

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: Team Yriarte Horsemanship, LLC Training Facility			
Project Description: This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.			
Project Address: 23950 Fetlock Drive, Reno, NV 89508			
Project Area (acres or square feet): 12.29 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Rancho Haven Property Owners Association located in North Red Rock. Approximately 17 miles north of the NV/CA border on North US 395, east onto North Red Rock Road for 1.8 miles, turn left onto Clydesdale Dr for .5 mile and right onto Fetlock Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
078-302-23	12.29		
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: Daniel and Katherine Yriarte		Name:	
Address: 23950 Fetlock Drive		Address:	
Reno, Nevada	Zip: 89508		Zip:
Phone: 775-287-3016	Fax:	Phone:	Fax:
Email: mrs.yriarte@gmail.com		Email:	
Cell: 775-530-7173	Other:	Cell:	Other:
Contact Person: Katherine Yriarte		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Team Yriarte Horsemanship, LLC		Name:	
Address: 23950 Fetlock Drive		Address:	
Reno, Nevada	Zip: 89508		Zip:
Phone: 775-530-7173	Fax:	Phone:	Fax:
Email: mrs.yriarte@gmail.com		Email:	
Cell: 775-530-7173	Other:	Cell:	Other:
Contact Person: Katherine Yriarte		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

To bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year and boarding/training no more than 14 horses at one time. We received our State business license in September 2019 and it is currently active and in good standing. Our State license was revoked from September 2020 to May 2023 due to an error by our original registered agent service resulting in missed renewals. That registered agent was removed and replaced, all fees and required paperwork completed, and active status regained in May 2023. Our most recent renewal was completed in September 2023.

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.)

see attached. Interactive map available at the following link:
<https://www.google.com/maps/d/u/0/edit?mid=1wZIVDnu0RwbokqN623ddWesLYi-ybQ&usp=sharing>

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

none. all existing structures to remain in place and no additional structures required or requested

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

Located in a rural equestrian community, equine accommodations were custom designed and assembled with equine safety in mind. With the exception of signage (see attached), our usage is indistinguishable from other properties in the area.

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

We've worked with many of our neighbors as clients, training their horses and providing lessons. Multiple neighborhood children have benefitting from learning responsibility and how to safely work and behave around horses by assisting us with chores while closely supervised. Our business activities are limited to our property and there are (on average) less than 5 visitors per week to the location for business services.

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

None. NO changes are requested. We have been operating since 2016 with no complaints or concerns reported.

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

see attached.

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? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	septic (home), portable toilet (Sani-Hut) serviced weekly
b. Electrical Service	PSREC (home)
c. Telephone Service	Verizon
d. LPG or Natural Gas Service	Propane, Eagle Energy (home)
e. Solid Waste Disposal Service	Waste Management (home)
f. Cable Television Service	none
g. Water Service	well

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

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

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	Red Rock Volunteer Fire Department
b. Health Care Facility	Renown Health Urgent Care - North Hills
c. Elementary School	Nancy Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Sierra Rock Park, Dorothy McAlinden Park, Village Center Park
g. Library	North Valleys Library
h. Citifare Bus Stop	RTC 4th Street Station

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

14

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

8

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

none

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

see attached.

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

all developed property and structures are utilized in the care, maintainence, and training of the horses except the garage and house, and the yard/areas immediately surrounding or adjacent to the home and garage.

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).

We do not have a barn and have no plans to construct one. We utilize two (2) open steel pipe corral mare motels (24ft x 36ft and 36ft x 36ft, both 9ft high at the center), seven (7) steel pipe corral shelters (each 12ft x 12ft, 9 ft high at front) with runs or pasture for housing client animals. We have separate wooden buildings for storage that were all present before we began operation. One (1) wooden building for hay storage, one (1) wooden building for grain/supplements, one (1) wooden shed with 2 spaces for tack/equipment. We have a portable restroom for clients (Sani-Hut) serviced weekly.

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

Owner live on site in the primary residence, we have no employees.

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?

see attached.

9. What are the planned hours of operation?

see attached.

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

no new structures needed. No changes are proposed or anticipated to what is currently in place.

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

not applicable. no changes are proposed.

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?

