attached map, shall be subject to the provisions of the Nevada State Public Utilities Commission as follows:

REVISIONS	BY

SEPTEMBER 1, 2023
EXP 12/31/24
1351

S.U.P. – SITE PLAN/AERIAL VIEW
3400 Holcomb Ranch Lane
Reno, Nevada 89511
APN 040-670-12

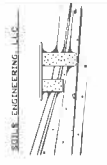
DATE: AUGUST 21, 2023
SCALE: As Noted
DRAWN BY: HE
JOB #:
SHEET: SUP 1



Site Plan

REVISIONS BY

NO.	DATE	BY



SOILS ENGINEERING, LLC
 18000 Rockrunner Rd.
 Reno, Nevada 89510
 (775) 240-2692

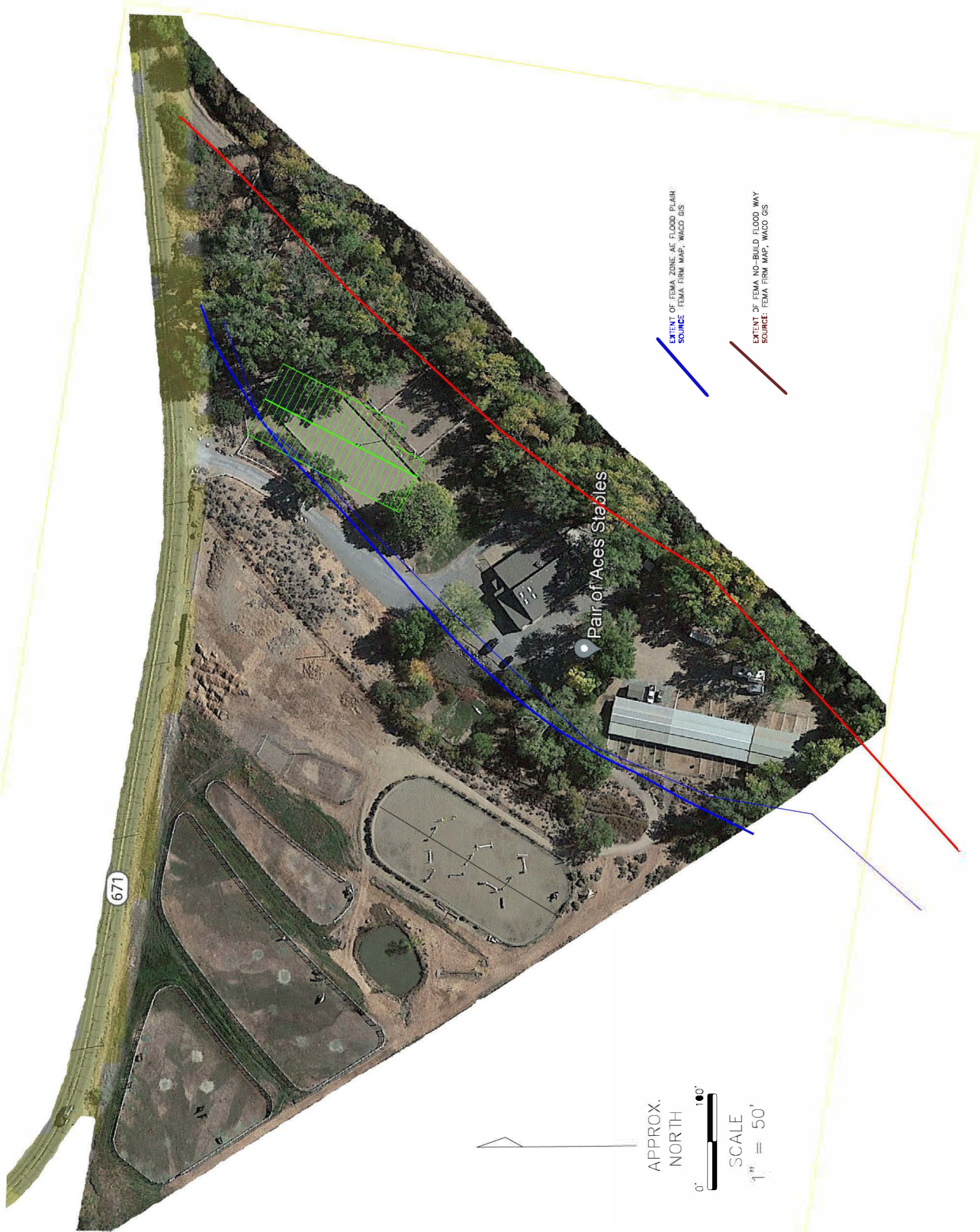


SEPTEMBER 1, 2023
 EXP 12/31/24
 1351

SUP ENLARGED SITE PLAN
 3400 Holcomb Ranch Lane
 Reno, Nevada 89511
 APN 040-670-12

