

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Property Owner Affidavit

Applicant Name: Narcy Bauer

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Narcy Bauer
(please print name)

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

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

Assessor Parcel Number(s): 17-310-21

Printed Name Narcy Bauer

Signed [Signature]

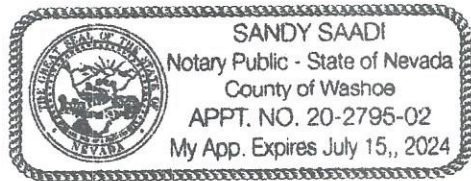
Address 145 Ox Yoke Ln
Reno, NV 89521

Subscribed and sworn to before me this 8 day of MAY, 2021.

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

My commission expires: 07/15/2024

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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: TAIL WATER RANCH & EQUESTRIAN CENTER			
Project Description: Horse Boarding, Training, rehabilitation			
Project Address: 145 Ox Yoke LN Reno, NV 89521			
Project Area (acres or square feet): 10.89			
Project Location (with point of reference to major cross streets AND area locator): Off Rhodes Road & Old 395			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
17-310-21	10.89		
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: Bennett & Darcy Bauer		Name:	
Address: 145 Ox Yoke LN		Address:	
Reno, NV Zip: 89521		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Bennett & Darcy Bauer		Name:	
Address: 145 Ox Yoke LN		Address:	
Reno, NV Zip: 89521		Zip:	
Phone: 650 888 6157 Fax:		Phone:	
Fax:		Fax:	
Email: darcyobauer@gmail.com		Email:	
Cell: 650 888 6157 Other:		Cell:	
Other:		Other:	
Contact Person: Darcy Bauer		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 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?

We plan to have a maximum of 25 horses on the property between stables and pasture.

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

Currently 2 horses are owned by owner/operator. This number is subject to change due to sale, purchase & training. No less than 3 and no more than 5.

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.

possible horse supplements for sale. (not decided)

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

* Training - 7 days a week by professional, insured
* Workshops - trainers only
* All Special Events - will be non sanctioned competition for members only. 4 times per year.

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

We have submitted all plans, structural etc for an 18 stall barn (2 stalls used for feed & tack), 1 240X160 sqft arena, round pen, 6 turnout pastures

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

We will be submitting plans for an office with restroom as a separate structure

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

Owners: Ben & Darcy Bauer live in a home on the property. All other employees will reside off the property.

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

We will provide parking onsite for members, horse owners & riders. No offsite parking. There will also be horse trailer turnaround. (Ample space for trailers to turn around)

9. What are the planned hours of operation?

8am - 5pm hours of operation.
Horseback riding in daylight hours only.

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?

We submitted full plans, Structural etc for an 18 stall barn (2 stalls used for tack + feed) 5,120 sqft barn, compacted gravel driveway & parking added to existing. 240x160 sqft outdoor arena, round pen. Begin construction by mid June (or end) and complete by August. 2-3 months total.

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

We will begin construction as soon as we receive approval by Washoe county. Barn is already submitted. We hope to start mid June and complete by end of August.

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?

We have ample acreage, a beautiful year around pasture for this equestrian use. The position of the barn, arena, office will have a strategically planned flow that is distant from neighboring properties.

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

We will add much needed equestrian space to this area, neighboring equestrian centers have waiting lists, increase surrounding property values, this property was previously used as a grass fed beef business. It's a perfect location for other horse owners to safely board their horses.

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

Manure will be professionally disposed of each week. Flies, rats, mice will be controlled by a professionally contracted pest control company. There will be no ground water contamination as horses are not housed in flood irrigation area.

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

We will specialize in safety, education and responsibility to unite horse and rider. All trainers and instructors will be professional. Horses will be ridden in a safe environment and in daylight hours only. This facility will provide a reliable place for horse and owner to be together which will encourage healthy bonding for adults & children.

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
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9. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	cell service only
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	united waste disposal / if necessary
f. Cable Television Service	Spectrum
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 #	76111	acre-feet per year	40.23
i. Certificate #	18797	acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

** Currently working with George Lindesmith & Vahid Behmaram on a 50 Acre "additional" for this use
 Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Bennett Bauer and Darcy Bauer

10. Community Services (provided and nearest facility):

a. Fire Station	Arrowcreek fire station #36
b. Health Care Facility	St Mary's Urgent Care Mt Rose Hwy
c. Elementary School	Ted Hunsberger
d. Middle School	
e. High School	Damonte Ranch High School
f. Parks	
g. Library	
h. Cityfare Bus Stop	Summit Mall

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

we plan to maintain the beautiful existing landscape as it is colorful and conducive for an equestrian center. We are an agricultural environment, and plan to maintain its natural beauty. We also have a fruit tree orchard. Fencing is existing railroad ties w/ redwood.