The facility is located in a well-established, rural equestrian and agriculturally focused community on a large parcel that is indistinguishable from neighboring properties except for the signage at the main entrance. See attached for sign details. We have the full support of our Property Owners Association. We operate on an appointment-only basis with an average of 4-5 visitors per week.

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

see attached.

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?

None. No changes are planned and we have had no complaints made since we began operation in 2016.

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

see attached.

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

None. No changes are proposed to existing landscaping. We are requesting a waiver of any additional landscaping and fencing being required or added. We have maintained the native vegetation along the road frontage for both visual symmetry with adjacent properties in our neighborhood and to eliminate the need for extra, nonessential water usage. We have removed the minimal amount of existing, native vegetation while still allowing for usage of the property, emergency vehicle access, and adequate defensible space for wildfire safety. The existing, native vegetation provides erosion and dust control as well as habitats and food for native wildlife including but not limited to jackrabbits, cottontails, squirrels, lizards, snakes, various spiders and insects, quail and numerous other species of birds, and coyotes.

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

no changes are proposed. Operating hours are restricted to between dawn and dusk, no additional lighting is required for operation.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

SUP Application, Supplemental Information

7. We are requesting a waiver for the requirements for landscaping and paving of the parking area. No activities related to business occur after sundown or before sunrise, so no commercial lighting is installed or planned. There are two signs with the business name displayed, a 24" x 36" to the west of the main entrance and a 24" x 48" to the east of the main entrance that also includes contact information. There are four (4) Equine Liability signs referencing Equine Inherent Risk Law, on the property. Two (2) are 12" x 8"; one is located to the left of the main entrance, and one is attached to the right of the door to the clubhouse building. Two (2) are 14" x 10"; one attached to the tack room between the two doors and the other to the main gate of the riding arena. See photo attached for specific wording and appearance of each sign.

SUP Application for Stables, Supplemental Information

4. Events outside of our daily activities of training will be limited to a maximum of 6 times per year. These events may include hosting of visiting clinicians for horsemanship education that may include, but not be limited to, topics such as rider biomechanics, working equitation, classical dressage principles, Californios-style bridle horsemanship, hackamore horsemanship, ranch riding, working cow horse, pleasure riding, and ranch horse versatility. We may host obstacle playdays, defined as a single-day event where horse owners are invited to lead or ride their horse through various obstacles with coaching, and educational demonstrations in which the public is invited to learn from an expert (may include a licensed veterinarian or other industry professional) on the topic through observation, asking questions and occasional opportunities to handle the subject. No horses will be brought to the educational demonstrations. For clinics and playdays, there will be a maximum of 15 participants per day. There will be a maximum of 40 people for educational demonstrations and 25 non-participant auditors for all clinics and playdays.

8. The trailer parking area is approximately 0.873 acres and provides room for at least 15 horse trailers with adequate room for turnaround and oversized driveway access. The additional parking area is roughly 0.158 acres and can comfortably fit at least 15 vehicles without trailers near the garage as indicated on the site plan. We are requesting the requirement to pave the parking areas be waived due to community concerns, safety concerns for the animals we train, and the limited amount of use it receives. The community has stated they do not support the paving of the parking areas. Our property is located on a private dirt road maintained by Rancho Haven Property Owners Association (RHPOA), not maintained by the county. Paving will compromise the efficient drainage our existing soil provides and increase the surface temperature of the space which may have a negative impact on the native wildlife that utilizes our property. We primarily train unhandled horses, young horses, and horses with histories of reactivity or fear, many with fear specifically related to trailer loading. Unloading and loading horses onto a paved surface is exponentially more dangerous for inexperienced or fearful horses and can lead to both horse and human injury due to slipping/loss of footing and potentially falling. Dragging the and leveling the soil with a tractor creates significantly more stable and secure footing for equines as compared to a paved surface. Additionally, the concussive force of landing on a hard surface increases the risk of injury to horses. Currently and for the foreseeable future, the large parking area is typically utilized 6 times per year for events and is used as an additional riding area outside of scheduled events. We have an average of 4-5 visitors per week, nearly all of whom have their horses in full care training, therefore they are not hauling a trailer. Additionally, we rarely have more than one visitor at a time on an average week.

