



Board of Adjustment Staff Report

Meeting Date: June 1, 2017

Subject: Special Use Permit Case Number WSUP17-0005
Applicant: Lea Ann Canavan
Agenda Item Number: 9C
Project Summary: Request to establish a commercial stables facility that boards up to 20 horses, plus the owner's six horses; and to reduce parking and landscaping standards
Recommendation: Partial Approval with Conditions
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Development Division
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Description

Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch) – For possible action, hearing and discussion to approve a special use permit for an equine retirement facility under the commercial stables commercial use type. The facility is proposed to board up to 20 horses, plus the owner's six personal horses. The applicant also requests a reduction in parking and landscaping standards, to allow for: one less required parking space; decomposed granite instead of the required paved parking and maneuvering surface; open fencing instead of the required solid decorative wall or fence between the property and adjoining residential uses; and the placement of one tree every 40 feet instead of the required one tree every 20 feet adjacent to residential uses.

- Applicant/Property Owner: Lea Ann Canavan
- Location: 0 Old Ophir Road, immediately south of its intersection with Washoe Drive, and approximately 1,000 feet east of Highway 395
- Assessor's Parcel Number: 050-210-15
- Parcel Size: ±6.41-acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, *Special Use Permits*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26, T17N, R19E, MDM, Washoe County, NV

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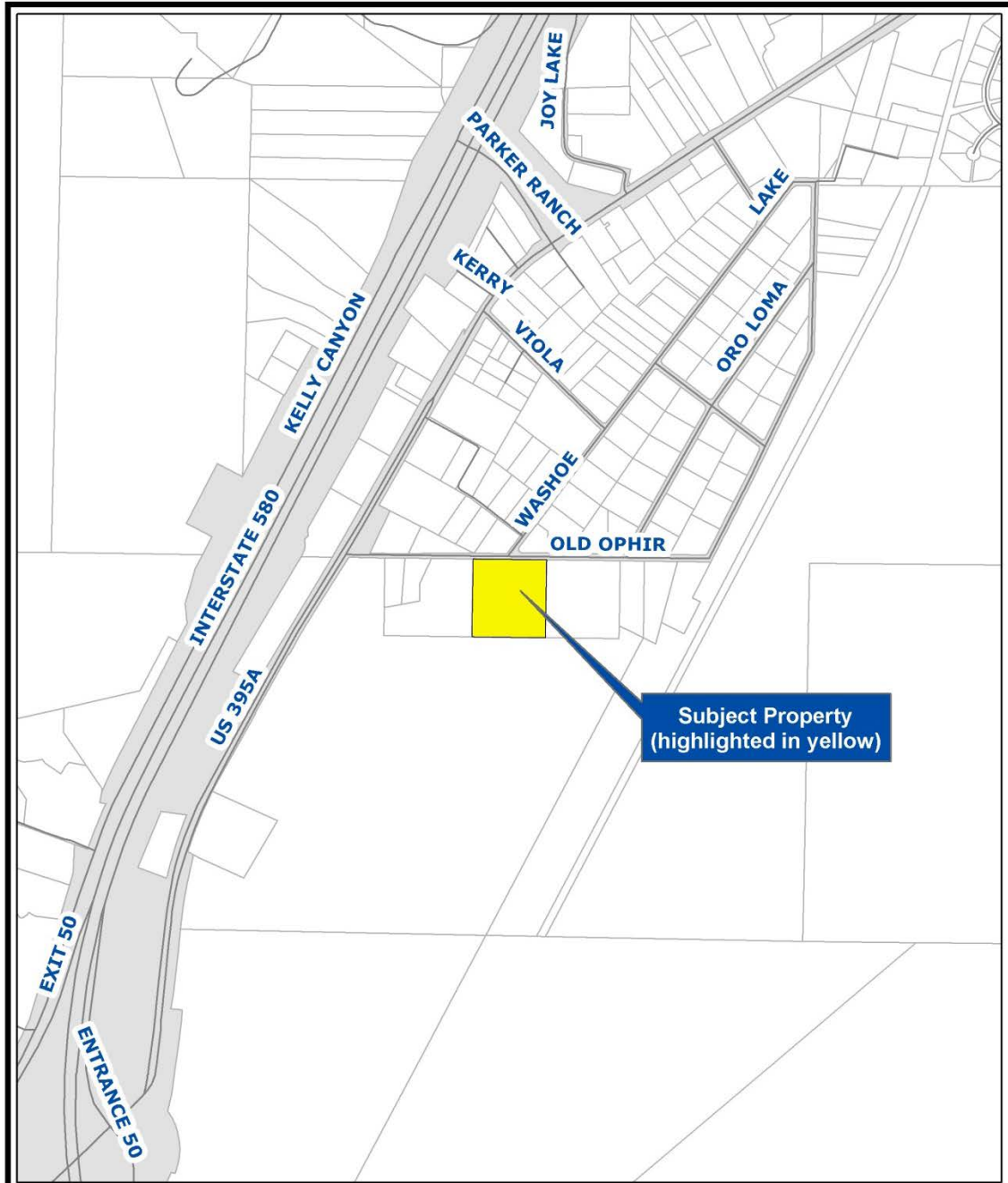
Special Use Permit

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

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

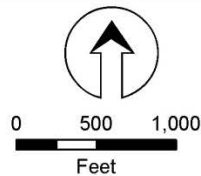
The Conditions of Approval for Special Use Permit Case Number WSUP17-0005 are attached to this staff report and will be included with the Action Order if the project is approved.

The subject property has a regulatory zone of Low Density Suburban (LDS). Commercial stables are a commercial use type allowed in the LDS regulatory zone but only with a Board of Adjustment approved special use permit per Washoe County Code (WCC) Table 110.302.05.3. Landscaping and screening development standards are established in WCC Chapter 110, Article 412, Landscaping. WCC Section 110.810.20(e) permits the Board of Adjustment to vary Chapter 110 (Development Code) standards as part of the approval of a special use permit. The applicant is seeking approval from the Board of Adjustment of the proposed special use permit; to include modifying the required parking, paving, screening and landscaping requirements.



Special Use Permit Case No. WSUP17-0005
Old Ophir Ranch

Source: Planning & Development



Date: March 14, 2017

Community Services
Department, Planning
and Development



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

Vicinity Map

SITE PLAN OLD OPHIR RANCH PHASE 1

WASHOE VALLEY, NV
MARCH, 2017

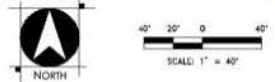


DEVELOPMENT STATS

- DRIVE ISLE: 20' TWO WAY ENTRANCE
- TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
- PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
- STABLES: 4 (THREE 12' X 48', & ONE 12' X 36')
- PASTURES: 4 (±4.64 AC)
- TEMPORARY OFFICE: ±450 SQ FT

OVERALL STATS:

- SITE: ±6.41 AC
- DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)
- HORSE SHELTERS/HAY BARN: ±2,175 SQ FT (0.7%)
- PASTURES: ±4.64 AC (72.4%)
- EASEMENT: ±0.37 AC (5.8%)
- OTHER LAND: ±1.18 AC (17.7%)
- BOARDING HORSE CAPACITY: 20 HORSES

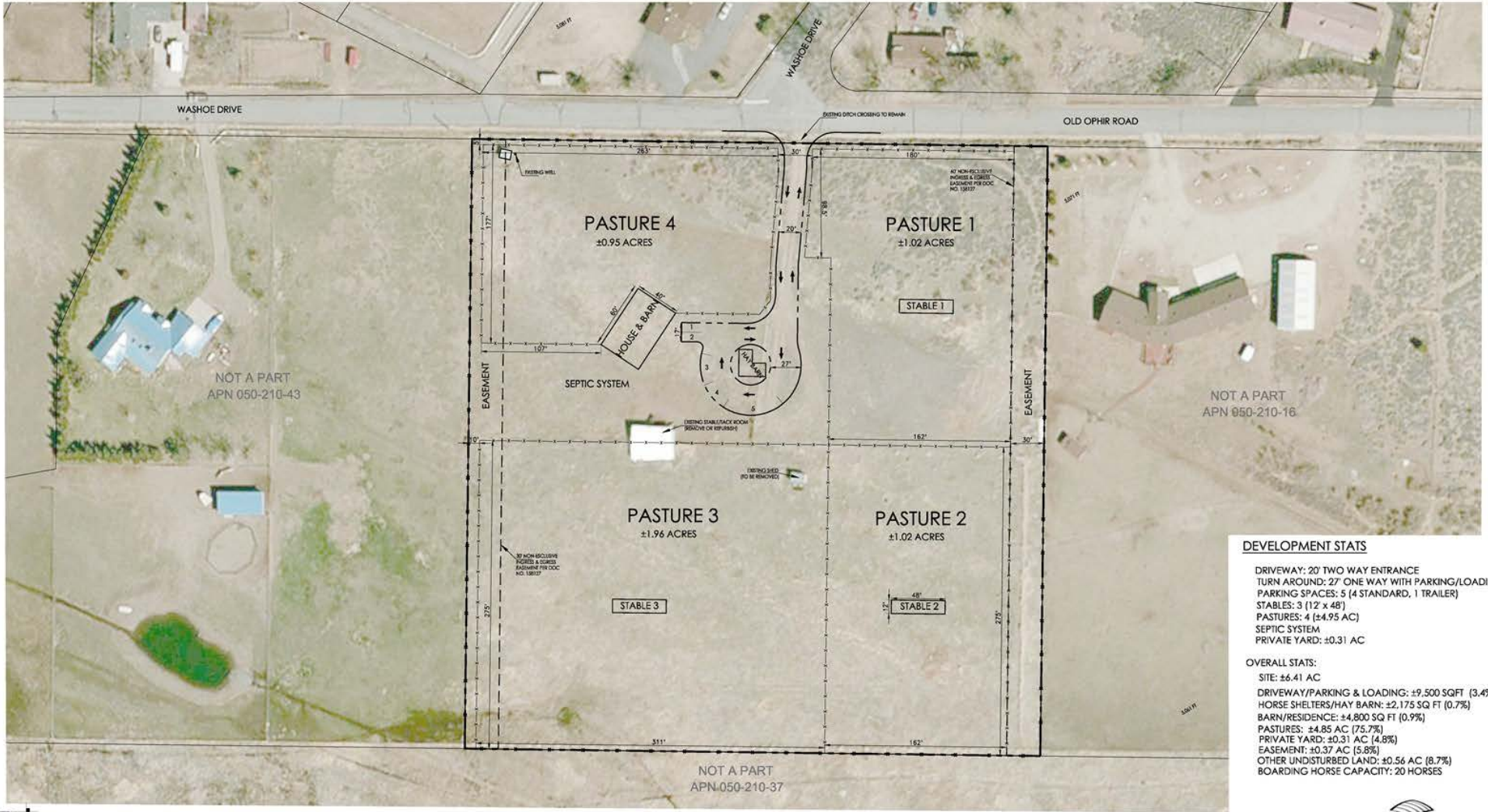


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Phase 1 Site Plan

SITE PLAN OLD OPHIR RANCH PHASE 2

WASHOE VALLEY, NV
MARCH, 2017

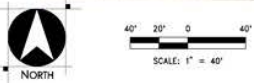


DEVELOPMENT STATS

- DRIVEWAY: 20' TWO WAY ENTRANCE
- TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
- PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
- STABLES: 3 (12' x 48')
- PASTURES: 4 (±4.95 AC)
- SEPTIC SYSTEM
- PRIVATE YARD: ±0.31 AC

OVERALL STATS:

- SITE: ±6.41 AC
- DRIVEWAY/PARKING & LOADING: ±9,500 SQ FT (3.4%)
- HORSE SHELTERS/HAY BARN: ±2,175 SQ FT (0.7%)
- BARN/RESIDENCE: ±4,800 SQ FT (0.9%)
- PASTURES: ±4.85 AC (75.7%)
- PRIVATE YARD: ±0.31 AC (4.8%)
- EASEMENT: ±0.37 AC (5.8%)
- OTHER UNDISTURBED LAND: ±0.56 AC (8.7%)
- BOARDING HORSE CAPACITY: 20 HORSES



Phase 2 Site Plan

CONCEPTUAL PLAN OLD OPHIR ROAD EQUESTRIAN FACILITY PHASE 3

WASHOE VALLEY, NV
MARCH, 2017

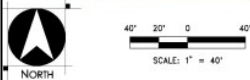


DEVELOPMENT STATS

- DRIVE ISLE: 20' TWO WAY ENTRANCE
- TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
- PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
- SHEDROWS (138' x 27'): ±3,726 SQ FT (x2)
- PASTURES: 3 (±4.95 AC)
- BARN/RESIDENCE (60'X40' 2 STORY): ±4,800 SQ FT
- SEPTIC SYSTEM
- PASTURE 3 : ±0.95 AC
- PRIVATE YARD: ±0.50 AC

OVERALL STATS:

- SITE: ±6.41 AC
- DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)
- SHEDROWS/HAY BARN: ±4,175 SQ FT (1.5%)
- BARN/RESIDENCE: ±4,800 SQ FT (0.9%)
- PASTURES: ±4.95 AC (77.2%)
- PRIVATE YARD: ±0.31 AC (4.8%)
- EASEMENT: ±0.37 AC (5.8%)
- OTHER UNDISTURBED LAND: ±0.56 AC (6.4%)
- BOARDING HORSE CAPACITY: 20 HORSES



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Phase 3 Site Plan

Project Evaluation

The applicant is proposing to establish a commercial boarding operation for up to 20 horses (plus 6 personal horses) on a ±6.41-acre property just south of Old Washoe City. The South Valleys Area Plan identifies the property as located within the West Washoe Valley Rural Character Management Area and adjacent to the boundaries of the Old Washoe City Historic District.

Current Conditions

The subject site slopes gently down towards Washoe Lake, losing approximately 16 feet of elevation from its northwest to southeast corners. The property is currently vacant except for a wellhouse and two partially dilapidated horse structures. As shown on the site photos included with this staff report, the majority of the property contains sparse vegetation. The South Valleys Development Suitability Map identifies the southwestern half of the parcel as containing potential wetlands.

Phasing

The applicant has requested that development of this project be completed in three phases.

Phase 1 is proposed to include construction of a hay barn, pasture areas, four stables, driveway, temporary office, parking areas and landscaping. See page 5 for the Phase 1 site plan. As part of the first phase, the proposal would initially establish four distinct pasture areas ranging in size from ±0.64-acres to ±1.96 acres. Each of the four pasture areas would contain a stable approximately 430 square feet to 580 square feet in size. A 20-foot-wide driveway would be constructed to connect to a ±27-foot-wide, single-direction driveway loop to provide an area for parking and turn-arounds. A hay barn of approximately 440 square feet is proposed to be constructed in the center of the driveway loop. Requested daily hours of operation are 7 a.m. to 7 p.m. for employees and 8 a.m. to 5 p.m. for clients and visitors. The applicant's representative has indicated that Phase 1 is anticipated to be completed within approximately 1 year from date of approval.

Phase 2 would include construction of a septic system, permanent residence and attached commercial space. See page 6 for the Phase 2 site plan. This structure would consist of a barn and small commercial office and restroom on the first floor, with a residence on the second floor. The overall structure is anticipated to be approximately 4,800 square feet, split evenly between the first and second floors. The applicant's representative has indicated that Phase 2 is anticipated to be completed within 18 to 36 months from date of approval.

Phase 3 would involve construction of two shedrow barns, each approximately 3,726 square feet in size. See page 7 for the Phase 3 site plan. This phase would also include removal of the smaller stables placed in each pasture during Phase 1.

The applicant seeks to establish the business and begin boarding horses on the property at the completion of the Phase 1. However, WCC Chapter 110 (Development Code) requires that all permanent commercial uses operate from a commercial structure. At a minimum, this should include an office and restroom for employees and clients. As a result, the applicant has revised their initial request to establish a temporary commercial structure (approximately 450 sq. ft.) onsite until the permanent residence and commercial structure are completed. As part of Phase 1, this temporary structure would be established onsite near the southern end of the driveway loop. Until Phase 2 is complete, onsite restroom facilities for employees and guests would be in the form of portable toilets. Recommended conditions of approval governing frequency of waste removal from these facilities have been included with Exhibit A. Additionally, the temporary commercial structure would be subject to the provisions of WCC Section 110.310.35(c), which

establish limitations on the timeframe and circumstances under which such a structure may be used. WCC Section 110.310.35(c) reads as follows:

- (c) Temporary Commercial Use Types and Offices. Any commercial use type and office may be established in commercial coaches, or other temporary structures rated for human occupancy during the construction, major remodel, or reconstruction of a permanent structure on a parcel provided that a building permit, to include a grading permit, is issued at the same time for the permanent use. The permanent structure shall be completed and the commercial coach will be removed from the property within 18 months from the original date of issuance of the building permit, or within 30 days of issuance of a Certificate of Occupancy, whichever is sooner. A \$2,000 bond to cover the cost of removal of the commercial coach, or satisfactory proof of removal, will be placed on file with the Building and Safety Division prior to the issuance of the Certificate of Occupancy. One extension for an additional 18 month period may be granted with a building permit extension or renewal, but in no case will the temporary occupancy be permitted after 37 months from the original date of issuance of the building permit.