DATE: AUGUST 21, 2023
 SCALE: As Noted
 DRAWN BY: HE
 JOB #: _____
 SHEET: _____

SUP 2



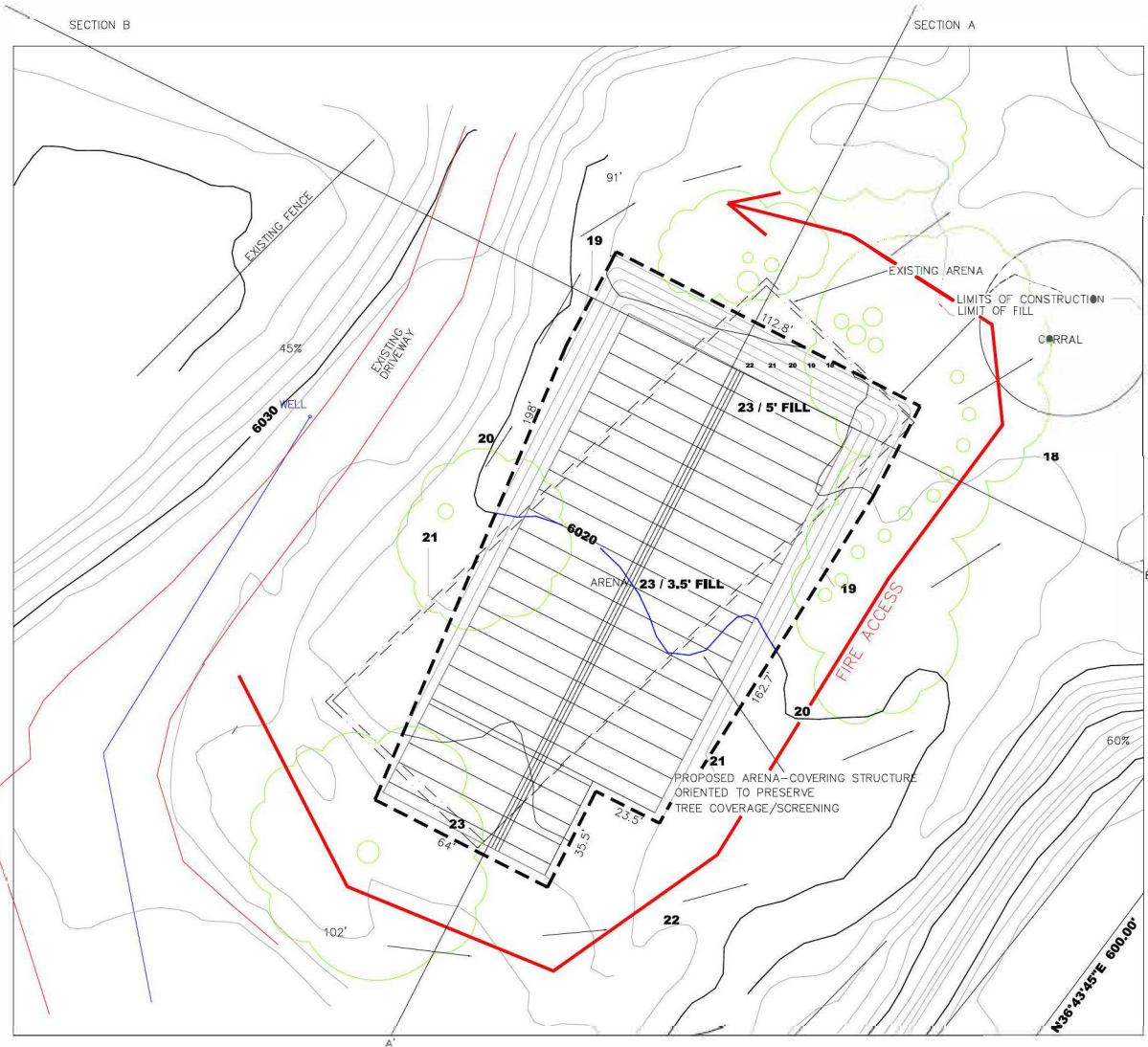
EXTENT OF FEMA ZONE AE FLOOD (LAKE)
SOURCE: FEMA FIRM MAP, WACO GIS

EXTENT OF FEMA NO-BUILD FLOOD WAY
SOURCE: FEMA FIRM MAP, WACO GIS

Pair of Aces Stables

671

REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>SOLS ENGINEERING, LLC 10000 Roadrunner Rd. Reno, Nevada 89510 (775) 240-2692</p>	<p>SEPTEMBER 1, 2023 EXP. 12/31/24 1351</p>	<p>3400 Holcom • Ranch Lane Reno, Nevada 89511 APN 040-670-12</p>	DATE: AUGUST 21, 2023
SCALE: As Noted														
DRAWN BY: HE														
JOB #:														
SHEET: SUP 3														



PROPOSED FILL = 309 CU YD
 THERE IS NO PROPOSED SOIL EXPORT FROM THE SITE

NOTE: SITE DRAINAGE PATTERNS WILL NOT CHANGE AS A RESULT OF THIS PROJECT

BMPs ARE NOT PROPOSED FOR THIS PROJECT AS GRADING WILL OCCUR IN A SINGLE PHASE LASTING LESS THAN 30 DAYS

NOTE: THERE ARE NO SLOPES WHICH AFFECT THE STRUCTURAL INTEGRITY OF THIS BUILDING

THE THRESHOLDS OF A GRADING PERMIT ARE NOT MET BY THIS PROJECT.