9. Dawn to dusk, but no earlier than 8am and no later than 6pm. Closed Sundays except for special events.

13. We provide access to our maintained riding areas and arenas as well as horse-safe obstacles and lessons at a discounted rate for our neighbors. We make ourselves available as professional and experienced horse trainers to assist our neighbors in emergencies, including rendering first aid while waiting for their veterinarian to arrive and evacuating horses and other livestock during wildfire threats. We offer clinics such as trailer loading and basic groundwork as well as educational events with licensed veterinarians to help the community better understand and care for their horses. We do not operate before dawn or after dusk, mitigating any disruption due to excess light.

15. The only concern voiced by our community was paving the parking area. Out of respect for their concern, as well as the safety of the animals in our care and the native wildlife that frequents our property, we will be requesting a waiver to the paving requirement. We are also requesting a waiver to the landscaping requirement to eliminate nonessential water usage, maintain visual symmetry with the adjacent and neighboring properties, as well as encouraging our local ecosystem by supporting native wildlife with endemic, well-established vegetation.

SIGNS

Team Yriarte Horsemanship Sign-
24"x36" located on left (west) side of
entrance.
Equine Liability Sign- 12"x8" located
on left (west) side of entrance.



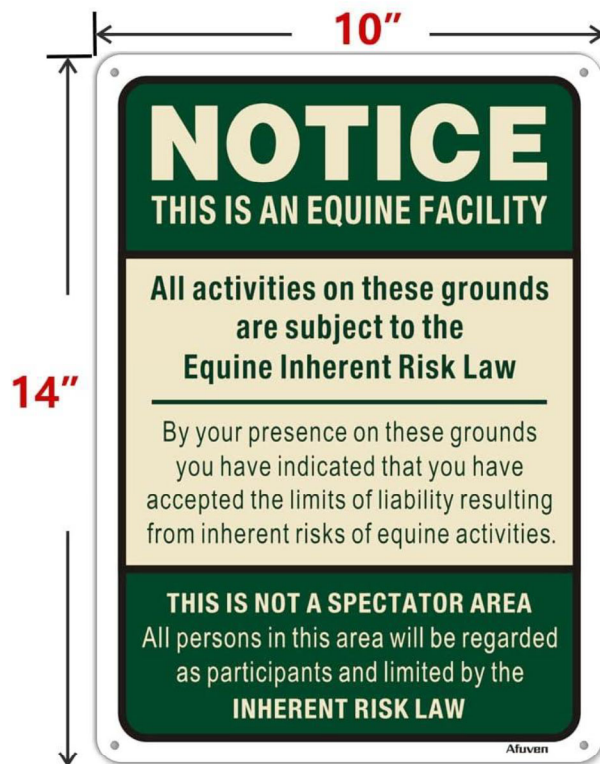
Team Yriarte Horsemanship Sign with
contact details- 24"x48" located right
(east) of the main entrance.
































Equine Liability Sign- 12"x8"



Equine Liability Sign- 10"x14"