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.)

Perimeter lights on the barn, office, all low voltage. One 3x5' sign in front will not be illuminated.

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
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19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
01731021	Active	5/13/2021 1:40:15 AM

Current Owner:
 BAUER, BENNETT J & DARCY O
 145 OX YOKE LN
 RENO, NV 89521

SITUS:
 145 OX-YOKE LN
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$15,287.54	\$15,440.41	\$0.00	\$0.00	\$0.00
2019	\$15,150.21	\$15,150.21	\$0.00	\$0.00	\$0.00
2018	\$14,964.45	\$14,964.45	\$0.00	\$0.00	\$0.00
2017	\$15,007.20	\$15,157.26	\$0.00	\$0.00	\$0.00
2016	\$14,723.34	\$14,723.34	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

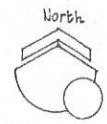
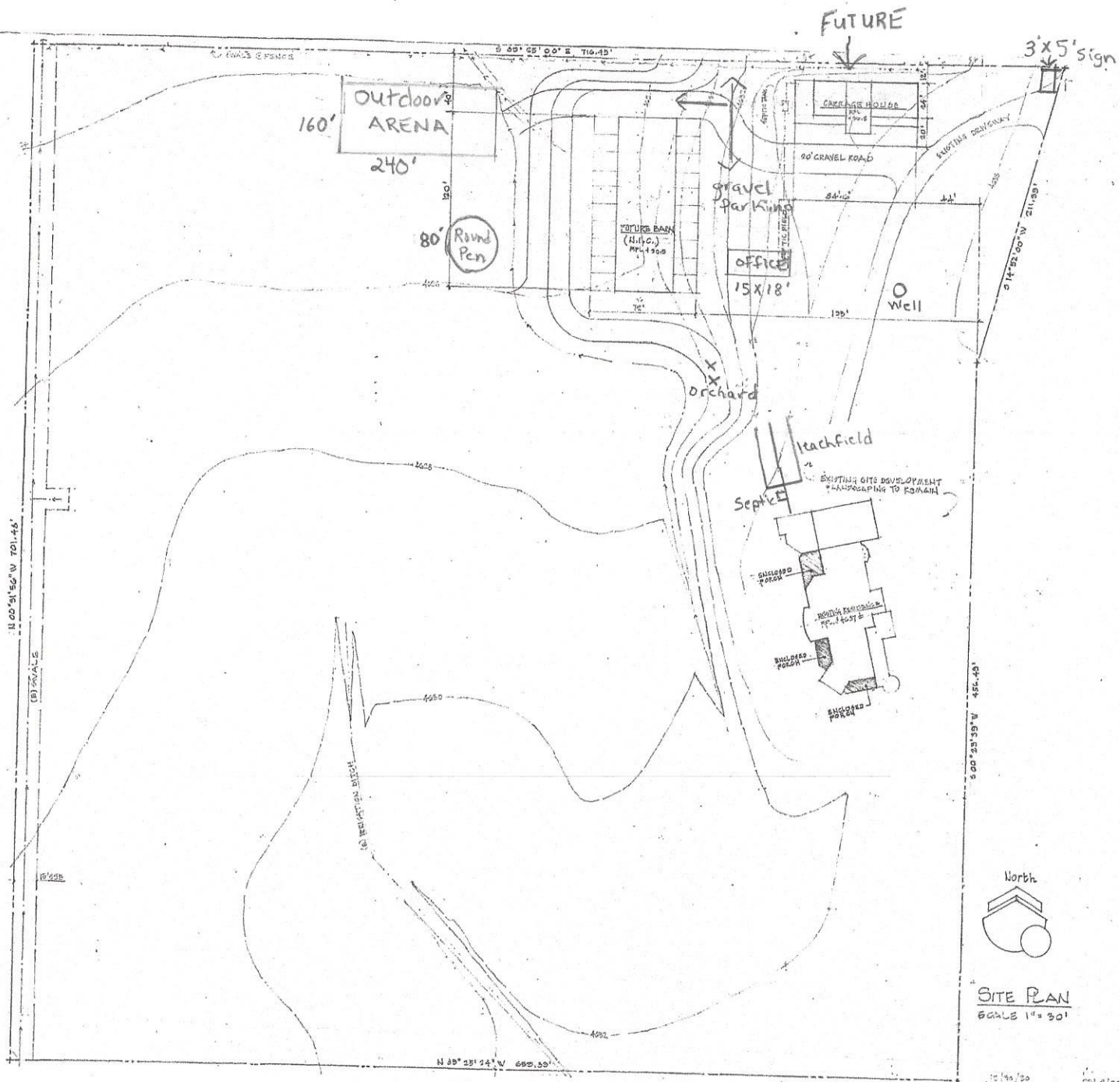
Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**