The proposed phasing of the project introduces uncertainties in terms of allowing for a commercial use to be established onsite prior to a permanent commercial structure and septic system being completed. To reduce the likelihood of the operation continuing without these necessities in place, staff recommends that this special use permit be brought back before the Board of Adjustment for review within 40 months from the date of approval. This subsequent review will allow for staff and the Board to ensure conditions of approval have been met and evaluate whether it is appropriate to continue the proposed use if the second phase of the project has not yet been completed. Since Phase 2 is proposed to be completed 18-36 months from date of special use permit approval, 40 months should provide adequate time to allow for completion of Phase 2 prior to bringing this item back to the Board.

Compatibility

The parcel has a regulatory zone of Low Density Suburban (LDS) and is bordered to the east, west and northeast by other LDS-zoned properties. To the south is public land that has been zoned Open Space. Across Old Ophir Road to the north are properties with the High Density Rural regulatory zone. To the northwest across the road is property with the General Commercial regulatory zone but has been developed as a single-family residential use.

Parking, Landscaping and a Request for Reduced Standards

As part of the overall proposal, the applicant is also asking the Board to reduce commercial parking and landscaping requirements. The applicant seeks to reduce the required number of parking spaces from six to five. This would include four standard parking spaces and one trailer parking space. The request also seeks to utilize decomposed granite in lieu of a paved surface for the driveway and parking/loading areas. Due to the limited traffic anticipated at this facility, staff is in support of these requests. However, the applicant will still be required to adhere to the other parking standards of the Development Code, including those for handicapped parking.

The applicant also seeks to reduce screening standards that require a solid decorative wall or fence along property lines abutting residential uses and proposes to establish open fencing instead. South Valleys Area Plan Policy SV.2.9 requires that perimeter fencing be consistent with an "open fencing" concept; thus, staff supports this request, but recommends a condition of approval requiring proposed fencing be reviewed for appropriateness by the Design Review Committee.

Additionally, the applicant seeks to reduce the number of trees required for a landscape buffer adjoining residential uses. WCC Section 110.412.40(c) requires one tree every 20 feet of property line adjoining a residential use. The applicant is seeking to reduce that to one tree

every 40 feet. Due to the number of horses proposed on the property and the concerns voiced by neighboring property owners regarding the project, staff does not support the request for reducing the landscape buffer. Within Exhibit A, a recommended condition of approval (1f) has been included to reflect staff’s recommendation for these parking and landscaping reductions.

It should be noted that the landscape plans submitted with the application show the required trees and fencing as being planted within access easements located along the eastern and western property lines. A recommended condition of approval has been included with Exhibit A prohibiting fencing and landscaping from being located within these easements.

Other Considerations

As described in the public comment section on page 15 of this staff report, nearby property owners have expressed concerns over the proposal, including the overall number of horses on the property, emergency evacuations, volume of manure generated and kept on site, resulting odors, issues with dust and mud, and other potential impacts.

Prior to the issuance of a business license, Washoe County Regional Animal Services will require that the applicant obtain a commercial animal welfare permit which will include, in part, emergency evacuation planning. The Washoe County Health District will also require that a waste management plan be provided for the management and disposal of manure generated onsite for all animals, whether boarded or owned by the applicant. Additionally, the Health District’s Air Quality Management Division will require a dust-control permit prior to any development on site, as well as requiring that the facility operate in compliance with all applicable air quality regulations.



Aerial photo, with subject property outlined in blue



Examples of proposed temporary commercial structure



Example style of proposed shedrow barn



View from approximate center of property, looking east to adjacent residence



View from northern property line, looking south across the parcel



View looking west to adjacent residence

Relevant Policies of the South Valleys Area Plan

SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.

Staff Comment: A single light is proposed onsite at the hay barn located near the center of the property. Lighting will be required to comply with the provisions of Article 414, Noise and Lighting Standards, which include down-shielding and no spillover onto adjacent properties.

SV.2.9 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications or non-residential site plans.

Staff Comment: Generally, when a commercial use is adjacent to a residential use, a solid, decorative wall or fence is required to provide screening of the commercial activity. Per this policy, the applicant is requesting that the requirement for such a wall be waived, and that open fencing be installed instead.

SV.2.11 All landscape designs will emphasize the use of native vegetation, with nonnative and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: Prior to the issuance of any ground-disturbing activity, the applicant will be required to submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee.

SV.2.13 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Comment: The applicant presented their proposal to the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) on March 9 and May 11, 2017. At the meetings, neighboring property owners voiced several concerns, as outlined beginning on page 14 of this staff report. A number of recommended conditions of approval included with Exhibit A are intended to mitigate potential impacts to adjacent properties. The applicant has also provided a written response to concerns voiced at the CAB meetings. These responses are included with Exhibit C.

SV.2.15 Proposals for special use permits to establish non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR) to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

Staff Comment: The Washoe County Health District has reviewed the proposal and provided conditions of approval, including requirements for an on-site sewage disposal system, potable water source requirements, and manure management and removal.

SV.2.16 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.

Staff Comment: A finding to this effect has been included with the motion that begins on page 17 of this staff report. Staff believes that the community character as described can be preserved through the nature of the proposal and the recommended conditions of approval.

- SV.7.3** The review of all special use permits for the establishment of a non-residential use in West Washoe Valley must include a consideration of how the proposed use will impact adjacent neighborhoods, including but not limited to Best Management Practices “dark sky” lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community character described in the Character Statement. Standards for review should be distinctly rural, recognizing the integrated character of the area. The application of conditions to special use permits should seek to mitigate the potential impacts of these uses on residential areas, without constraining the pursuit of agricultural and other non-residential activities.

Staff Comment: Recommended conditions of approval have been included that seek to balance the requirements of the South Valleys Area Plan and applicable policies with potential impacts this operation may have on neighboring property owners.

- SV.14.1** Prior to final map recordation of tentative maps and prior to issuance of building permits for special use permits, or public-initiated capital improvements in the South Valleys planning area, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.

Staff Comment: A recommended condition of approval has been included to this effect.

- SV.18.3** The granting of special use permits in the South Valleys 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: The Washoe County Health District’s Air Quality Management Division reviewed the proposal and provided recommended conditions of approval, including the requirement for a dust control permit and adherence to relevant air quality regulations.

- SV.27.3** Development proposals that impact any area designated “potential wetlands” on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

Staff Comment: A recommended condition of approval has been included to this effect.

South Truckee Meadows/Washoe Valley Citizen Advisory Board and Public Comment

The proposed project was initially presented by the applicant’s representative at the regularly scheduled Citizen Advisory Board (CAB) meeting on March 9, 2017. Due to changes in the initial application, the updated portion was presented to the CAB on May 11, 2017. Minutes from both meetings are attached as Exhibit B.

At the CAB meetings, several members of the public asked questions and voiced concerns regarding the proposal. As of the date of this staff report, 18 comment letters have been

received from members of the public regarding this request. Seven were letters from nearby residents generally against the project; 11 were letters of support from previous clients. These letters are attached as Exhibit E.

Concerns voiced during the CAB meeting and in the letters received reflect the following topics:

- Introduction of a commercial use in a residential area
- Number of horses on size of property
- Dust control
- Volume of manure generated
- Impact of smell and traffic
- Possibility of airborne disease and horse flies
- Integrity of proposed structures, including portable toilets, and their ability to withstand the area's winds
- Emergency evacuation plans
- Water rights

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development Division
 - Building and Safety Division
 - Engineering and Capital Projects Division
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services Program
- Washoe County Regional Animal Services
- Truckee Meadows Fire Protection District
- Nevada Division of Water Resources
- Regional Transportation Commission
- Washoe-Storey Conservation District

Several of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the project is approved.

- Washoe County Planning and Development Division addressed timing of phasing and returning to the Board of Adjustment, commercial structure requirements, landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Regional Animal Services requires the applicant to obtain a Commercial Animal Welfare Permit prior to issuance of a business license.
Contact: Robert A. Smith, 775.353.8945, rasmith@washoecounty.us

- Washoe County Health District, Environmental Health Services Division addressed requirements for an on-site sewage disposal system, potable water source requirements, manure management and removal, etc.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- Washoe County Water Rights identified estimated annual water demand and ground water rights requirements.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Washoe County Building and Safety Division requires the applicant to obtain all appropriate building, grading and/or placement permits prior to developing the property, adhering to relevant commercial standards where applicable.
Contact: Mojra Hauenstein, 775.328.3619, mhauenstein@washoecounty.us
- Truckee Meadows Fire Protection District addressed the requirement for structures to obtain permits and for the business to comply with relevant fire codes.
Contact: Amy Ray, 775.326.6000, aray@tmfpd.us
- Washoe County Engineering and Capital Projects Division, the Health District's Emergency Medical Services Program and the Regional Transportation Commission reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

WCC Section 110.810.30 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 with the recommended conditions of approval, the proposal is in compliance with the required findings as follows.

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

Staff Comment: The South Valleys Area Plan explicitly places a high value on equestrian uses in the area and the maintenance of a rural lifestyle that supports this type of use. As proposed, the use is consistent with the policies, standards and maps of the Master Plan and South Valleys Area Plan.

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

Staff Comment: With the proposed conditions of approval, adequate facilities will be provided or are planned for with this permit.

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

Staff Comment: The site is relatively flat, with a gentle slope to the southeast. It is located within the South Valleys Area Plan, which contains numerous policies focused on preserving a rural lifestyle and placing a high value on equestrian uses in the area.

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

Staff Comment: With the recommended conditions of approval provided by various reviewing agencies, the impacts of the proposed use will be sufficiently mitigated to meet this finding.

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

Staff Comment: This project is not anticipated to have a detrimental effect on the location, purpose or mission of any military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. After a thorough analysis and review, Special Use Permit Case Number WSUP17-0005 is being recommended for approval with conditions, with the exception that the requested reductions in parking and landscaping standards only be approved as outlined in the staff report and in Exhibit A. 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 received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case Number WSUP17-0005 for Lea Ann Canavan, with the conditions attached as Exhibit A to this matter. This includes only a partial approval of the requested reduction to parking and landscaping standards, as identified in Exhibit A. The Board has made all five required findings in accordance with Washoe County Code Section 110.810.30, and the two required findings in accordance with the South Valleys Area Plan:

WCC Section 110.810.30 Required Findings

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

South Valleys Area Plan Required Findings:

SV.2.16 The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

SV.18.3 Per the conditions of approval attached as Exhibit A, no significant degradation of air quality will occur as a result of the permit.

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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Lea Ann Canavan
 12505 Overbrook Drive
 Reno, NV 89511

Consultants: Wood Rodgers, Inc.
 Attn: Eric Hasty and Stacie Huggins
 1361 Corporate Boulevard
 Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP17-0005

The project approved under Special Use Permit Case Number WSUP17-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 1, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a building permit or business license. 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 Development Division.

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

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

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

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

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

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

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 Washoe County Health District, 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 Development Division

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

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and 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.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit or to further develop the property.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- e. A commercial structure containing, at a minimum, an office and a restroom for employees and clients, shall be established onsite prior to the issuance of a business license. If a temporary commercial coach is established for this purpose prior to construction of a permanent structure, it shall conform to the requirements of Washoe County Code Section 110.310.35.
- f. A reduction in the following parking/landscaping standards has been authorized as part of this Special Use Permit:
 - Allowing for five parking spaces, instead of the required six spaces. This will include four standard vehicle spaces and one trailer space.
 - Allowing for decomposed granite to be used instead of a paved surface in parking and maneuvering areas. This exception does not apply to handicapped parking/access areas.

- Allowing for “open fencing” to be utilized instead of a solid decorative wall or fence adjacent to residential uses. The specific details of such fencing shall be provided to and approved by the Design Review Committee to determine appropriateness.
 - All other applicable parking and landscaping requirements remain in effect, including, but not limited to those for handicapped parking and landscape buffers.
- g. Manure shall be controlled on-site and shall not be transported onto adjacent parcels via drainage runoff.
- h. Prior to the issuance of a building permit or business license, the applicant shall conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands. If wetlands are found to be present on the subject site, the applicant shall provide evidence of how any on-site development in these areas is consistent with Goal 27 of the South Valleys Area Plan.
- i. Prior to issuance of building permits or a business license, the applicant shall provide confirmation from the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) if an appropriate archaeological investigation/survey is required.
- j. Prior to the issuance of a building permit or business license, or any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: exterior lighting, fencing, landscaping design, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, and landscaping irrigation system.
- k. Landscaping and fencing shall not be placed within the right-of-way or within any access easement on the property. Any fencing currently located within access easements on the property shall be relocated to outside of the easement, prior to the issuance of a business license.
- l. No horses shall be boarded on the property prior to the issuance of a business license.
- m. Prior to the issuance or renewal of a business license, the applicant shall provide to the Planning and Development Division a valid copy of an executed contract/service agreement for delivery and waste removal of on-site portable toilets. At a minimum, waste removal shall be scheduled monthly, or more frequently if needed. If in the event the County receives complaints, the schedule may be required to be modified. The length of the contract shall extend a minimum of 18 months, to be continued or renewed as necessary until an appropriate septic system has been installed and a final inspection/certificate of occupancy has been issued for an on-site commercial structure with restroom facilities.
- n. This Special Use Permit shall be re-heard by the Board of Adjustment (Board) no later than October 2020 (40 months from date of original approval), or the original approval shall be rendered null and void. In order to meet this deadline, the applicant shall coordinate with the Planning and Development Division ahead of time to ensure appropriate materials are submitted by the application intake date for the necessary hearing. The purpose of the public hearing shall be to provide a status update to the Board on phasing of the project and whether Code requirements and conditions of approval have been met. The Board shall determine if the existing conditions of approval are adequate and if it is appropriate to continue the use.

- o. No structures used for the operation of this business shall be constructed with reflective roofing or siding.
- p. The following **Operational Conditions** shall be required for the life of the project:
 - i. Except as provided for in Condition 1(n), 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 null and void.
 - iii. A valid business license is required to be maintained at all times.
 - iv. At no time shall the number of boarded horses on site exceed 26 (maximum of 20 boarded horses, plus maximum of 6 personal horses).
 - v. General daily hours of operation are limited to 7 a.m. to 7 p.m., with hours of operation for visitors and guests limited to 8 a.m. to 5 p.m.
 - vi. No off-site parking, to include street parking, is permitted for this operation.
 - vii. All landscaping and irrigation systems shall be maintained at all times to conform with Article 412 of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover as applicable.
 - viii. Shows, events, sales and/or training shall be prohibited under this Special Use Permit. The approved use is for horse boarding only.
 - ix. Any and all amplification associated with the facility shall be prohibited under this Special Use Permit.

Water Rights Conditions

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- q. Utilizing the State Engineer's basic water demand calculation for horses of 20 gallons per day, per horse, the estimated annual water demand is 0.45 acre-feet. Additional water demands shall be quantified and added to this quantity.
 - i. Adequate ground water rights per the estimate above shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer. Additional water use may require additional transfer of water rights.
 - ii. The water rights shall be in conformance with Article 422 of the Washoe County Development Code and subject to dedication requirement as described under said Code, and in conformance with the South Valleys Area Plan.

Washoe County Health District (WCHD)

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

Environmental Health Services Division Conditions

Contact: Wes Rubio, Environmental Health Services Division, 775.328.2635, wrubio@washoecounty.us

- a. The WCHD has reviewed the Special Use Permit and has the following conditions as requirements for the operations and permitting of this facility:
 - i. Provide an approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control for a commercial On-site Sewage Disposal System;
 - ii. Provide the total number of employees and anticipated visitors to the location per week;
 - iii. Identify the source of potable water for the proposed use of the facility;
 - Depending on the source of water and proposed use, an official Water Project may be required for review and approval by the WCHD;
 - The facility may be required to become a permitted Public Water System as part of this process;
 - iv. Provide a waste management plan for the management and disposal of all manure and animal waste for the facility and privately owned stock.

Air Quality Management Division Conditions

Contact: Mike Wolf, 775.784.7206, mwolf@washoecounty.us

- b. A dust control permit from AQMD is required prior to start of site improvements (see District Board of Health Regulations Governing Air Quality Management 040.030 C 3).
- c. Although AQMD will not require facility permitting the following regulations still apply:
 - District Board of Health Regulations Governing Air Quality Management 040.030
 - District Board of Health Regulations Governing Air Quality Management 040.055

Washoe County Regional Animal Services

3. The following condition is a requirement of Washoe County Regional Animal Services, which shall be responsible for determining compliance with this condition.

Contact: Robert A. Smith, 775.353.8945, rasmith@washoecounty.us

- a. Prior to the issuance of a business license, the applicant shall obtain a Commercial Welfare Permit from Washoe County Regional Animal Services and provide evidence of the permit to Washoe County Planning and Development.

Washoe County Building and Safety Division

4. The following condition is a requirement of the Washoe County Building and Safety Division, which shall be responsible for determining compliance with this condition.

Contact: Mojra Hauenstein, 775.328.3619, mhauenstein@washoecounty.us

- a. The applicant shall obtain all appropriate building, grading and/or placement permits prior to developing the property, adhering to relevant commercial standards where applicable.