Team Yriarte Horsemanship, LLC
Training Facility

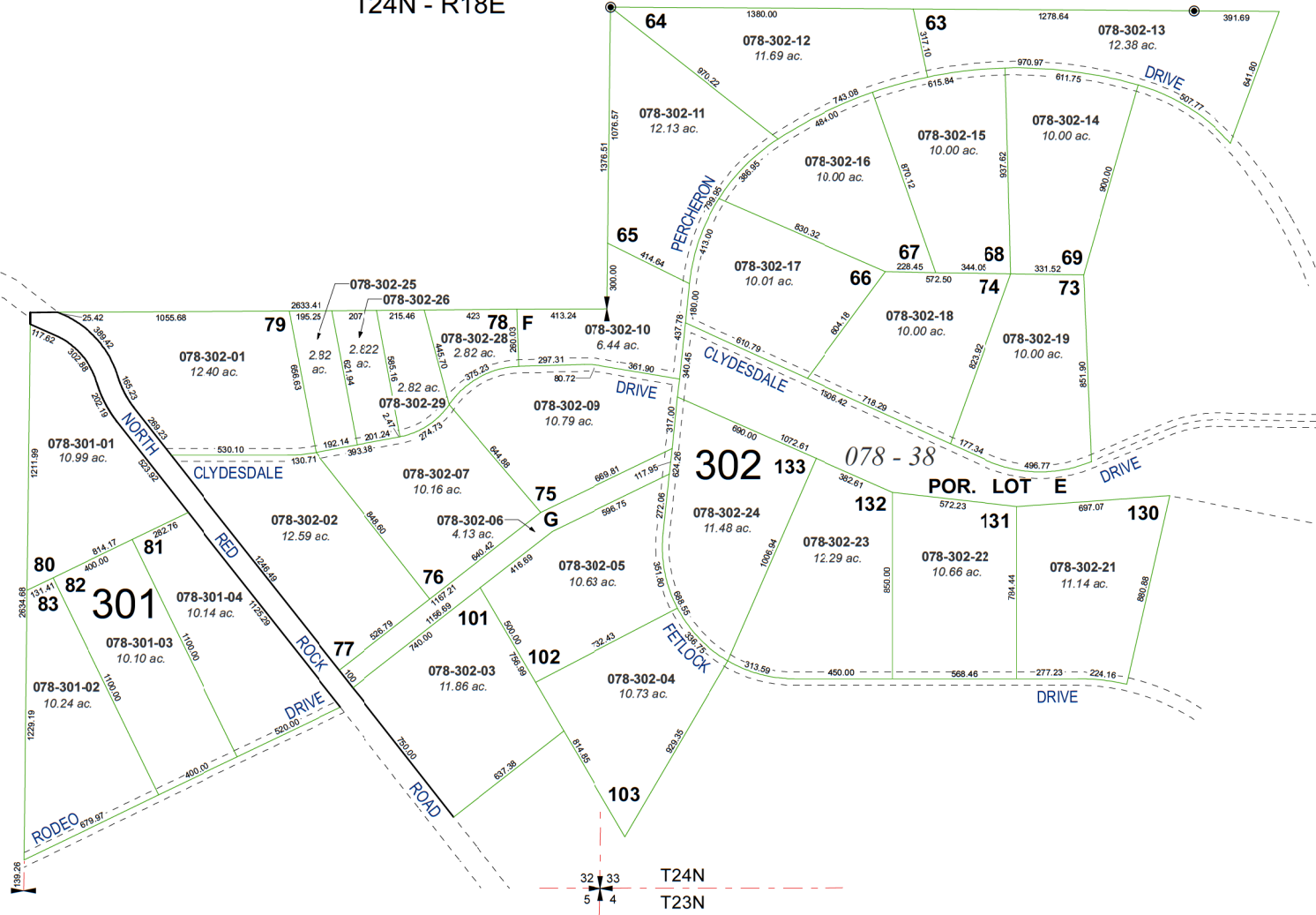
-  Trailer Parking Area
-  Trailer Parking Driveway
-  Trailer Parking
-  Non Trailer Parking
-  Non-Trailer Parking
-  Residence
-  Garage and Personal Usage
-  Personal Horse Area
-  Propane Tank
-  Septic Tank
-  Well
-  Portable Toilet
-  36ft x36ft Mare Motel
-  24ft x 36ft Mare Motel
-  Individual Training Horse Corrals
-  Pasture Boarding
-  Pasture
-  Pasture Corral Fenceline
-  Event Clubhouse/Storage Building
-  Picnic tables/Sitting area
-  Hay Storage
-  Feed/Grain Storage and Prep Area
-  Tack Room
-  Riding Arena
-  Training Round Pen
-  Training Round Pen-Small
-  Obstacle Course/Unfenced Riding Area
-  Team Yriarte Horsemanship sign
-  Small TYH sign and Equine Liability Sign



Click below to access interactive map:

<https://www.google.com/maps/d/u/0/edit?mid=1wZIVDnu0RwbokqN623ddWesLYi-ybQ&usp=sharing>

RECORD OF SURVEY # 687
PORTIONS OF SECTIONS 32 & 33
T24N - R18E

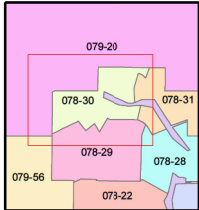
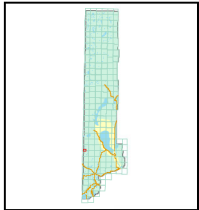