REVISIONS	BY



WSUP ENGINEERING, LLC
 10000 Prineas Rd
 Reno, Nevada 89510
 (775) 240 2692



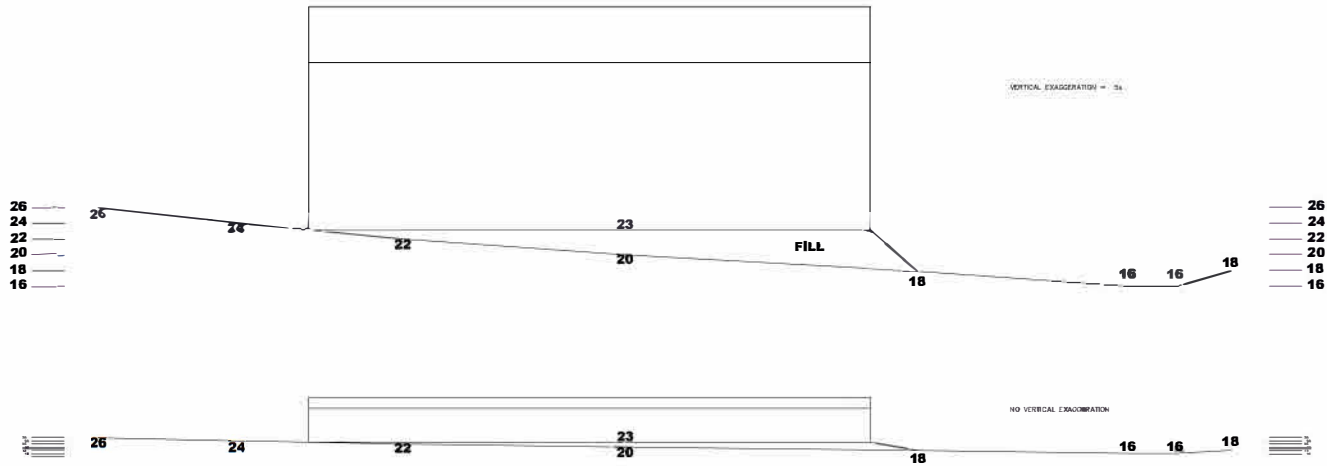
SEPTEMBER 1, 2023
 EXP 12/31/24
 1351

CIVIL LAYOUT - PRELIMINARY
 3400 Holcomb Ranch Lane
 Reno, Nevada 89510
 APN 040-670-12

DATE: AUGUST 21, 2023
 SCALE: As Noted
 DRAWN BY: HE
 JOB #: _____
 SHEET: _____

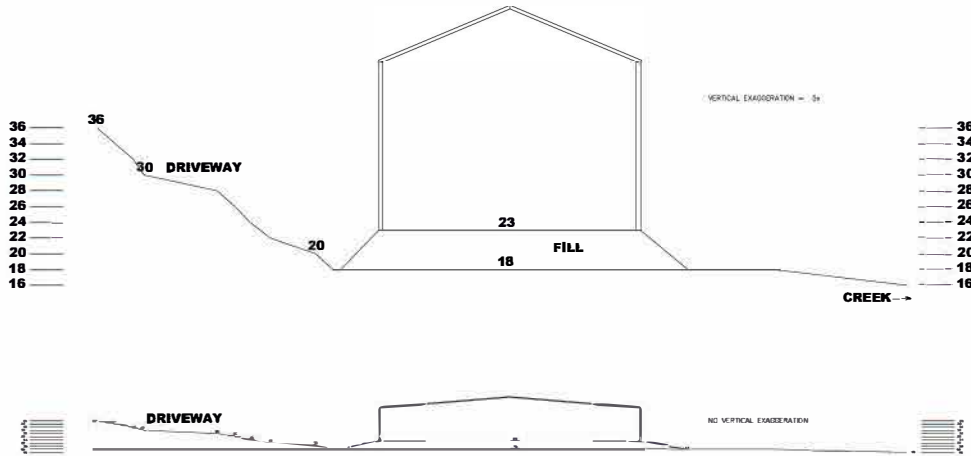
SUP 4

A'



SECTION A' - A
1" = 50'

B'



SECTION B' - B
1" = 10'

REVISIONS	BY

SOUS ENGINEERING, L.L.C.
10000 Redrunner Rd.
Reno, Nevada 89510
(775) 240-2692

SEPTEMBER 1, 2023
EXP 12/31/24
1351


SECTIONS
3400 Hblcomb Ranch Lane
Reno, Nevada 89510
APN 040-670-1Z

DATE: AUGUST 21, 2023
SCALE: As Noted
DRAWN BY: HE
JOB #:
SHEET: SUP 5

REVISIONS	BY



SOLS ENGINEERING, LLC
10000 Roadrunner Rd.
Reno, Nevada 89510
(775) 240-2692



STATE OF NEVADA
Professional Engineer
No. 1351
SEPTEMBER 1, 2023
EXP. 12/31/24

ELEVATIONS
3400 Holcomb Ranch Lane
Reno, Nevada 89510
APN 040-670-12

DATE: AUGUST 21, 2023
SCALE: As Noted
DRAWN BY: JHE
JOB #:
SHEET: SUP 6