Truckee Meadows Fire Protection District

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

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. This business shall meet the requirements of Washoe County Code Chapter 60, the International Fire Code and International Wildland Urban Interface Code.
- b. Plans/permits shall be obtained for all future buildings.

*** End of Conditions ***



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

Date: March 16, 2017
To: Roger Pelham, Washoe County Planner
Re: **Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch)**
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on March 9, 2017.

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

7B. Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch) – Request for community feedback, discussion and possible recommendation to allow for an equine retirement facility under the commercial stables use type. The facility is proposed to board up to 20 horses.

- Applicant/Property Owner: LeAnn Canavan
- Location: 0 Old Ophir Road, immediately south of its intersection with Washoe Drive, and approximately 1,000 feet east of Highway 395
- Assessor's Parcel Number: 050-210-15
- Staff: Kelly Mullin, 775-328-3608, kmullin@washoecounty.us
- Reviewing Body: The following case is tentatively scheduled to be heard by the Board of Adjustment on April 6, 2017

Eric Hasty, Planner with Woodrogers, gave a PowerPoint slide show:

Project Background:

- Owner: existing business in the area, but has future plans to live on the area
- Equine retirement facilities will have no event training, low visitation.
- Property boundary: Old Ophir Road and US 395
- Surrounding uses: Single family, open space/public land
- Current land use designation: LDS
- Surrounding use: HDR, LDS, Open Space
- West Washoe Valley Rural area plan
- Special Use Permit for commercial stables: This is allowed use with LDS zoning with approval of SUP
- Modification for a reduction in standards: Asking for reduction of trees, decorative wall
- Asking to divide land into 4 pastures: shelter housing for horses
- Haybarn in turnaround
- Access to the property – graded 2-way driveway with one way turnaround and parking
- Provide pedestrian and equestrian access to the public land open space – two existing easements; improvements to an existing easement.

Cynthia Hahn said she lives next to the subject property. She said she is speaking on behalf another neighbor near the subject project. West Nile virus is a problem in Washoe Valley. She said they are retired people in the area. There won't be any grass left on that property. There will be lots of dust and dirt. She said her husband has COPD, and the dust won't be good for him. There will be people speak at the April 6th meeting. There will be airborne diseases. She spoke about the fire and how difficult it is to evacuate horses.

Jerry Pieretti said he lives north of the property. He said he spoke to the planner. He said he gave considerable thought and consideration, 20 horses – what will do that to the fragile pasture. 4-5 horses will destroy the property. The winds in the area have been clocked 94 miles per hour. He said he is worried the structure they want to put up on the property won't withstand the winds. He asked if they will have a truck out there to water the dust down. He said after consideration, he doesn't think it's a good idea. He said we get things forced upon

us – for example, the marijuana facility. He said the neighborhood is a nice place for retirees but is concerned with commercial use.

Ginger Pierce said she is the homeowner association president for Steamboat/Pleasant Valley. She said she is the 'water lady.' She said surface water doesn't pertain to wells. When you purchase land, you don't purchase the water rights. You cannot water the property with the well with surface water rights. They have no water whatsoever. She said its sagebrush. A pasture takes a lot of water. She said they need to purchase water rights.

David asked why would want to do commercial when you buy in a residential area and try to change the zoning. This facility would not enhance the area. 4.6 acres of pasture is not enough. It will be destroyed. It will be a mud bath or dust. He said they live next to it. It will smell. It is horse county but 20 is too many in a residential area. He said he doesn't understand why it needs to be located there. He said it's not fair to the horses. Commercial use is for a commercial area.

Jim Rummings said the size of the pasture isn't large enough.

LeAnn Canavan said the horses will not be on the pasture 24/7. They will be in their stables during certain hours and will be pasture in rotation. The pasture will be sustainable and managed. Grass hay will be the feed. Grazing for their minds and will be based on wind and weather. Pastures are for daily turn out with rotations. Leeann said she has phases of the project. Phase one is to obtain SUP and moving the business. Phase two is to move and live there 24/7. She said she is there 12 hours a day currently. She said she would like to get permits as soon as possible. She would like to live in her trailer while she gets her home built and currently leases on Rhodes road.

Patricia Phillips said she owns horses. She loves the idea of aging horses, but worried there are too many horse for this area. She said she knows how hard it is to maintain pasture and water rights and trying to keep the mud and dust down. She said she suggests going back and look at the plans to keep the dust down and how are you going to maintain pasture with a 200 feet deep well. You need water. She said one pasture needs to be unused one month at a time.

Kelly Mullin said part of review process – application goes to agencies for review to receive feedback. She said those play into analysis. They will make a staff report with recommendation for the board of adjustment. State mandated requirement regarding with delays.

Bob Vaught said he lives in Washoe Valley. He said it will be about how well the owners take care of the issues and how they will be addressed. He said he is concerned about those issues. He said he would like to see the operation runs well and they will be a good neighbor. It is hard to oppose the project if those issues can be well managed.

Jim Rummings said the concerns are water of 2,000 gallons a day with restrictions, no monitoring. They cannot use the water for dust control, only for use in the house. Roger Pelham said commercial uses require commercial water rights. Residential water rights cannot be used for commercial uses. Domestic privileges cannot be used for commercial. Air quality management have restrictions on dust control and would require permits to be issued before operations.

Jim Rummings said this discussion said could help the applicant to avoid complications before moving forward in order to comply.

MOTION: Patricia Phillips recommended to forward the comments heard regarding the project and for the owner to address the stated concerns. Steven Kelly seconded the motion to forward the comments. The motion passed unanimously.



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

Date: May 11, 2017
To: Roger Pelham, Washoe County Planner
Re: **Old Ophir Ranch (Special Use Permit Case Number WSUP17-0005)**
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on May 11, 2017.

6. DEVELOPMENT PROJECT UPDATES – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: www.washoecounty.us/comdev/da/da_index.htm. These items have previously been heard by the Citizen Advisory Board.

6B. Old Ophir Ranch (Special Use Permit Case Number WSUP17-0005) – Update and discussion by the Citizen Advisory Board members regarding a request to allow for an equine retirement facility under the commercial stables use type. The facility is proposed to board up to 20 horses. This item was previously heard at the STMWV CAB meeting on March 9, 2017 and is available for review online or by visiting www.washoecounty.us/cab

- Applicant/Property Owner: LeAnn Canavan
- Location: 0 Old Ophir Road, immediately south of its intersection with Washoe Drive, and approximately 1,000 feet east of Highway 395
- Assessor's Parcel Number: 050-210-15
- Staff: Kelly Mullin, 775-328-3608, kmullin@washoecounty.us • Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment on June 1, 2017.

Eric Hasty, Woodrogers

- Presented last CAB meeting – March 9th
- A special use permit for commercial stables – horse retirement facility, west washoe valley character management area.
- New phase. Permanent stables not temporary.

He showed the previous proposal and new proposal, with new phase.

- Phase 1: drive aisle and turnaround
- Fencing for pastures
- Hay barn and stables

Construction of shedrow barns – more permanent, house up to 10 horses each with a tack room.

- Fencing – 12X48 each stall
- Removal of temp stables 1-2.

He showed an example of the shedrow barns

Addressing issues:

- Available water rights
- Manure management – submit plan to health district
- Number of horses – no limit
- Overgrazing – proper rotation; currently the pastures have been maintained. The horses will receive hay in stables and not rely on pastures.
- Dust – control plan required for washoe county
- Equine diseases – vaccination records required. She won't allow horses without proof of vaccination.

Jason Katz asked for clarification. This is a commercial enterprise. This area is not zoned. Eric said it's LDS with special use permit for stables use. Eric said she wishes to reside on the property while taking care of the horses.

Pat Phillips said she has horses and knows what is involved. They addressed many of the concerns voiced last time. She said she sees no problem with it. Jason said he has problem with commercial property on this land. There are other alternatives.

Cheryl Pricco said she lives on Old Olphir road, and is concerned at initial proposal and addendum. She said neighbors concerns are not concerns with dirt and dust. There is an equestrian center that was grandfathered in. There are two homes on that property. There are trees every several feet on that property. This proposal wants the trees every 40 feet and they aren't mature. People are parking on neighbors' property. This is the beginning. She said it doesn't fit our lifestyle. She says she doesn't want to live next to commercial use property. If we have a fire, we can't get out, and you can't get to our neighborhood. How will they get the horses out. She said don't like the addendum; and the conditions don't have to be completed in order.

There were other residents who wanted to express their opposition but had to leave.

Jason Katz said he can't support this when there are viable alternatives. Jim Rummings said we are trying to shoehorn a commercial into a residential neighborhood. Something has been changed, but doesn't address everything. The county needs to consider residential neighbors impacts. The County needs to do more due diligence for laws and restrictions for coexistence.

Motion: Jason Katz we said we neither approve nor disapprove; it's not conforming and issues haven't been addressed to boards satisfaction. Pat seconded the motion. Motion passed unanimously.



May 16, 2017

Mrs. Kelly Mullin; Planner
Washoe County Community Services Department
VIA EMAIL

**RE: Special Use Permit
South Truckee Meadows/Washoe Valley Citizens Advisory Board (2nd Meeting)**

Kelly,

Below is a response to the comments submitted both in person and in writing during the May 11, 2017 South Truckee Meadows/Washoe Valley Citizens Advisory Board (CAB) meeting regarding the Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch). Many comments/concerns that were addressed were previously discussed at the CAB Meeting on March 9, 2017. In order to avoid redundancy, items previously discussed during that meeting were not included in this response letter.

An update on Case Number WSUP17-0005 (Old Ophir Ranch SUP) was presented to the CAB on May 11, 2017. A brief presentation was provided to the residents by the applicant's representative (Eric Hasty, Wood Rodgers). The presentation included an update to the proposed project, including a new Phase, as well as an update regarding concerns noted at the previous CAB meeting. Following the presentation, the CAB Chair opened the item for public comment. The comments were recorded in the minutes by Misty Moga, Recording Secretary, and summarized on May 11, 2017.

Below is a summary of the public comments received at the meeting:

- 1) Several residents and members of the Board were concerned about a proposed commercial use within an area designated for residential development.

Response: The project site is designated Low Density Suburban (LDS) which permits "Commercial Stables" through the Special Use Permit process. More specifically, according to the Washoe County Development Code Section 110.304.25 (2);

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

Under this classification, the County considers the proposed Equine Retirement Facility as a commercial use. Development Code Table 110.302.05.3 (Attachment 1) indicates that commercial stables are permitted in several residential districts (LDR, MDR, HDR, LDS/LDS 2, PR, GR, and GRA), but allowed in only one commercial district (Tourist Commercial, TC). All of these zoning designations would require a special use permit.

It should be further noted that the only commercial zoning designation that allows commercial stables (TC), does not allow any residential units within that zoning designation (see Attachment 2). Since the

nature of the proposed special use permit requires the applicant to live on site, the TC zoning designation would not be appropriate for the use.

The proposed property is zoned Low Density Suburban (LDS). As stated previously, commercial stables are allowed under this designation with a Special Use Permit. Furthermore, seven of the eight zoning designations in which commercial stables are allowed are residential zoning designations. This would suggest that the County not only supports commercial stables in residential zoning designations, but encourages it.

2.) A concern was noted regarding the proposed phases and the fact that a commercial structure and the shedrow barns can be constructed without a residential unit.

Response: It is not the intention of the applicant to live elsewhere; she wanted a place where she could live and work. Architectural plans have been prepared and submitted to the County, showing a combination commercial/barn structure on the first floor, and a private residence on the second floor.

It is the applicants goal to live on site as soon as possible. The intention is to construct this project as soon as the SUP is approved and all building permits are secured. As previously noted, the current zoning (LDS) allows the applicant to live on site and operate a business, such as a commercial stable with an SUP (see Attachments 1 and 2). The combination of these uses on one site is what attracted the applicant to the property.

On behalf of the applicant, we believe we have addressed the questions/comments raised by the residents and Board members at both Citizens Advisory Board meetings. We believe that the proposed Special Use Permit for the Equine Retirement Facility or commercial stables as defined by the Washoe County Development Code, is a reasonable request and appropriate given the additional information provided in this letter.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,



Eric Hasty
Planner
Wood Rodgers, Inc.

Attachments:

- Attachment 1
- Attachment 2

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels.	
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S ₂	--	--	--	--	--	--	S ₂	S ₂
Veterinary Services, Pets	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	P	--	--	--	--	S ₂
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S ₂	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S ₂	S ₂	S ₂	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S ₂	S ₂	P	S ₂	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

* The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables [as defined in Section 110.304.25(c)(2)] in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

Attachment 2

- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Agricultural is indicated as "GRA."

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	A	A

Key: -- = Not allowed; A = Allowed; AR = Administrative Review pursuant to Section 110.306.25(i); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development



March 22, 2017

Mrs. Kelly Mullin; Planner
Washoe County Community Services Department
VIA EMAIL

**RE: Special Use Permit
South Truckee Meadows/Washoe Valley Citizens Advisory Board**

Kelly,

Below is a response to the minutes listing the comments/concerns addressed at the March 9, 2017 South Truckee Meadows/Washoe Valley Citizens Advisory Board meeting regarding the Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch).

The Special Use Permit (Case Number WSUP17-0005) was presented to the South Truckee Meadows/Washoe Valley Citizens Advisory Board on March 9, 2017. A brief presentation was provided to the residents by the applicant's representative (Eric Hasty, Wood Rodgers). Following an overview of the proposed Special Use Permit, the item was opened for public comment. The comments were recorded in the minutes by Misty Moga, Recording Secretary, and summarized on March 16, 2017.

Below is a summary of the public comments received at the meeting:

- 1) Several residents and members of the board were concerned about the availability of water for domestic, commercial, and irrigation uses.

Response: The applicant has been in contact with the Nevada Division of Water Resources (NDWR) regarding the water concerns addressed during the meeting. There is an existing well on site and the applicant currently has domestic water rights for use in the proposed residence.

As stated by Roger Pelham, "commercial uses require commercial water rights". The applicant is currently in discussion with NDWR and is currently applying for the required commercial water rights. The amount of water needed for commercial use was calculated based on the use with the help of the NDWR. The applicant has found a way to secure those commercial rights and is currently pursuing the option.

Also, the property is allowed in the collection and storage of surface water rights for use in irrigation. The applicant is currently working with the NDWR to submit the permits to transfer the surface water rights associated with the property into the applicant's name. The NDWR is not anticipating this to be a problem. According to the NDWR additional water rights are available for domestic, commercial, and irrigation uses.

- 2) Several residents expressed concerns that the property is too small for the number of horses and this could be detrimental to the health of the horses.

Response: According to the Washoe County Regional Animal Services, there is no limit to the amount of horses allowed at a boarding facility, nor is there no recommendation to the number of acres required per head of horse. With that being said, the applicant has had experience in managing the same amount of horses in a similar size area. The applicant bought the land understanding the special needs for the number of horses she is proposing in the application. This was based upon over 5 years of experience in caring for retired horses.

These horses that will be boarded on the property had participated in shows, competitions, rodeos, or were used on working ranches and now they are no longer physically able to perform their duties due to injuries or old age. Most of the horses can no longer be ridden and many have physical limitations which limits amount of exercise they need when compared to younger horses. These horses need only moderate exercise. The pastures described in the Site Plan, along with the access to the public lands to the south will allow the horses the physical and mental stimulation they need to live a healthy life. Letters from customers of the applicant have been submitted in favor of the care the applicant has provided in the past.

- 3) Comments were made raising concerns that the of the amount of horses on the property will cause over grazing and that the heavy traffic of so many horses will destroy the pastures.

Response: The proposed project is for retired horses. These horses, although healthy, have physical limitations. As such the pastures main purpose is not for grazing, it is to give the horses the mental stimulation of being in their natural environment. As stated by the applicant, the main source of food will be hay fed twice daily as well as any supplements based on their individual needs. The applicant also stated, "the horses will not be on the pasture 24/7. They will be in their stables during certain hours and will be pastured in rotation. The pasture will be sustainable and managed. Grazing (is) for their minds and will be based on wind and weather."

The applicant has over 5 years of experience in running a boarding facility for retired horses. With this experience has come an understanding of proper equine rotation, cross fencing, and proper resting times to ensure sustainable growth of each pasture. The pastures within the project area were a main attraction to the applicant when purchasing the land and it is in the applicants best interest to maintain healthy pastures since it is not only a benefit to the health of the horses, but also a direct reflection of the business and will help to attract new customers, (refer to the letters from customers in the attachments).

- 4) Residents stated that they are concerned of problems due to dust.

Response: The applicant is developing a dust control plan. The applicant has been in contact with the County and is aware that they must receive a dust control permit from the Air Quality Management Division prior to any site improvements. This will require the submission of a dust control plan and will be reviewed by the Health District to insure the applicant will be within compliance with all local and federal air quality laws and regulations.

The surface water gathered on the property can be used for dust control and irrigation and will be a large part in maintaining the vegetation to prevent dust from blowing within the pastures. Also, the water will be used as needed on the driveway and any other exposed areas to prevent the dust from becoming a nuisance.

- 5) Some residents expressed concerns of the boarded horses spreading diseases to other horses in the area.