Assessor's Map Number
078-30

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor
 1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



Feet
 0 100 200 300 400 500
 1 inch = 500 feet



created by: TWT 4/1/2011
 last updated: _____
 area previously shown on map(s) _____

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**COMMUNITY
SERVICES DEPARTMENT**

Washoe County Community Services Department, Planning & Building Division

Notice Card Template

Notices to be printed on:

Astrobrights® Color Card Stock, 8 1/2" x 11", 65 lb, Solar Yellow / Sunburst Yellow (or similar)

Instructions:

1. Complete the **Notice Card Template**
 - (i) Update all text in **RED**
 - *Leave text red for Planner's review*
 - (ii) Be sure to include a draft project description
2. Email DRAFT notice to Staff Planner for review
3. *The Planner will provide you with an approved notice and mailing list. APPLICANT is responsible for mailing the notices to all indicated addresses.*
4. Mailed notices must be postmarked at least ten (10) calendar days prior to the meeting.

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **TEAM YRIARTE HORSEMANSHIP, LLC TRAINING FACILITY**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

6:00 p.m., TUESDAY, SEPTEMBER 19, 2023

Team Yriarte Horsemanship Facility, 23950 Fetlock Drive, Reno, NV 89508

Project Description:

This project is located at **23950 Fetlock Drive**, parcel number(s) **078-302-23**. This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: **Katherine Yriarte, 775.530.7173, mrs.yriarte@gmail.com**.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: **TREVOR LLOYD, 775.328.3617, tlloyd@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **TEAM YRIARTE HORSEMANSHIP, LLC TRAINING FACILITY**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

6:00 p.m., TUESDAY, SEPTEMBER 19, 2023

Team Yriarte Horsemanship Facility, 23950 Fetlock Drive, Reno, NV 89508

Project Description:

This project is located at **23950 Fetlock Drive**, parcel number(s) **078-302-23**. This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: **Katherine Yriarte, 775.530.7173, mrs.yriarte@gmail.com**.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: **TREVOR LLOYD, 775.328.3617, tlloyd@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **TEAM YRIARTE HORSEMANSHIP, LLC TRAINING FACILITY**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

6:00 p.m., TUESDAY, SEPTEMBER 19, 2023

Team Yriarte Horsemanship Facility, 23950 Fetlock Drive, Reno, NV 89508

Project Description:

This project is located at **23950 Fetlock Drive**, parcel number(s) **078-302-23**. This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: **Katherine Yriarte, 775.530.7173, mrs.yriarte@gmail.com**.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: **TREVOR LLOYD, 775.328.3617, tlloyd@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **TEAM YRIARTE HORSEMANSHIP, LLC TRAINING FACILITY**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

6:00 p.m., TUESDAY, SEPTEMBER 19, 2023

Team Yriarte Horsemanship Facility, 23950 Fetlock Drive, Reno, NV 89508

Project Description:

This project is located at **23950 Fetlock Drive**, parcel number(s) **078-302-23**. This proposed project is to bring an existing, state licensed horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage, including hosting of no more than 6 clinics/playday events per year.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: **Katherine Yriarte, 775.530.7173, mrs.yriarte@gmail.com**.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: **TREVOR LLOYD, 775.328.3617, tlloyd@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

10"

14"

NOTICE

THIS IS AN EQUINE FACILITY

All activities on these grounds
are subject to the
Equine Inherent Risk Law

By your presence on these grounds
you have indicated that you have
accepted the limits of liability resulting
from inherent risks of equine activities.

THIS IS NOT A SPECTATOR AREA
All persons in this area will be regarded
as participants and limited by the
INHERENT RISK LAW

Afaven

Front

Pre-drilled holes

White Back

NOTICE

THIS IS A EQUINE FACILITY

**All activities on these grounds
are subject to the
Equine Inherent Law**

**By your presence on these grounds
you have indicated that you have
accepted the limits of liability
resulting from inherent risk
of equine activities.**

**THIS IS NOT A SPECTATOR AREA
All persons in this area will be
regarded as participants and
limited by the
INHERENT RISK LAW**

*This law is strongly supported by
The American Horse Council*