SITE PLAN
SCALE 1" = 30'

10/19/20 02/02/21
R. J. JONES, P.E., SITE PLAN ENGINEER

N 00° 51' 56" W 701.44'

(B) 20' WIDE

8' 2 1/2'

N 85° 25' 24" W 680.55'

6' 5 1/2" A. 66.85.00.5

3x5' sign

FUTURE

Orchard

teachfield

Septic

EXISTING SITE DEVELOPMENT
CORRESPONDING TO KANSAH

Well

Office
15x18'

Future Barn
(H.C.)
RFL 1900

Gravel Parking

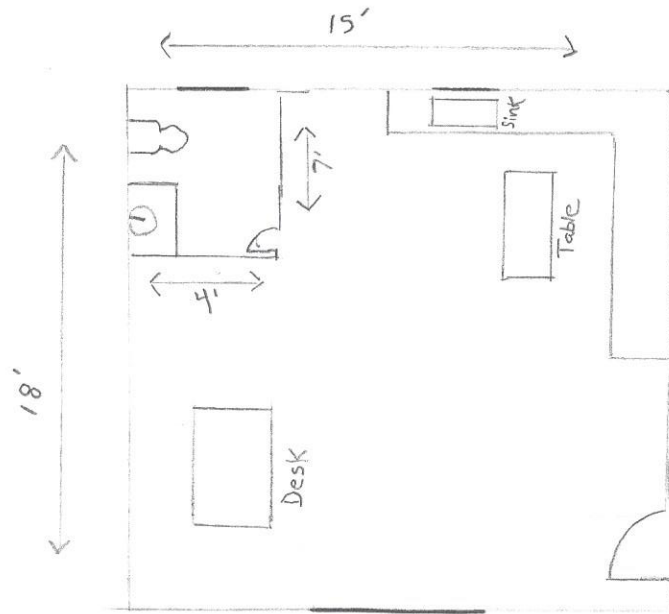
Existing Building
15x18'

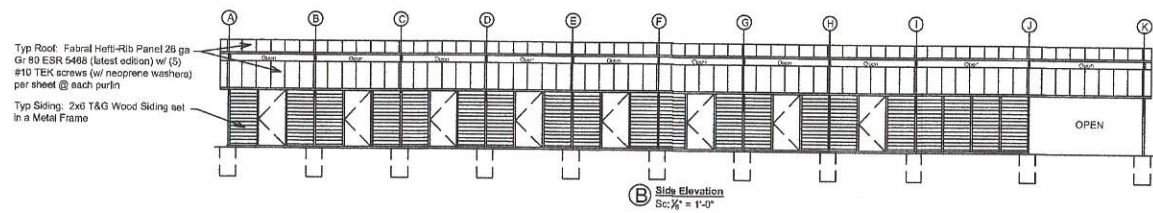
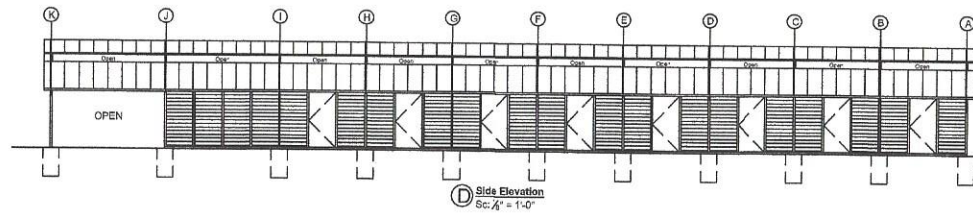
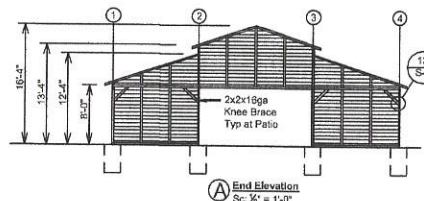
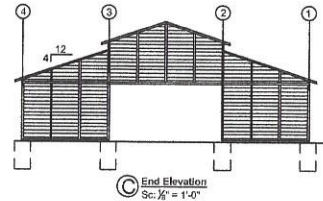
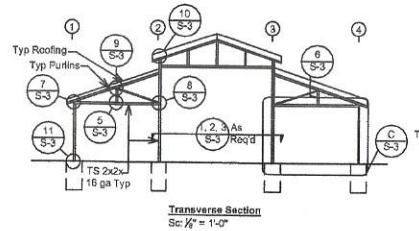
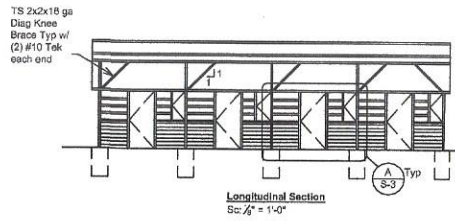
60' Gravel Road