Response: The horses on the property are physically limited due to old age, they are not sick or caring disease. Older horses are not prone or susceptible to carrying or spreading disease if their shots are maintained throughout their life. Further, the applicant does not allow any horses on the property that are not current on all vaccines. All customers are required to present their current shot records and a negative Coggins test prior to arriving at the facility. Coggins is a blood test that detects antibodies to the disease Equine Infectious Anemia (EIA).

The applicant will require this test always, especially for horses who come in from out of the area or state. A large animal veterinarian will be on call in the case that any animal comes down with a sickness, but to help prevention of any sickness the applicant will hold (2) shot clinics per year (Fall and Spring). This will help to prevent any horse on the property from contracting the most common sicknesses (Flu/Rino, Tetnus, Eastern and Western Encephalomyelitis, West Nile, Rabies and sleeping sickness) and will ensure that the horses are not infected by the wild horses in the area and/or neighborhood horses that owners may not vaccinate on a (2) time per year schedule, (refer to the letters from customers in the attachments).

- 6) One resident commented that winds have reached up to 94 miles per hour in the area and was concerned the proposed structures would not handle the winds.

Response: The permanent structures will all be built to code. All temporary structures will be installed in accordance with the manufacturers specifications. The temporary structures proposed within the pastures are currently owned and are in use by the applicant several miles up the road from the location of the proposed project. According to the applicant, the area where the structures are currently installed wind gusts have been measured above 90 miles per hour several times in this year alone with the highest recorded gust reaching 97 miles per hour. The structures have been there for years and none of the them have ever received wind damage during these events.

- 7) One resident mentioned that fire was a concern especially the difficulty of evacuating horses.

Response: The driveways are designed to code as well as the one way turn around, and loading/parking area. This will allow ample room for large trucks and trailers to maneuver in and out of the property to load and evacuate the horses without the need of loading off site. Furthermore, the driveway is designed based on standards approved by local fire codes and will accommodate firetrucks, (see the Driveway Cross Sections in the Attachments).

The applicant also has a fire evacuation plan composing of several members who will be ready to arrive on site with horse trailers to help load and evacuate all horses in the event of an emergency. As stated before, because of the design of the driveway, all loading and unloading will be able to be done on site and will not slow or obstruct the evacuation process of the surrounding neighbors.

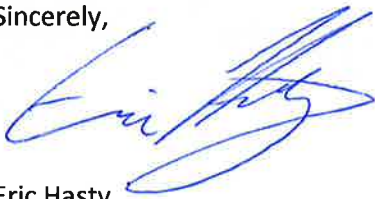
- 8) Several residents were concerned that a commercial use was being proposed within a residential area.

Response: The proposed project has a zoning designation of Low Density Suburban (LDS), under this designation commercial stables are an allowed use with a Special Use Permit. Although this is considered a commercial use the extremely low visitation rate associated with this project will not see traffic generation usually associated with other commercial stables. Furthermore, the applicant plans to live on site as soon as possible (refer to the Zoning Map Attached to this letter).

On behalf of the applicant, we believe we have addressed the questions/comments voiced by the residents and board members at the Citizens Advisory Board and that the proposed Special Use Permit for commercial stables is a reasonable request. This mitigation has allowed residents the opportunity to make comments on the project, and for County Staff and the Board of Adjustments to review the proposed project in detail in order to determine if that use is appropriate as proposed.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,



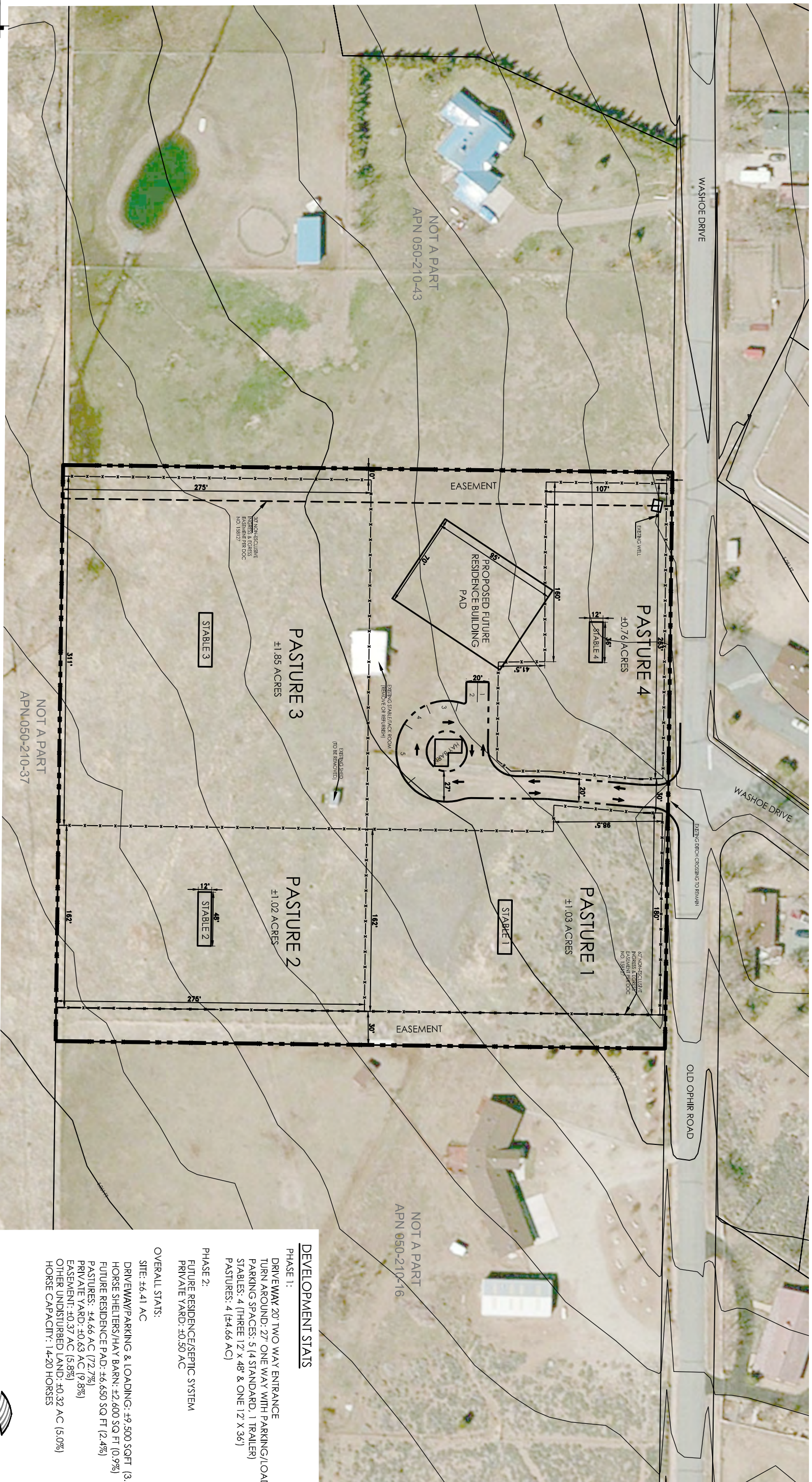
Eric Hasty
Planner
Wood Rodgers, Inc.

Attachments:

- Site Plan
- Driveway Cross Sections
- Zoning Map
- Letters of Recommendation (2)

SITE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV
FEBRUARY, 2017



DEVELOPMENT STATS

PHASE 1:

DRIVEWAY/PARKING & LOADING: ±9,500 SQ FT (3.4%)
TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
PARKING SPACES: 5 (14 STANDARD, 1 TRAILER)
STABLES: 4 (THREE 12' X 48' & ONE 12' X 36')
PASTURES: 4 (±4.66 AC)

PHASE 2:

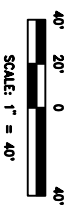
FUTURE RESIDENCE/SEPTIC SYSTEM
PRIVATE YARD: ±0.50 AC

OVERALL STATS:

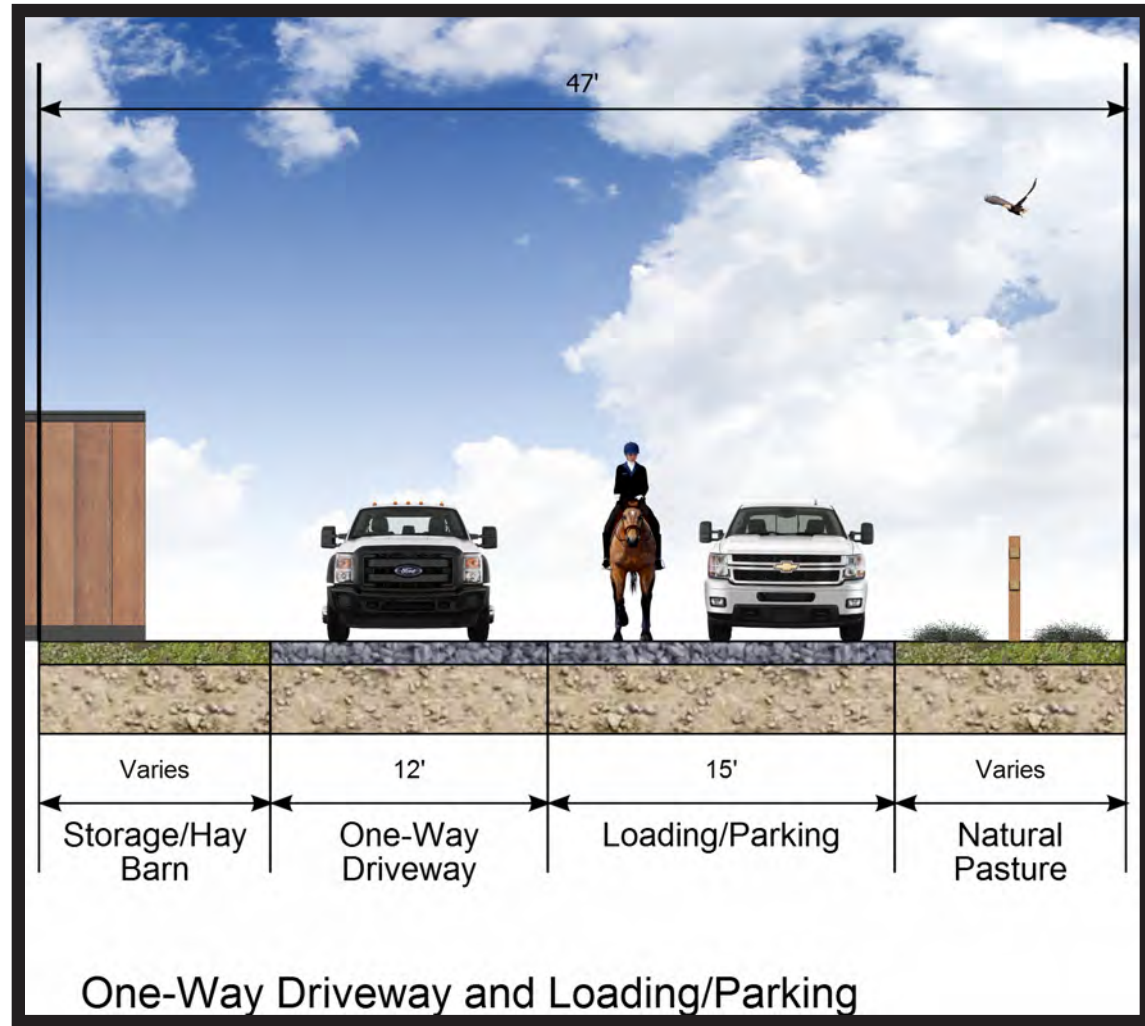
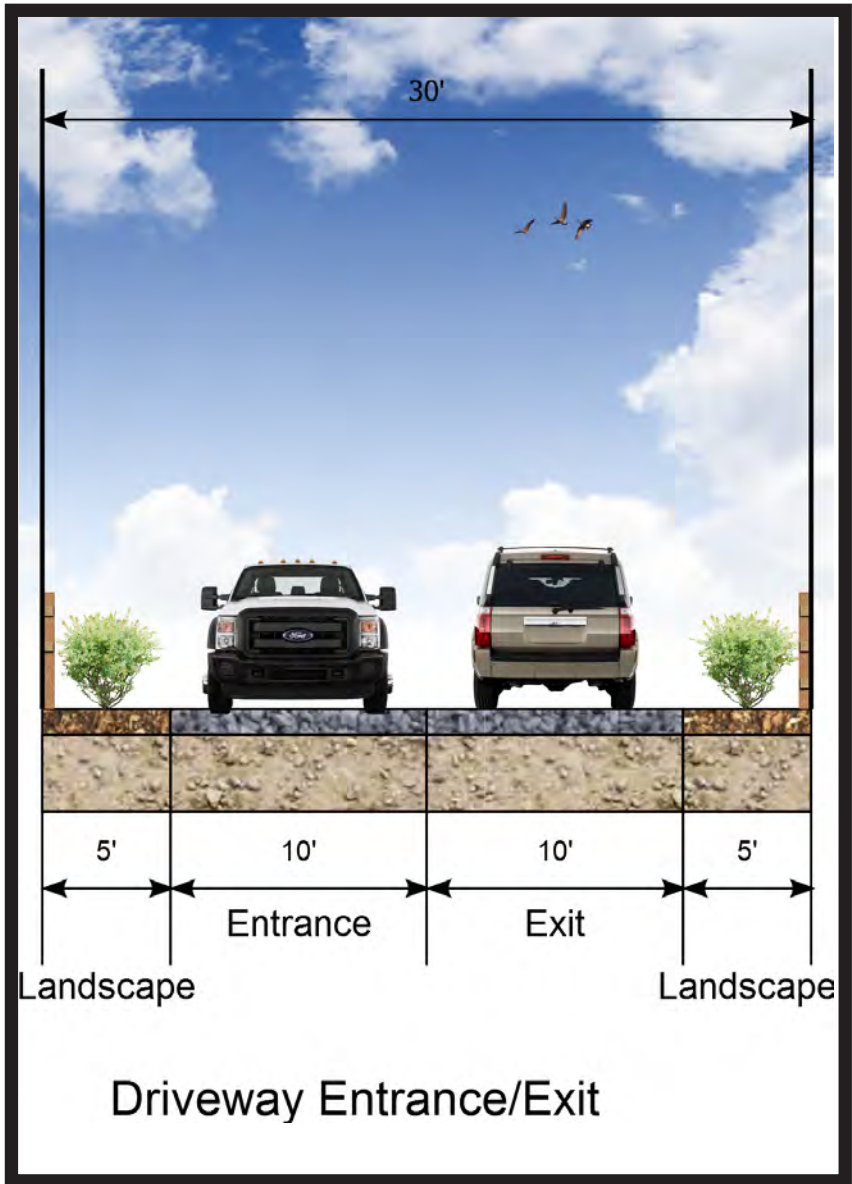
SITE: ±6.41 AC
DRIVEWAY/PARKING & LOADING: ±9,500 SQ FT (3.4%)
HORSE SHELTERS/HAY BARN: ±2,600 SQ FT (0.9%)
FUTURE RESIDENCE PAD: ±6,650 SQ FT (2.4%)
PASTURES: ±4.66 AC (72.7%)
PRIVATE YARD: ±0.63 AC (9.8%)
EASEMENT: ±0.37 AC (5.8%)
OTHER UNDISTURBED LAND: ±0.32 AC (5.0%)
HORSE CAPACITY: 14-20 HORSES



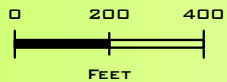
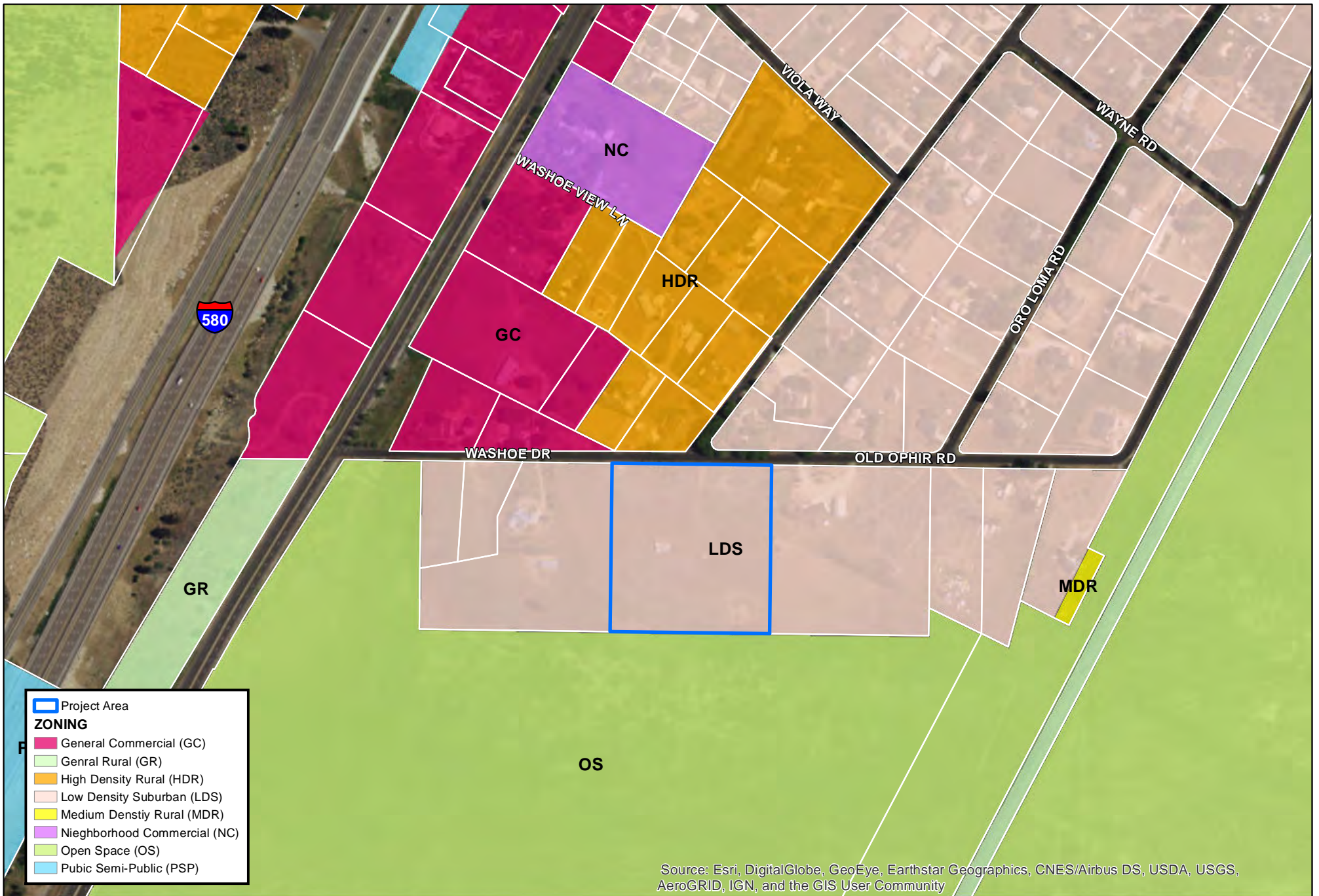
NORTH



WOOD ROGERS
LAND PLANNING AND DESIGN AT A TIME
391 Corporate Blvd
Reno, NV 89505
Tel 775.853.4098
Fax 775.853.4095



Driveway Cross Section Examples



Existing Zoning
Washoe Valley, NV
February, 2017

March 22, 2017

Dear Board of Adjustment Member:

I boarded my horses at LeaAnn Canavan's Steamboat Ranch for the past 2 years. I want to assure her new neighbors and the BOA that she is an excellent guardian for horse welfare and caretaker of the land.

Even though she didn't own the land on which her prior facility was located, she paid to remove tall white top and other noxious weeds annually. She diligently watered pastures that she had reseeded to bring them back to healthy grass forage.

Lea Ann boarded up to 30 horses on an area of similar size to her new property. All horses had wonderful care, room to move around and graze, and beautiful feed. The sheds and turnouts were cleaned at least once a day and the manure properly disposed of so that we had minimal flies.

Lea Ann required evidence of current vaccinations and timely deworming or fecal egg count of all horses boarded at her facility. She also facilitated timely shoeing and dental care of all boarded horses.

In short, horses boarded at Lea Ann's could not have had better care nor the land a better steward than Lea Ann Canavan.

This Special Use Permit (WSUP17-0005) approval is necessary to provide a safe facility for those of us that have horses retired from their performance careers to retire happily and (of necessity) relatively inexpensively and still be provided with excellent care and supervision, shelter, good food and forage, room to move their arthritic joints, hang with good friends, and once again be a horse.

Thank you for your consideration of my letter.

Sincerely,

Lyn Mundt
14010 Whites Creek Lane
Reno, NV 89511
(775) 772-1964

March 21, 2017

To: Washoe County Board of Adjustment

Dear Board Members,

I am writing the Washoe County Board of Adjustment in support of the issuance of a special use permit for an Equine Retirement Facility, submitted by Leeann Canavan. The proposed facility is sited in Washoe Valley.

I boarded my two horses with Leeann for three years, during which time the number of horses at her facility averaged between 25 to 30. The care that my horses and all the horses on property received was exemplary. Stalls/corrals were cleaned every day. Horses were fed twice daily and Leeann closely monitored their health, keeping everyone informed immediately if she noticed any problems and contacting veterinarians if an owner were unavailable. Owners were required to keep their horses current on vaccinations, and Spring and Fall shot clinics were provided through Comstock Large Animal Hospital.

Pasture turn-out for the horses was rotated both for the benefit of the pasture and the horses. As well, Leeann took full responsibility for ensuring that the horses turned out together were well-matched so they would be as safe as possible. When one section of the pasture failed, Leeann re-seeded and returned the pasture to good condition, using well water and sprinkler irrigation because that portion of the property had no water coming to it from the irrigation ditches. She sprayed the larger pasture for white-top every year and mowed as needed. She also maintained fences in good condition, again, both for the benefit of the horses and the pasture.

If my horses were of an age to retire, I would without a doubt send them to Leeann's new facility.

Thank you for your consideration.

Susan Malby-Meade

malbymeade@gmail.com

775-813-8854

Special Use Permit

Ophir Drive?

Leeanne Canavan

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

March 8, 2017

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Old Ophir Ranch; APN 050-210-15
Special Use Permit; WSUP17-0005

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the Special Use Permit and has the following conditions as requirements for the operations and permitting of this event:
 - a. Provide an approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control for a commercial On-site Sewage Disposal System;
 - b. Provide the total number of employees and anticipated visitors to the location per week;
 - c. Identify the source of potable water for the proposed use of the facility;
 - i. Depending on the source of water and proposed use, an official Water Project may be required for review and approval by the WCHD;
 - ii. The facility may be required to become a permitted Public Water System as part of this process;
 - d. Provide a waste management plan for the management and disposal of all manure and animal waste for the facility and privately owned stock.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District
Jim English, Environmental Health Supervisor



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

March 3, 2017

TO: Kelly Mullen, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: WSUP17-0005 Old Ophir Ranch APN: 050-210-15

Project description:

The applicant is proposing a special use permit for equine retirement facility under the commercial stables use type. The facility is proposed to board up to 20 horses.

Utilizing the State Engineer's basic water demand calculation for horses of 20 gallons per day, per horse, the estimated annual water base water demand is 0.45 acre-feet. Additional water demands shall be quantified and added to this quantity.

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

- 1) Adequate ground water rights per the estimate above shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- 2) The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

March 6, 2017

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Special Use Permit Number WSUP17-0005 (Old Ophir Ranch)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above permit with the following conditions:

- This business shall meet the requirements of the Washoe County Code 60 and *the International Fire Code and International Wildland Urban Interface Code*.
- Plans/permits shall be obtained for all future buildings.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

**WSUP17-0005
EXHIBIT D**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: March 03, 2017
TO: Kelly Mullin, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WSUP17-0005**
APN 050-210-15
OLD OPHIR RANCH STABLES

I have reviewed the referenced special use permit case and have no conditions or comments.

LRV/lrv

WSUP17-0005
EXHIBIT D

From: [Lawson, Clara](#)
To: [Mullin, Kelly](#)
Subject: WSUP17-0005 Old Horse Home
Date: Friday, March 10, 2017 4:37:31 PM
Attachments: [image001.png](#)
[image003.png](#)

No conditions of approval, Regional Road Impact Fees are still applicable.

Clara Lawson, PE, PTOE, Licensed Engineer

Washoe County | Community Services Dept | **Engineering Division** 1001 E. Ninth St., Reno NV
89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 3, 2017

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

**RE: WAC17-0002 (Evans Greenhouses)
WADMIN17-0002 (Incline Fine Art Festival)
WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)
WSUP17-0002 (Ceja Second Home)
WSUP17-0003 (UDS Barn, LLC – Commercial Stables)
WSUP17-0005 (Old Ophir Ranch)
WSUP17-0006 (Verizon Rolling Thunder)
WPVAR17-0001 (Meyer-McSherry)**

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Joe Prutch, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 03072017

Cynthia Hahn
880 Old Ophir Road
Washoe Valley, Nevada 89704
Telephone: 775-849-2148 email: lvubba1@gmail.com

March 07, 2017

Via email: March 07, 2017
Via USPS: March 07, 2017

ATTN: Kelly Mullin
Washoe County Community Services Department
Planning & Development
P.O. Box 11130
Reno, NV 89520-0027

RE: CASE NUMBER WSUP17-0005 (Old Ophir Ranch)

Dear Ms. Mullin:

This letter is in reference to the “Courtesy Notice” received regarding a commercial equine facility application for the property located at 0 Ophir Road, Washoe Valley, Nevada 89704 (hereinafter referred to as “Proposal”). I am writing to express my opposition to this commercial facility as well as to notify you that several members of the community most directly effected by the development will be attending the public hearing – tentatively scheduled for April 6, 2017 – to voice their concerns in more detail.

Let me first state that I love horses. I have two Paso Finos and quite a few people in the community have one or two horses for pleasure riding. However, many of us who moved to this area did so because we enjoyed the peaceful nature of the surroundings. Some, like myself, are retired. The proposed commercial horse property will disrupt the very quiet enjoyment of the community that attracted us to purchase our homes here in the first place.¹

¹ **NRS 40.140 Nuisance defined; action for abatement and damages; exceptions.**

1. Except as otherwise provided in this section:

- (a) Anything which is injurious to health, or indecent and offensive to the senses, or an
(continued...)

The application itself is disconcerting. First of all, the Washoe County Development Application is submitted by LeeAnn Canavan who is not the owner of the property (although she states she is under oath) and therefore has no standing to submit such an application. The owner, Leonard W. Routt, whose address is listed as 10289 N Boyd Avenue, Fresno, CA 93730 has specifically told us that he has been renting on the east side of Washoe Valley off Eastlake Boulevard in the 89704 area for the past five years. With these statements indicating a lack of forthrightness with both Planning & Development and potential neighbors, there should already be cause for concern regarding the veracity of the application overall.

Planning & Development should look askance at the Proposal itself. For example, without support, at Paragraph 12 the application states the proposed commercial facility “will have little to no impact on the surrounding properties”. That assertion could not be further from the truth.

As I stated, this is a quiet, low density residential community² and the disruption of 14, 20, or even more horses if the business is allowed to be established, will destroy the peace and quiet enjoyment of the residential home owners in their own property. For example, the amount of manure generated by such a large number of horses on a relatively small parcel of land will not only create a noxious odor, but will also attract horseflies even under ideal conditions. As anyone bitten by a horse fly can attest, a bite is extremely painful and causes swelling and itching far beyond any mere mosquito bite. My own horses have run in panic when bitten by a horsefly. There are young children living nearby who should be allowed to play outside without parental concern regarding such bites.

There is also the problem of heavy traffic from owners coming to visit their horses boarded at this commercial property. The Proposal assumes, again without supporting documentation, that “[t]ypically horse owners visit once per month” and “there is very low traffic associated with this facility”. Proposal, Paragraph 4. Unless the individual proposing this business is prescient regarding the visitations by horse owners of the boarded equines, there is no guarantee that the sides of the roads (particularly Old Ophir Road and Washoe Drive) will not be clogged with vehicles and horse trailers. Indeed, the applicant’s admission of owning six of the horses on the property indicates a fairly large horse trailer or trailers being on the premises at all times. Vehicular obstruction will result in local residents having to navigate their own vehicles around the impeding visitors as well as causing dangerous conditions for residents to ride their own horses through what is now a peaceful road with very little traffic.

¹(...continued)

obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property;

² It should be noted that at Old Ophir Road the properties become Mid to High Density Residential beginning at the South side of the road itself. *See* Washoe County Assessor’s Office.

The lack of space for trailers leads to another concern of ensuring the safety of so many horses. Since I have lived here, there have been two fires in the neighborhood: the Little Valley Fire in October 2016 and the Washoe Drive Fire in January of 2012.³ Several horses died in the Washoe Drive Fire. Just recently, the Little Valley Fire required me to evacuate my two horses at 4:45 A.M. How are so many horses – as proposed by this business application – to be evacuated should another likely dangerous incident occur? Even should the business owners have a plan in place, the required evacuation of so many horses will impede homeowners from evacuating their own animals safely and quickly.

The proposal submitted claims that the business will be a “retirement” facility. Should this be the case, the chances for older horses developing diseases are higher than for younger horses. Many serious equine diseases are airborne and could easily infect my horses which will be a mere zero feet away. Equine Influenza, Strangles, Heaves, and Rhinopneumonitis as well as other serious airborne diseases are known to occur in horses – particularly in those areas consisting of equine density. *See* COMMON AIRBORNE EQUINE RESPIRATORY DISEASES⁴; Routes of Disease Transmission and Control Measures for Equine Events⁵. No responsible horse owner in this neighborhood, myself included, is willing to risk the loss of a beloved animal for what is a for-profit business. Should the horses boarded at the business become ill and die, the individuals proposing this commercial facility will merely lose a source of revenue that can easily be replaced by another occupant; my neighbors and I will be losing our dearly loved pets that can never be replaced.

“Enhancements to the existing easements on the property will allow residents of the surrounding area access to the public land located south of the project. Currently, thick overgrowth and fencing do not allow residents to access this land through this property.” Proposal, Paragraph 10. I do not agree with the proposed plans as it essentially gives the commercial business control of easement land that was not intended for the purpose of their sole decision-making.⁶ It also puts my horses within zero feet of the business. Secondly, in spite of the overgrowth, I have seen many residents use that easement to ride their horses into the conservation area, so the claim that residents do not currently have access to ride through the

³ As anyone who lives here can attest, it is not uncommon for winds in this area of West Washoe Valley to reach speeds of 80 to 100 mph. These winds were a major contribution to the damage from both the Washoe Drive Fire and the Little Valley Fire. A mere spark under the right conditions can lead to disaster.

⁴ at website http://www.mrsa-uv.com/uploads/8/9/7/2/8972491/common_equine_respiratory_diseases.pdf

⁵ at website https://www.cdfr.ca.gov/ahfs/Animal_Health/pdfs/L.pdf

⁶ The easement is generic and does not prohibit neighborhood riders using it for access to the conservation area.

easement to conservation land due to weed overgrowth is patently untrue.⁷

The Proposal also asserts at Paragraph 12 that “The use [as a “retirement” equine business] will take advantage of the natural pastures providing places for the horses to graze. The goal is to preserve and enhance as much of the natural pastures found within the ±6.41 acres of the project area. This will provide adequate space for the horses without any adverse effects to the surrounding area.” My property is the same size as the one for the proposed equine business, and I state without reservation (and can provide expert testimony) that my two horses can eat away any pasture grass by July in any given year. With twenty (or more) horses on the same size property, any pasture grass will quickly become nonexistent and will not regrow as the grass roots will be destroyed by the hooves of so many horses. This will result in a miasma of mud in the spring which will turn to dirt in the summer months causing dust and airborne diseases (*see* above) to infect the surrounding community. So while the business proposal sounds very picturesque, the reality is, based upon many years of experience, the exact opposite. The business proposal will destroy any pasture on the property and will expose the surrounding neighborhood to dust and disease while destroying the peace and enjoyment of the residents of this quiet community.

There are many more objections to the Proposal submitted (e.g., an outhouse⁸ as the only human structure on the property for an undisclosed length of time, the light which will ruin the enjoyment of the night sky for residents) that could be expounded upon in this letter. The residents of the neighborhood will be attesting to all the problems associated with this Disney-esque Proposal submitted by this for-profit business. If the Proposal is approved, it will be an unusual outcome in that residents will be required to move from their quiet, residential neighborhood – most likely at a loss – in order to make way for a private, for-profit business.

Thank you for your time in considering a few of the concerns addressed in this letter.

Sincerely yours,

/s/

Cynthia Hahn

⁷ Although I have noticed recently that neatly stacked pvc pipes are now spread across the easement, those scattered pipes were not there previously which denies generic easement access to the conservation land.

⁸ Has it been demonstrated that a port-a-potty can withstand the winds in this area of Washoe Valley which can and does reach 80 to 100 mph? If not, private residents will have the additional problem of human urine and feces and any inherent diseases with which to contend.

From: John & Cheryl Pricco
To: [Mullin, Kelly](#)
Subject: Case #WSUP17-00005 (Old Ophir Ranch)
Date: Wednesday, March 08, 2017 12:12:17 AM

Dear Ms. Mullin,

First let me say that this email represents my opposition to the equine facility application for the property known as 0 Old Ophir Rd, Washoe Valley, Nevada 89704 and for the purpose of this correspondence will be referred to as "the Application".

Having been a horse owner (2 were mine and 4 were my boarded horses) in my younger years I feel I can speak with some experience. My husband and I purchased our home here on Old Ophir Road in October of 2009 for the purpose of retiring and moving out of the Los Angeles area. My husband had hunted and fished this area of Nevada for over 25 years. We were both drawn to this little neighborhood because it was peaceful and quiet. I am concerned this will change drastically if the application is approved. When I boarded horses there was always a concern that they might not get along and fighting might occur. This did happen, frequently. Also, one horse would take ill then expose the rest of the horses. I lived on site and there was always noise.