Outdoor Arena
160' x 240'

80' Round Pen

PROPOSED OFFICE AND BATHROOM





Typ Roof: Fabral Herti-Rib Panel 28 ga
G1 90 ESR 5408 (latest edition) w/ (5)
#10 TEK screws (w/ neoprene washers)
per sheet @ each purlin

Typ Siding: 2x6 T&G Wood Siding set
in a Metal Frame

DESIGN & MATERIAL SPECIFICATIONS (Typical UNO)
 Building Code: International Building Code, 2018 Edition
 Prefab Metal Connectors: Simpson Strong Tie or equal
 Concrete: (No Spetal Inspection Required) f'c = 2,500 psi (@ 28 Days)
 Maximum Slump: 3-4 inches (+/- 1 inch)
 Reinforcing Steel: ASTM A615, Grade 40 for #4 & #6 bars
 Grade 60 for #8 bars and larger
 Structural Steel:
 Construction and Material Specifications per AISI latest Edition or eq.
 Tube Columns: ASTM A500 Grade B F(y) = 42 ksi - min
 Purlins: min F(y) = 55 ksi
 Note: Steel Fabrication is to be performed in approved fabricating
 shops per Code. No on site welding is expected.
 Welding electrodes: E70XX (min) or equal.
 No site plans, electrical, plumbing or HVAC service is to be provided as
 part of the plans prepared by this Engineer.
 USE #10 TEK screws x 1" (min) long as noted on the Plans -OR- equal
 TEK screws are self drilling, self tapping, machine screws are
 0.134" dia x 1" long (min). The threaded portion of the screw is to
 protrude a minimum of 1/4".

Structural Design Loads
Vertical Loads
 Roof Dead Load = 3 psf
 Roof Live Load = 20 psf
 Soil Bearing Capacity = 1,500 psf
Wind Lateral Loads
 Wind Speed
 V(alt) = 120 mph
 V(asd) = 93 mph
 Terrain Exposure = "C"
Seismic Lateral Loads
 Latitude = 39.3735404 Longitude = -119.7341828
 S(s) = 2.139 S(1) = 0.698
 F(s) = 1.200 F(1) = 1.500
 S(MS) = 2.567 S(M1) = 1.044
 S(OS) = 1.711 S(D1) = 0.996

Project area = 5,120 sq ft
 Occupancy Group: U
 Construction Type: V-9

Revisions
 A



George McCurdy
 Structural Engineer
 111-A South Main Street, Lake Elsinore, California 92530
 phone & fax: 951.674.8543 email: gmc@mcgcurdy.com
 web: www.gmcgcurdy.com

A.18) Steel RCA Roof Barn w/ (1) Patio for
 Darcy Bauer (650)888-6157
 145 Ox Yoke Lane
 Reno, Nevada 89521

Date
 1 Mar 21
 Drawn by:
 George McCurdy
 Job Number:
 21-46
 Scale:
 As noted
 Sheet

S-2

of Three Sheets