I have read the application and would like to point out the following : Manure will stay on property, harrowed?

Accumulated manure can cause health, odor, and **water quality** problems if not properly dealt with. One option is to collect the waste daily, load it in a spreader, and spread it on cropland, hayland, or pasture. This is time consuming and also has to be done daily regardless of the soil moisture, weather, or time of year. Spreading on saturated soils compacts and compromises soil quality; spreading on frozen soils can lead to offsite manure runoff. The alternative to daily spreading is to stockpile or store the manure for a period of time, at which point it may be spread or hauled away and utilized beneficially elsewhere. The number of horses the application refers to is 20, with enough manure being generated to pose a problem if proper planning is not done. For example, a **single** horse can produce 50 pounds of manure per day which translates to 11 cubic yards and 9 tons annually. The manure and bedding produced by **one** horse in a year can exceed 25 cubic yards. This would require a storage area of about 12 feet by 12 feet with an accumulated depth of 3 to 5 feet for one year of storage **per** horse, depending on how much decomposition and compaction of the manure takes place. Saturated, wet, frozen, or snow covered soil conditions are not suitable for land application of manure, we are all on wells and currently the water table is extremely high), not to mention manure is a breeding ground for flies, maggots and diseases, (in California I was required to remove all manure weekly by dumpster). Any use of pesticides will create health hazards!

Our little valley gets wind often and at times 85mph winds. Roofs out here are required to be a minimum of 130mph rating. Those winds blow right through the application property and into our neighboring yards which means not only will we have 20 horses kicking up manure and dust into the air but also the winds will bring it right to us. Now speaking of winds, the proposed structures appear to be portable galvanized steel and pipe eyesores with the hay storage building being much taller than anything nearby, that with a few strong gusts of wind might just end up in our yards (no concrete holding them down).

Lets talk about trees. The equestrian center on Washoe Drive at Viola appears to have planted trees around 15-20 feet apart and with maturity of those trees disguises what lies behind them and for the most part protects the neighbors from dust. There are a couple of homes on the property and people live on site. The application is asking for a variance of tree placement, 50 feet apart on Old Ophir Rd., and a 40 foot staggered tree variance in the easement leaving huge gaps where we can stare at these eyesore buildings, horse trailers, fencing, a lovely outhouse and dirt pastures (with 20 horses the natural vegetation will disappear rapidly).

I am also concerned about the reference of the applicants being our "neighbors". They do not live in our neighborhood nor do they intend to live on site, just conduct their business 8-12 hours a day and leave. I have been through 2 fires since becoming a Washoe resident and have great concern about the safety of

these horses in the event of a fire or incident. In the fire of January 2012 you could not get from Reno to our neighborhood and the fire of October 2016 was blazing at 4:00 in the morning. Who will guarantee the safety of these horses, evacuate all 20 when necessary and where will those trailers be stored? Our little street was difficult at best to traverse during the last 2 fires.

I could go on and on but will stop here for now, in hopes that you have a better picture of what the application. if approved **will do** to this neighborhood. There are plenty of commercial lots all over this county that would be well suited for this type of "for- profit business". The application appears to me to be proposed as a Rodeo Drive, Beverly Hills improvement, but will in actuality be a, cut the corners, do the bare minimum, K-mart. The applicant herself has nothing at stake, nor any allegiance to our neighborhood and it's residents. She will be renting the property, collecting the boarding fees and living elsewhere.

Thank you for taking the time to read and consider my (and many of my neighbor's) concerns.

Respectfully,

Cheryl Pricco
865 Old Ophir Rd.
Washoe Valley, Nevada 89704

(775) 849-1737 home
(626)589-6437 cell



Citizen Advisory Board Comment Card and Request to Speak

Name: Cheryl Procco
Contact (phone, email - optional): thehunterandme@verizon.net
Citizen Advisory Board: (775) 849-1737
Date: 5-11-17
Agenda Item Number:

6B

Please Circle One:

I would like to speak

I would like to provide written comment only

Have been asked not to speak so

Comments (optional):

After reading the Addendum of 4-25-17 and the cover letter of same dated object to the following:
"Most of the items must occur in order but not all items are subject to completion before the start of the next phase."

Meaning she may construct a commercial structure + shedrow barns but not necessarily build a home,

Also, Please re read my objection letter dated March 8th 2017

Cheryl Procco

From: Cynthia Smalley
To: [Eric Hasty](#)
Cc: [Lea Ann Canavan](#)
Subject: LeaAnn Canavan
Date: Tuesday, March 21, 2017 9:26:53 PM

To Whom it may concern,

I boarded my 2 horses at LeaAnn's for over a year and couldn't be happier with the conscientious care and attention they received. It's very unusual for a boarding facility to consistently hold such high standards of genuine support for each and every horse they watch over - this is exactly how LeaAnn runs her facility. I traveled a lot every month and never worried that something might go unnoticed in regards to my horses' health, food, water, and exercise. I saw her in action with other horses who were thin or not well and her work ethic and caring is unparalleled in this business. I would have my horses boarded with her as a first choice always.

Please feel free to contact me if you have any questions.

Sincerely,

Cynthia Smalley

Cynthia Smalley~Photographer
Mobile 541.556.9070
www.SmalleyPhoto.com
www.WildHorsesAndWesternArt.com

From: Karen Prezant
To: [Eric Hasty](#)
Subject: Special Use Permit Lea Ann Canavan
Date: Wednesday, March 22, 2017 11:55:07 AM

I am writing in support of Lea Ann Canavan's application for a special use permit for her Equine Retirement Facility. I have boarded my horse with Lea Ann and have been impressed by her great attention to the horses welfare and facility cleanliness. She is diligent about the quality of the horses feed and keeps the paddocks clean and the water changed and cleaned. She has landscaped the current facility and created a serene atmosphere for the horses and clients Thank you for considering her permit.
Karen Prezant

From: Sharon Shane
To: [Eric Hasty](#)
Cc: shane@gbis.com
Subject: Lea Ann Canavan
Date: Wednesday, March 22, 2017 4:29:34 PM

I have boarded my horse at Lea Ann Canavan's facility. She is one of the most responsible, professional and knowledgeable horsewomen I have ever met.

Her facility was constantly well maintained and tidy with everything is in its place. The corrals were cleaned regularly and the manure was disposed of regularly in a proper manner. There was no fly problem due to her diligence. Any needed facility repairs were done in a timely manner, which maintained the cleanliness, attractiveness and orderliness of the area.

The horses she cared for came first, she has a sixth sense and knew each horse and their needs individually. It's almost as if she was born to take care of horses, horses that have nowhere else to go.

The horses had clean corrals, clean water to drink, quality feed, nice weather protection and safe corral enclosures. She watched all the horses constantly for any sign of illness and for their safety. The horses received regular vaccinations and veterinary care if needed. She had a wonderful working relationship with our local veterinarians.

I am grateful to Lea Ann for all that she taught me and for the care she gave my horse.

Sharon Shane

From: dbroker1982@aol.com
To: [Eric Hasty; canavan5@sbcglobal.net](mailto:canavan5@sbcglobal.net)
Subject: Leanne Canavan
Date: Thursday, March 23, 2017 9:42:41 AM

I am writing this email in support of Leanne Canavan and her plans to open a new equine retirement facility in Washoe City.

I have boarded my horse with Leanne at her facility on Rhodes Road for the past four years. During that time I've been very happy knowing my horse is always in good hands and well cared for.

I owned a ten acre horse property in the North Valleys for 18 years, but when I moved and needed a boarding facility, I learned finding a really good facility is not easy. I moved my horse twice within one year before finding Leanne's facility and I've been very happy with it all these years.

Leanne provides an extremely clean and well-run facility where stalls and pens are cleaned of manure every single day, and sometimes twice per day in summer, to keep the pens clean and deter flies. Horse water troughs are emptied, brushed and refilled with fresh water every day as well.

The safety and good health of every horse in Leanne's care is her top priority and she is an expert at providing individualized care for each horse. I've never met a boarding facility owner/operator who is so conscientious about taking great care of every single horse according to their varying needs.

My Arabian mare is now 24 years old and she suffered a broken bone in her hind leg in 2015. Upon veterinarian orders she was stall bound for year to let nature heal the injury. Leanne went above and beyond expectation to keep Lexi physically and mentally healthy during that time. She voluntarily assisted with administering medication and with hosing my horse's leg twice per day for a month and applied fly spray when I couldn't make it to the barn to do it myself.

After a year of my horse being stall bound, my veterinarian posted my horse's leg x-ray on her Facebook page and wrote "...despite a guarded prognosis, thanks to the incredibly conscientious owner and barn manager's care this horse has completely healed..."

I am very excited about Leanne's planned new equine retirement facility in Washoe City, and I very highly recommend her plans be approved. The new facility will be low-key, the aged and retired horses very well cared for, and the neighbors will appreciate how well Leanne maintains the facility for cleanliness and safety.

From: Chris Quinn
To: [Eric Hasty](mailto:Eric.Hasty)
Cc: canavan5@sbcglobal.net
Subject: Boarding experience at Steamboat Ranch
Date: Friday, March 24, 2017 4:48:02 PM

Dear Sir,

Hello, my name is Christine Quinn and I boarded my horse, "Doc," at Steamboat Ranch Stables on Rhodes Road from May 2015 until November 2016.

The stable was managed by LeaAnn Canavan, and my horse and I were the happiest there of any stable we had previously been with.

LeaAnn's facility was our 4th boarding place in the last 5 years. I have ridden, trained and owned horses ever since I was a little girl, so I have had numerous opportunities to see many types of horse care offered across the United States.

At Steamboat Ranch, the horses pens were spacious and kept extremely clean on a daily basis. The water tubs were always full of clean, sparkling water, which is so important for horses to have access to. She was diligent about finding the best hay to provide optimal nutrition for all the horses, and she also provided graining and blanketing services, taking great care to make sure all the specific dietary needs of each horse was adhered to. The pasture turnout 2 or 3 days a week was one of the best features there, and I loved watching my horse graze and play with his stable mates. My vet even commented that I had a "happy horse." LeaAnn was on site 24/7, every day and one day her experienced eye noticed my horse starting to colic, contacted me immediately, and stayed with him until she was sure he was out of danger. I was working at the time, and was so thankful my horse was in the best hands with her! I NEVER worried about my horse the entire time he was at LeaAnn's stable.

I strongly recommend that she be given her permit to care for retired horses. In fact, when my horse is ready to be retired soon, I would not want him anywhere else than with LeaAnn!

Sincerely,

Christine M. Quinn
(775)843-9418

WSUP17-0005
EXHIBIT E

From: Jeff Van Diepen
To: [Eric Hasty](#)
Subject: Recommendation for LeaAnn - Equine Retirement Facility
Date: Saturday, March 25, 2017 11:19:11 AM
Importance: High
Sensitivity: Personal

To Whom It May Concern:

Please accept this e mail as a business and personal recommendation on LeaAnn and her horse boarding facilities-

We have been a client for several years, and for most of that time, LeaAnn has been a caregiver for our two elderly horses; Alvin and Misha. We have owned these horses for over 20 years, and they have been family members that entire time, giving us countless hours of pleasure. But they've been too old to ride now for about 5 years.

Unfortunately, we lost Misha last summer, but Alvin (although senior), is still hanging in there and is a sweetheart of a horse. We want to care for him, until he to passes, and we truly appreciate the care, kindness and love for these horses that LeaAnn has. She provides an invaluable service, and we are not aware of any facility in the Reno area that specializes in Equine "geriatrics" like this proposed new facility will.

(When Misha passed, LeaAnn was in constant contact with us and the vet. She was heartbroken, as we were, to watch her decline, but there was never a doubt about the love and dedication LeaAnn had and has, for these horses.)

It is our hope that the Board will approve LeaAnn's permits and allow this very important service to be permitted and established. We endorse the concept, as well as LeaAnn, without reservation.

Please contact us directly if I may answer any questions or provide details.

Respectfully,

Jeff and Shelly

Jeffrey M. Van Diepen MBA

President / CEO / A.C.E.

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From: Beverly Mobley
To: [Eric Hasty](#)
Subject: Leanne Canavan, Special Use Permit
Date: Sunday, March 26, 2017 5:46:10 PM

I understand that Leanne is applying for a special use permit to care for retired horses. I was fortunate enough to be able to board my horse with her last year. The care my horse received was very good. The pen was kept clean and was large enough for him to feely move around and roll without danger of getting tangled in the panels. She provides care that an owner can count on. She would regularly arrange the veterinary clinics and would pull my horse out if I could not be there. The hay was very good quality and she would go through it to be sure that only the good hay was feed to the horses. She knows their digestive systems are delicate.

I've boarded my horse at other facilities and experienced small pens, wet, muddy turnouts, and bad hay. Leanne concentrates on the health of the horse, its surroundings and comfort. She turned the horses out in a large pasture to give them some exercise and let them stretch and run. She pays attention to the weather forecast and blankets horses in the winter and put salve on my horse's nose in the summer because his lighter nose sunburns.

My horse was always healthy and well fed. She learns their personality and needs, and takes care of them like they are her own. She truly cares about the animals. I have full confidence that she is totally capable of caring for retired horses. If my horse were retired, I would not hesitate placing him with Leanne.

- Beverly Mobley
Washoe Valley
775-530-0019

From: SLYFISK@aol.com
To: [Eric Hasty](#)
Subject: Fwd: (no subject)
Date: Monday, March 27, 2017 5:02:45 PM

To the Board of Adjustments:

I am writing on behalf of Leann Cannavan and Steamboat Ranch/Equine Retirement Facility.

We began using Steamboat Ranch in September 2015. We were selling our home in Auburn and buying land and building a home in Texas. We felt our 30 year old gelding that my husband had used for Search and Rescue as well as Mounted Patrol was too old to make the trip. Not to mention, we didn't have a home yet so regardless if he came to Texas, he would need to be boarded somewhere while our home was being built.

Our daughter goes to school in Reno and had become friends with people at Steamboat. My daughter also works at Comstock Equine and had many interactions with Leann and her staff. My daughter (Jennifer) subsequently spoke with Leann. Leann said she had a waiting list but had an extra soft spot for elderly horses. My husband drove up to talk with her and explained the situation and she immediately said she would take Levi.

As I mentioned, Levi was 30 at the time and even in Auburn, California, could not keep a lot of weight on himself. We blanketed him in the winter, kept him in a stall with shavings, and did our best to make sure he was warm and eating. When we took him to Reno, we honestly didn't think he would make it through that first winter, knowing how much colder it is in Reno versus Auburn.

Well- Leann babied him like you would not believe! She double blanketed him, gave him warm water, fed him extra, gave him supplements, and checked on him multiple times per day. Not only did Levi survive that winter, but this past one as well- which we all know was the most brutal winter we've seen in the Sierras in many, many years. Levi not only is surviving, but he is thriving! He has put on weight, his hair is thicker, his coat is shiny, and he moves around quite well. Sure, he has some arthritis- but he had that in Auburn and let's face it, he's 32 years old now.

We were extremely saddened to leave Levi behind while we moved to Texas. But, after seeing how well he did and how well Leann is taking care of him, we seriously have no complaints at all. Jennifer sees him regularly and pops in and out whenever she is in the area. The stalls are always clean, water is fresh, and he's always well taken care of. Leann has no idea Jennifer is coming- so she is definitely not just putting on a show for us. She truly does take care of her horses.

I implore you to grant Leann her permit for her Equine Retirement Facility. We are truly counting on her and her new facility to assist Levi in living out his remaining years with dignity, life, love, and nurturing.

If you have any questions at all, please do not hesitate to contact us. We can't imagine Levi anyplace else except with Leann.

Thank you for your time and consideration.

Best Regards,

Sylvia and Steven Fisk
PO Box 755
Boerne, TX 78006

Sylvia: 916-207-9461
Steven: 830-328-6758

From: Jennifer Fisk
To: [Eric Hasty](#)
Subject: Steamboat Ranch- Leaann Canavan
Date: Wednesday, April 05, 2017 10:37:28 AM

To whom it may concern,

I am writing on behalf of Leaann Canavan at Steamboat Ranch.

I have been boarding my horse, Levi, at Steamboat since September of 2015. I am originally from Auburn, CA and shortly after moving to Reno for college, my parents decided they were going to be moving to Texas. My first concern was immediately my horse, I couldn't imagine him being any further than I already was from him just over the hill in CA. I was working at Comstock Equine Hospital at the time and had many resources at my fingertips in the equine community of Reno. Conveniently, Leaann's now daughter in law, Taylor worked with me at the clinic. She took me down the street from the vet clinic to Leaann's place one afternoon and without hesitation I knew it was the perfect fit.

Levi would have his own paddock, covered shelter, large pasture for turnout, and neighboring horses (as he didn't like to be alone). I wanted to get him up to Reno ASAP so he could adjust before the winter months came. I was nervous about the move considering he hadn't left my house in Auburn in over 5 years and at 30 years old, a trailer ride over the hill to a brand new place was stressful.

He adjusted well and very quickly! Between my school schedule and work schedule I was able to see him 3-4 times a week but as the years have gone on and school has filled up my time, I'm lucky if I get out to see him 1-2 times per week. Not only did he survive the first winter up here but he has now been through two heavy winters, snowfall, and cold fronts. He is on a daily medication to compensate for old bones and arthritis and not only does Leaann make sure to personally give him this pill every day but give me plenty of advance notice when he is getting low so I have time to order a refill before they run out.

The veterinarians I work with at Comstock have tended to other horses at Steamboat, seen Levi when he first arrived and rave about his transformation today. He has gained weight (which I worked on for years), has such an energetic personality, and is spoiled beyond belief! Leaann treats him as her own and knows he is part of the family. As I'm close to entering my senior year at UNR, the thought of moving away to vet school next year and away from my old man is heartbreaking. I find comfort in knowing that he is with Leaann- that his stalls will always be picked, his water always clean, and his belly always very full.

Now Levi is 32 and healthy as ever, but knowing anything could happen at such an old age I spend every free minute I get out there with him. Sometimes that's popping in to see him late at night and even then the facility is immaculate. I couldn't imagine leaving Reno in a year with Levi in the care of anyone else.

Thank you for your time and I hope you take this into consideration. Please contact me if you have any further questions or concerns.

Best Regards,

Jennifer Fisk

(C) 916-207-2

WSUP17-0005
EXHIBIT E

March 22, 2017

Dear Board of Adjustment Member:

I boarded my horses at LeaAnn Canavan's Steamboat Ranch for the past 2 years. I want to assure her new neighbors and the BOA that she is an excellent guardian for horse welfare and caretaker of the land.

Even though she didn't own the land on which her prior facility was located, she paid to remove tall white top and other noxious weeds annually. She diligently watered pastures that she had reseeded to bring them back to healthy grass forage.

Lea Ann boarded up to 30 horses on an area of similar size to her new property. All horses had wonderful care, room to move around and graze, and beautiful feed. The sheds and turnouts were cleaned at least once a day and the manure properly disposed of so that we had minimal flies.

Lea Ann required evidence of current vaccinations and timely deworming or fecal egg count of all horses boarded at her facility. She also facilitated timely shoeing and dental care of all boarded horses.

In short, horses boarded at Lea Ann's could not have had better care nor the land a better steward than Lea Ann Canavan.

This Special Use Permit (WSUP17-0005) approval is necessary to provide a safe facility for those of us that have horses retired from their performance careers to retire happily and (of necessity) relatively inexpensively and still be provided with excellent care and supervision, shelter, good food and forage, room to move their arthritic joints, hang with good friends, and once again be a horse.

Thank you for your consideration of my letter.

Sincerely,

Lyn Mundt
14010 Whites Creek Lane
Reno, NV 89511
(775) 772-1964

March 21, 2017

To: Washoe County Board of Adjustment

Dear Board Members,

I am writing the Washoe County Board of Adjustment in support of the issuance of a special use permit for an Equine Retirement Facility, submitted by Leeann Canavan. The proposed facility is sited in Washoe Valley.

I boarded my two horses with Leeann for three years, during which time the number of horses at her facility averaged between 25 to 30. The care that my horses and all the horses on property received was exemplary. Stalls/corrals were cleaned every day. Horses were fed twice daily and Leeann closely monitored their health, keeping everyone informed immediately if she noticed any problems and contacting veterinarians if an owner were unavailable. Owners were required to keep their horses current on vaccinations, and Spring and Fall shot clinics were provided through Comstock Large Animal Hospital.

Pasture turn-out for the horses was rotated both for the benefit of the pasture and the horses. As well, Leeann took full responsibility for ensuring that the horses turned out together were well-matched so they would be as safe as possible. When one section of the pasture failed, Leeann re-seeded and returned the pasture to good condition, using well water and sprinkler irrigation because that portion of the property had no water coming to it from the irrigation ditches. She sprayed the larger pasture for white-top every year and mowed as needed. She also maintained fences in good condition, again, both for the benefit of the horses and the pasture.

If my horses were of an age to retire, I would without a doubt send them to Leeann's new facility.

Thank you for your consideration.

Susan Malby-Meade

malbymeade@gmail.com

775-813-8854

Special Use Permit

Ophir Drive?

Leeanne Canavan

From: [Bray, Misty](mailto:Bray.Misty)
To: [Mullin, Kelly](mailto:Mullin.Kelly)
Subject: Fwd: Special use permit case number wsup17_0005
Date: Sunday, May 14, 2017 1:40:03 PM

Begin forwarded message:

Resent-From: <stmwvcab@washoecounty.us>
From: <cyndavie@charter.net>
Date: May 8, 2017 at 1:17:27 PM PDT
To: "STMWVCAB@washoecounty.us" <STMWVCAB@washoecounty.us>
Subject: Special use permit case number wsup17_0005

I hereby include my comments for the upcoming CAB meeting on 5/11/2017. I also include my concerns from the previous meeting on 9/3/2017 as I understand the board members could be different.

Dear Board, I am a adjoining neighbor of this proposed commercial facility, first I would like to ask why someone who wanted a commercial stable business would buy in a residential neighborhood not zoned for such, when there is commercially zoned property available. This facility would do nothing to enhance the area as everyone here has ample space for at least one or two horses if desired. My whole concern is the amount of horses proposed 20, which will only have 4.66 acres of pasture available to them. The other application before you today proposes nearly 10 acres of pasture for 10 horses. With their natural grazing and harrowing of the manure it will not be long till it is either a mud bath or pure dirt which along with the inevitable manure smell and Washoe winds will blow directly onto my property, I do not look on this as an enhancement. As the applicant say's this is horse country I have 2 myself and neighbors help each other out , but the fact that there will be 20 horses here on such a small acreage with no oversight from at least 7 pm till 7 am is worriesome, with my own 2 I am awakened 3 or 4 nights a year, well multiply that by 10 and with strange horses clashing I could have quite a few sleepness nights. There is a house proposed on site but nothing binding and certainly does not affect this application.

Once again my concern is the large amount of horses confined in such an area and the impact it will have on my property (value) and quality of life. Also this business will not enhance or benefit anyone except the business owner who could establish their facility in a area already zoned for such.

Dear Board:

I am surprised that we are here again today as my objections to this Application are the same as the last time. The Addendum to the Application changes nothing and does not address the concerns that the board raised at the previous meeting when:

1. Jim Mullings said the size of the pasture was not big enough and he was concerned about the water required;
2. Patricia Phillips worried there were too many horses for the area, how hard it is to maintain the pastures, trying to control mud and dust and also concerned about water availability; and
3. Bob Vaught said he was concerned about these issues.

These concerns were raised before we were all informed that there would be not 20 but 26 horses on the property which surely makes these problems more severe. It has also come to my attention that the south west side of the property has water problems which also cuts back the pasture available to the horses in the wet times at least.

Roger Pelham said commercial uses require commercial water rights. There is also a staff report being conducted which I hope will include air quality SV.18.3 PHIR SV.2.15 and community serving SV.29.4. While I do not have access to these reports, I certainly hope the board has and has thoroughly reviewed them.

Again I wonder why we are before the CAB again today as the Addendum to the Application designated as Phase 1 has not changed except for the addition of 6 horses which I am disappointed to say makes me doubt the veracity of the applicant and her agent as they never corrected this disparity on there application or at the first CAB meeting where the discussion surrounded the placing of 20 horses on the property instead of 26 horses and thus misleading us all. This Addendum also clearly states that items can be added or removed making the Addendum completely irrelevant like the photographs of barns (which in Phase 1 and 2 are actually shelters) and fences. There is no stipulation for the timeline of these Phases, their completion, or any accountability if not met.

I think that if this project went through I would be objecting to the directors' agreement to the Application's requested tree and fence variance as I would rather look at more trees and a solid wall than two 135 foot long structures as suggested in Phase 3.

I would like to reiterate that I am against the amount of horses proposed here. The fact of the matter is that the subject property is a residential lot in a residential neighborhood which the owner knew when she bought the property. There are plenty of commercial properties available that would not cause this stress, nuisance, and health hazards to both the residents and their animals in our neighborhood. Frankly, I

am puzzled as to why this residential property was bought when there was no guarantee of a variance for commercial use.

Yours Sincerely David Cowan
880 Old Ophir Rd Washoe Valley



Virus-free. www.avast.com



Citizen Advisory Board Comment Card and Request to Speak

Name: WILLIAM GALLAGHER
Contact (phone, email - optional): RNOBLUES@CHARTER.NET
Citizen Advisory Board: SOUTH TRUCKEE MEADOWS
Date: 5/11/17
Agenda Item Number: 6B

Please Circle One:

I would like to speak

I would like to provide written comment only

Comments (optional):

THE LOT INVOLVED IN THIS SUP APPLICATION IS
LOCATED BETWEEN TWO SINGLE FAMILY RESIDENCES.
THE LOT IS ZONED FOR SINGLE FAMILY IN
KEEPING WITH THE NEIGHBORHOOD USE. THIS PROJECT
WILL DESTROY THE CHARACTER OF THE NEIGHBORHOOD
THE RESULTING DAMAGE TO THE PROPERTY AND ALL
CHANGE THE VALUE AND USE OF THE ADJACENT
PROPERTIES AS WELL.
DO NOT APPROVE THIS SUP APPLICATION

Agenda
6-B

-----Original Message-----

From: Cory Penrose <cory4inspection@charter.net>
To: John & Cheryl Pricco <thehunterandme@verizon.net>
Sent: Thu, May 11, 2017 11:53 am
Subject: Re: copy of application/proposal

Thank you Cheryl for the information. My response to the proposal; this is William Penrose, I'm in charge of the trust Of the property at 900 Washoe Dr. directly across the street from the proposed horse boarding stable. Under no way would we like see the residential zoning change to commercial for one persons interest when the entire neighborhood is residential with a few horses and a couple of dogs here and there. This will change the dynamic of the entire neighborhood for one persons interest. 20 horses minimum, not including personal horses creates alot of waste, not to mention the smell, the horseflies ,the mosquitoes, traffic, and lowering everyone's property values along the way etc. One or two horses for recreational use is great that's not what's intended here, plus this will change the dynamic of future buyers to these residences. Also not all people are horse people which will cut down on future buyers of these residential properties dramatically. I'll ask the question to Kelly Mullen the county planner and Eric Hasty of Wood Rogers would you like 20+ horses across the street from your house? I'm sure the answer is No, No way and I'm sure this is not just about horses this is about making money with the commercial business. It is currently zoned residential and needs to stay that way. Thank you William Penrose 775-745-4474

Sent from my iPhone



Citizen Advisory Board

Comment Card and Request to Speak

Name: Jerry Pieretti
Contact (phone, email - optional): vinnidos@yahoo.com 775 971-4102
Citizen Advisory Board:
Date: 5/11/17
Agenda Item Number: 6B
WSUP 17-0005

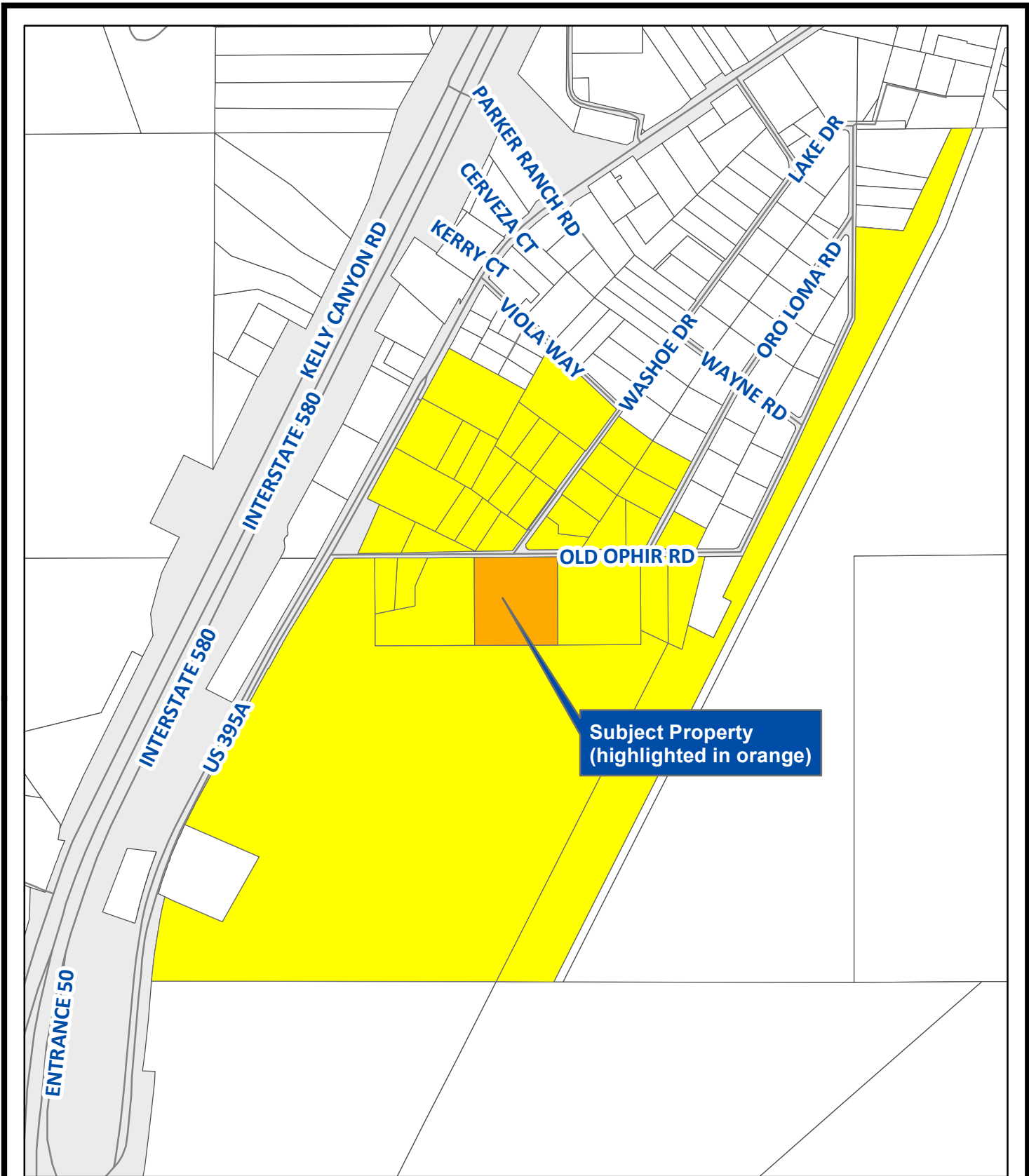
Please Circle One:

I would like to speak

I would like to provide written comment only

Comments (optional):

The parcel for this project is located directly across the street from us. We purchased our house 4 years ago knowing it is a residential area. We are totally against this project since it will be a commercial use. You shouldn't purchase a residential parcel knowing you want to develop it commercially. Reading the SUP it says the work will be done in phases but does not say they need to complete them. Overall you lose approx. an acre due to easements and 26 horses will completely destroy the pastures (which the applicant says will also feed the horses). There are also water well issues since this is a domestic well not to be used for commercial usage. We do not need this project slammed down our throats. I made public comment at the meeting in March regarding more comments.

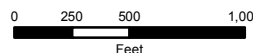
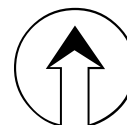


Public Notice Map

Special Use Permit Case WSUP17-0005
(Old Ophir Ranch)

*Provided with notice: 33 owners of 37 parcels
within a distance of 750 feet of the project site.*

Source: Planning and Development Division



Date: February 20, 2017

Community Services
Department



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

WSUP17-0005

EXHIBIT F

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
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):	

Property Owner Affidavit

Applicant Name: LeaAnn Canavan (Old Ophir Ranch)

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, LeaAnn Canavan
(please print name)

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

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

Assessor Parcel Number(s): 050-210-15

Printed Name LeaAnn Canavan

Signed [Signature]

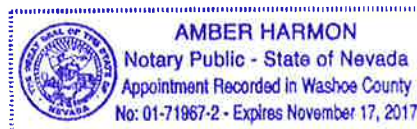
Address 6505 Overbank Dr. Reno NV 89511

Subscribed and sworn to before me this 14th day of February, 2017.

(Notary Stamp)

Amber Harmon
Notary Public in and for said county and state

My commission expires: 11-17-2017



*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 Treasurer
Tammi Davis

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

Account Detail

[Back to Search Results](#)

[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
05021015	Active	2/14/2017 2:10:19 AM
Current Owner: ROUTT, LEONARD W		SITUS: 0 OLD OPHIR RD WCTY NV
10289 N BOYD AVE FRESNO, CA 93730		
Taxing District 4000	Geo CD:	
Legal Description		
Township 17 Range 19 SubdivisionName _UNSPECIFIED Section 26		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$1,165.88	\$874.41	\$0.00	\$0.00	\$291.47
2015	\$1,163.55	\$1,163.55	\$0.00	\$0.00	\$0.00
2014	\$1,163.70	\$1,163.70	\$0.00	\$0.00	\$0.00
2013	\$1,161.32	\$1,161.32	\$0.00	\$0.00	\$0.00
2012	\$1,379.98	\$1,379.98	\$0.00	\$0.00	\$0.00
Total					\$291.47

Important Payment Information

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

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$291.47
 Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



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

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

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

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

Anticipate 14 horses with initial operation with up to 20 horses at build out.

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

The operator owns 6 of the 20 horses anticipated at the facility.

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.

No additional services will be offered at the equine retirement facility.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hints, 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.

This facility will only be for retired horses, with the exception of the owner/operators own personal horses. Retired horses are horses who have out lived their working days and can no longer perform working duties and are no longer ridden by their owners. Typically horse owners visit once per month. This facility is intended to be a place where horses come to live out the rest of their days receiving quality care and attention to every detail that a typical stable does not have the time to provide. There will be no training/lessons or any other type of events on this property. Due to this nature, there is very low traffic associated with this facility.

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

There are currently two horse shelters/tack rooms and well and well house on-site. As part of this project the exiting shelter/tack rooms will be evaluated and either be refurbished and restored or removed and replaced with new stables. The existing well and well house will remain on site.

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).

In the initial phase there are a total of five portable structures being proposed including three 12' x 48' shelters, one 12' x 36' shelter, and a 440 sq. ft. pole barn to store hay (see the *Stable and Hay Barn Elevations* in Section 3 of this submittal package). All of the structures are portable and do not require a foundation. In the future, the owner/operator

anticipates establishing a residence on the site, however, at this time it is unknown when that will occur. A portable outhouse will be located on the property until the residence is completed.

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

Currently there are no living quarters on property. Employees and operators will only be present during business hours (7am – 7 pm). During this time the owner and employees will be on site caring for the horses. In the future, the owner/operator anticipates developing a home on the property, but that is an allowed use in LDS.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided?

As a part of this SUP, the applicant is requesting a Director's Modification (DM) to reduce the parking requirement of 6 spaces to 5 spaces. It is anticipated that the proposed 27-foot wide driveway with parking and loading areas located along the sides will provide adequate area for parking and loading with room for horse trailer traffic to maneuver through the driveway as needed. In total five (5) parking spaces will be provided (4 standard parking stalls and 1 horse trailer parking stall). There are no off-site parking spaces available or proposed (refer to the *Site Plan* in Section 4 of this submittal package).

9. What are the planned hours of operation?

Employees may be there to care for the horses between 7am–7pm while hours of operation for visitors and guests will be between the hours of 8am-5pm.

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 project time frame for the completion of each?

There will be four pastures with portable shelters located in the center of each pasture to provide horses a place to shelter from the elements. Each shelter is approximately 12' x 48', except in Pasture 4, where the stable will be 12' x 36'. Pasture 4 is intended to be for owner/operators private horses. It is also anticipated that a portable outhouse will be located on the property until a permanent residence is constructed.

To access the pastures a 20-foot-wide driveway at the existing ditch crossing will provide access via Old Ophir Road. This driveway will provide access to a one-way 27-foot wide turnaround with parking and loading located along the perimeter. The pole barn will be located in the middle of the turnaround for easy access to loading and unloading. The total area of the drive isle and parking spaces will be ±9,500 square feet is the only grading associated with the project.

The applicant will improve the east and west property boundaries with fencing in accordance with code. The fencing will be installed along the eastern boundary of the property running 30 feet parallel to the property line and will allow public access to the property to the south in accordance with an existing ingress egress easement. Enhancements to the existing easements on the property will allow residents of the surrounding area access to the public land located south of the project. Currently, thick overgrowth and fencing do not allow residents to access this land through this property.

Landscaping along the perimeter of the property will consist of a mix of evergreen and deciduous trees, proposed every 50 feet along the north end of the property. Landscaping will also be located along the east and west property boundaries with one tree proposed every 40 feet (pending approval of a director's modification). The directors modification requests to reduce the landscaping requirements from one tree every 20 feet to one tree every 40 feet along the east and west boundaries as well as to allow for open fencing as described in the character statement. A permanent irrigation system consisting of a drip system will be installed to irrigate the trees.

All of these improvements are anticipated to begin upon approval of the SUP. The top priority is the shelters, followed by the fencing of Pastures 1-3. The driveway, parking and pole barn will be the next priority with the fencing of Pasture 4 and the landscaping following shortly after. The work is anticipated to be completed within 6-12 months after issuance of the SUP.

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

At this time the applicant is only seeking approval for the portable stables to house 14-20 horses. Phase one will include the stables, driveway, and landscaping as described herein. No future plans are defined at this time.

The applicant is aware that any other improvements that will impact the use that are not included in this submittal will require an amendment to the SUP.

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 use is allowed with a special use permit based on the zoning of Low Density Suburban (LDS), making this a great location for an Equine Retirement Facility. The low traffic associated with this type of use along with the improvements to the property, will have little to no impact on the surrounding properties while meeting the goals and policies of the South Valleys Area Plan.

The use will take advantage of the natural pastures providing places for the horses to graze. The goal is to preserve and enhance as much of the natural pastures found within the ±6.41 acres of the project area. This will provide adequate space for the horses without any adverse effects to the surrounding area.

There are open space/public lands located south of the property and there are only two properties directly abutting the site to the east and west. Each of the adjacent residences are similar in size, providing adequate space between dwelling units. Furthermore, all visitors and deliveries (which are expected to be few), will be directed to the center of the property allowing for the maximum amount of separation between residences. This combined with the proposed landscaping along the east and west boundaries, will provide an adequate buffer from sounds that may be associated with the loading and unloading of supplies and will provide the lowest impact to the surrounding properties.

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

This project meets many of the goals and policies in the character management plan as well as provides the area with improved access to the public land located to the south of this property. New fences will replace and improve the old broken fences that now line the property and many of the overgrown weeds and growth that are currently on the

property will be mitigated by the property owner as well as the natural grazing of the horses on site.

Currently there are two dilapidated horse shelters/tack rooms on the property. These will either be removed or refurbished upon further inspection. This will occur in the first phase of the project in order to make room for the fences that will be constructed to create the pastures. The new shelters that will replace these will be properly maintained and will reflect the character and styles of the surrounding neighborhoods. Additional landscaping of native trees will also add to the community by providing native species that blend in with the environment and help enhance the natural features of the land.

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?

This project is not anticipated to adversely impact the area. There is little traffic anticipated with the project and noise will be limited to the unloading of supplies which only occur a couple of times a month between the hours of 8am-5pm.

As with any equine facility odors associated with manure management may be the biggest issue associated with this type of use. This often only becomes a problem when manure is not managed properly. To insure this potential impact is addressed stables will be cleaned daily. Horses will be kept in a grazing environment as much as possible to eliminate the possibility of manure being concentrated in one area. Harrow cultivation will be used throughout the site to help promote the rapid decomposition of manure and to eliminate the likelihood of flies. The owner is also looking into future programs that will market any excess manure that cannot be processed through harrowing for other uses such as donating to community gardens, use on crop lands/trail surfaces, or in private landscaping.

Grain and other sources of food will be stored in containers and utilizing methods that discourage rats and mice from having direct access to the food source.

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

Hours of operation including delivery times and visitation of the horses be limited to the hours of 8am-5pm daily.

Also, the applicant is proposing to improve the existing easements along the east and west property lines to provide access to the public lands south of the property along the eastern boundary of the project area. Finally, a manure management plan as described above will be maintained to reduce the possibility of odors and flies.

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

Landscaping is proposed to consist of a mix of deciduous and evergreen trees planted one every 50 feet along the north boundary and one every 40 feet along the east and west boundaries (upon approval of the director's modification), for a total of 38 new trees.

In addition, a 5-foot wide landscape strip along the main driveway will also include ground cover and low-lying shrubs. Fencing will be limited to open fencing (upon approval of the director's modification), as found in the surrounding neighborhoods and in accordance with the character statement described in the South Valleys Area Plan. All color schemes

used now and in the future, will be consistent with the colors used throughout the neighborhood.

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.)

The only light proposed at this phase will be a light near the pole barn located within the center of the turnaround. The light will meet all the standards to control glare and will follow the Best Management Practices "dark sky" lighting standards, hours of operation, and contribute to the community character.
No sign is proposed with this project.

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?

No.

20. Community Water?

No.

Project Description

Executive Summary

Applicant: LeaAnn Canavan (Old Ophir Ranch)
APN Number: 050-210-15
Request: A request has been made for a Special Use Permit and a Director’s Modification to establish commercial stables operating as an equine retirement facility on ±6.41 acres in the South Valleys Area Plan.
Location: The 6.41± acre site is located approximately 1,000 feet east of the intersection of US 395A and Washoe Drive. The site is zoned Low Density Suburban (LDS) with a Master Plan Designation of Suburban Residential (SR), located within the West Washoe Valley Rural Character Management Area identified in the South Valleys Area Plan.

Background

The project site is located just south of Washoe City along Old Ophir Drive, in an area that is currently surrounded by single family residential to the north, east, and west, and open space/public land to the south. The project site is vacant land consisting of natural pasture. The site previously allowed the grazing of horses as apparent by the two dilapidated horse shelters/tack room and has an existing well on site.

Land Use Compatibility

The site is zoned Low Density Suburban (LDS) and is surrounded by large lot residential to the north, east, and west, with open space/public lands to the south (refer to the *Zoning Map* in Section 3 of this submittal packet). A commercial stable is located less than a quarter mile north of the project site and a majority of the residence to the north own horses on their properties. Additionally, with the nature of an equine retirement facility, there is very little traffic associated with this type of commercial stable making this a compatible use for the location.

The project is located in the South Valleys Area Plan, which not only supports but encourages this type of use. This, along with the zoning for the property being identified as LDS, allows for commercial stables with a special use permit.

Project Request

The applicant is seeking approval of a special use permit (SUP) for commercial stables operating as an equine retirement facility located on ±6.41 acres within Washoe Valley. Improvements necessary to the site are outlined in the *Site Plan* and *Landscape Plan* attached to Section 4 within this submittal packet and will include the following:

- **Built Structures:** Each pasture will contain portable horse stables that do not require any grading, and range in size from ±430 sq. ft. to ±580 sq. ft. A pole barn to store hay (±440 sq. ft.) will also be located within the center of the turnaround. The area to the west of

the turnaround will be reserved for a future home/residence but is not a part of the SUP at this time.

- Driveway: The site includes a graded 20-foot wide drive isle, connecting to a 27-foot wide turnaround with parking spaces and a loading zone that total $\pm 9,500$ square feet. This will be located in the center of the project site and will be the primary access point for the facility. In conjunction with the SUP, a Director's Modification is also being requested to substitute decomposed gravel (DG) in lieu of asphalt, to maintain the character of the area.

Curb and gutter are discouraged in this area plan and is usually required along all asphalt roads. Since curb and gutter are discouraged in the area it makes sense that asphalt is inappropriate because it doesn't match the goals of the character management area plan. Also, DG is easier to maintain for this type of use, especially when considering the lifespan of asphalt when exposed to the heavy loads from horse trailers and hay trucks as well as the extreme heat and cold that this area faces throughout the year.

- Parking: The proposed project includes a total of five parking spaces, two standard stalls located at the end of the driveway and two standard stalls and a one trailer stall located within the turnaround. The Washoe County Code requires one space per employee and 0.25 space per horse for commercial stables. Based on the use and anticipated visitors, a Director's Modification is being requested to allow a parking reduction from six spaces to five (four standard stalls and one trailer stall). This is due to the low traffic volume associated with the facility as well as preserving the amount of open pasture. This facility cares for retired horses and visitation by each owner averages about once per month. Deliveries of food and other supplies is typically once a month as well. Most traffic associated with the use is limited to the owner/operator.
- Landscaping: The site will be landscaped in accordance with code with the exception of the requested director's modification to reduce the number of trees along the east and west boundaries. According to Washoe County landscaping standards a commercial use adjacent to a residential use must include one tree every 20 feet along with a six-foot solid wall/fence. Because this SUP is proposing an alternative, a Director's Modification to the landscape standards has also been submitted.

The director's modification includes a request to reduce the number of trees and the type of fencing required along the eastern and western boundaries. The reduction request is based on the fact that planting a tree every 20 feet and erecting a six-foot solid fence goes against many of the goals found within the South Valleys Area Plan and does not match the character of the area as described in the Character Statement.

The applicant will add new fencing to create four pastures to allow grazing for the horses, and create public access from Old Ophir Road to the open space south of the

project along the eastern and western boundaries of the property. A mix of evergreen and deciduous trees will be planted one every 50 feet along north boundary and one per 40 feet along the east and west boundaries. All landscaping will include an irrigation system.

To supplement the request in the reduction of landscaping the applicant is proposing to landscape a 5-foot-wide area along both sides of the driveway entrance/exit complete with ground cover and shrubs (see the Cross Sections and Landscape Plan in Section 3 and 4).

Traffic Impact Report

Based on the proposed use, it is assumed that the amount of weekday peak hour trips will be well under the 80 or more required to trigger a traffic impact report. Since the Institute of Transportation Engineers (ITE) trip generation rates do not have a use that is representative of the type of use associated with this project other information was used to calculate peak hour trips.

If the maximum amount of horses is 20 including the owners 6 horses, then a total of 14 horses will be boarded at maximum capacity. If every owner visited their horse at the same time and the owner/operator and employee where on site, the maximum number of trips generated at peak hour would be 16 trips. This is far below the threshold of 80 trips required to conduct a Traffic Impact Report.

Site Details

AREA DESCRIPTION			
	Land Use	Master Plan Designation	Zoning
North	Single Family Residence	RR/SR	HDR/LDS
South	Vacant	OS	OS
East	Single Family Residence	SR	LDS
West	Single Family Residence	SR	LDS

Total Site:	±6.41 Acres
Drive Isle/Parking Loading:	±9,500 SQ FT (3.4%)
Horse Shelters/Hay Barn:	±2,600 SQ FT (0.9%)
Future Residence Pad:	±6,650 SQ FT (2.4%)
Pastures:	±4.66 Acres (72.7%)
Private Yard:	±0.63 Acres (9.8%)
Easement:	±0.37 Acres (5.8%)
Landscaping:	±0.32 Acres (5.0%)
Horse Capacity:	14-20 Horses
Employees:	2 (1 owner/operator, 1 part-time)

Findings

The Special Use Permit will meet the following goals listed within the South Valleys Area Plan:

SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe/Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Response: One of the most effective ways to control noxious weeds is to allow grazing on the property. It has been well documented that this is a safe and effective alternative to herbicides and has less impacts on the natural environment. As the proposed site plan shows, a majority of the site (72.7%) will be dedicated to open pasture grazing and as such will greatly reduce and control any noxious weeds found within the property.

SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.

Response: The only light proposed within the property is located near the center of the turnaround next to the hay barn. This lighting will comply with all the Best Management Practices, limited hours of operation, and mitigation of glare.

SV.2.11 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscape area.

Response: It is proposed that the trees planted along the perimeter of the property reflect the native vegetation found within the area.

SV.2.14 Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

Response: The Site Plan was designed to disturb as little land as possible to preserve the natural pastures found on the property. All drive isles are at the minimum standards but still meet local fire code and provide adequate parking for the amount of traffic that will be generated by the use. The proposed locations of the structures were also located away from the property lines to help preserve the open vistas to the adjacent neighbors.

SV.2.18 The care and use of various livestock animals is a core component of the South Valley’s community character. Livestock animals found throughout the South Valley’s include horses, cows, mules, donkeys, sheep, goats, llamas, and alpacas.

Also common are poultry animals such as roosters, hens and guinea hens. This vital component of the community character should be protected.

Response: The purpose of this facility is to provide a place for retired horses to come and receive the care and attention they need as they live out the rest of their days. It is the owners vision is that this will be the first of its kind in Northern Nevada. The applicant started this business when they realized there was a need for a facility of this kind in the area. Because the character of the area is so deeply tied to equestrian activities, this will be a great use that will not only meet but enhance the character of the area.

SV.2.16 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.

Response: This project directly embraces and enhances the community character as described in the Character Statement, from the use all the way down to the design. The layout of the site plan has a core goal to minimize the development and the negative impacts to the land. Making the horses the core focus of the use and to facilitate their needs by preserving as much open pasture as possible while still providing the infrastructure to insure proper care. Furthermore, the use embraces the essence of the area as described in the Character Statement:

The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significance contributor to the local character. The valley's inhabitants enjoy living in an area abundant with animals, both wild and domestic. County polices supporting and facilitating a rural approach to the maintenance of animals – including livestock, “hobby livestock”, and pets contribute to the preservation of the area’s character. Associated with this great interest in animals is a distinct equestrian component.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Vicinity Map
APN 050-210-15
 Washoe Valley, NV
 February, 2017


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 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4088
 Fax: 775.823.4088
WSUR17-0005

EXHIBIT G

**PORTIONS OF SECTIONS
13, 23, 24, 25 & 26
T17N - R19E**

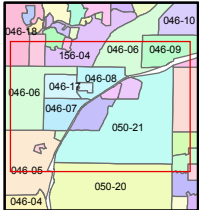
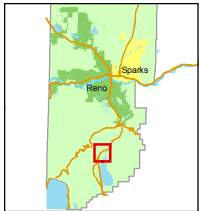
Assessor's Map Number
050-21

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 125250 500 750 1,000
1 inch = 1,000 feet



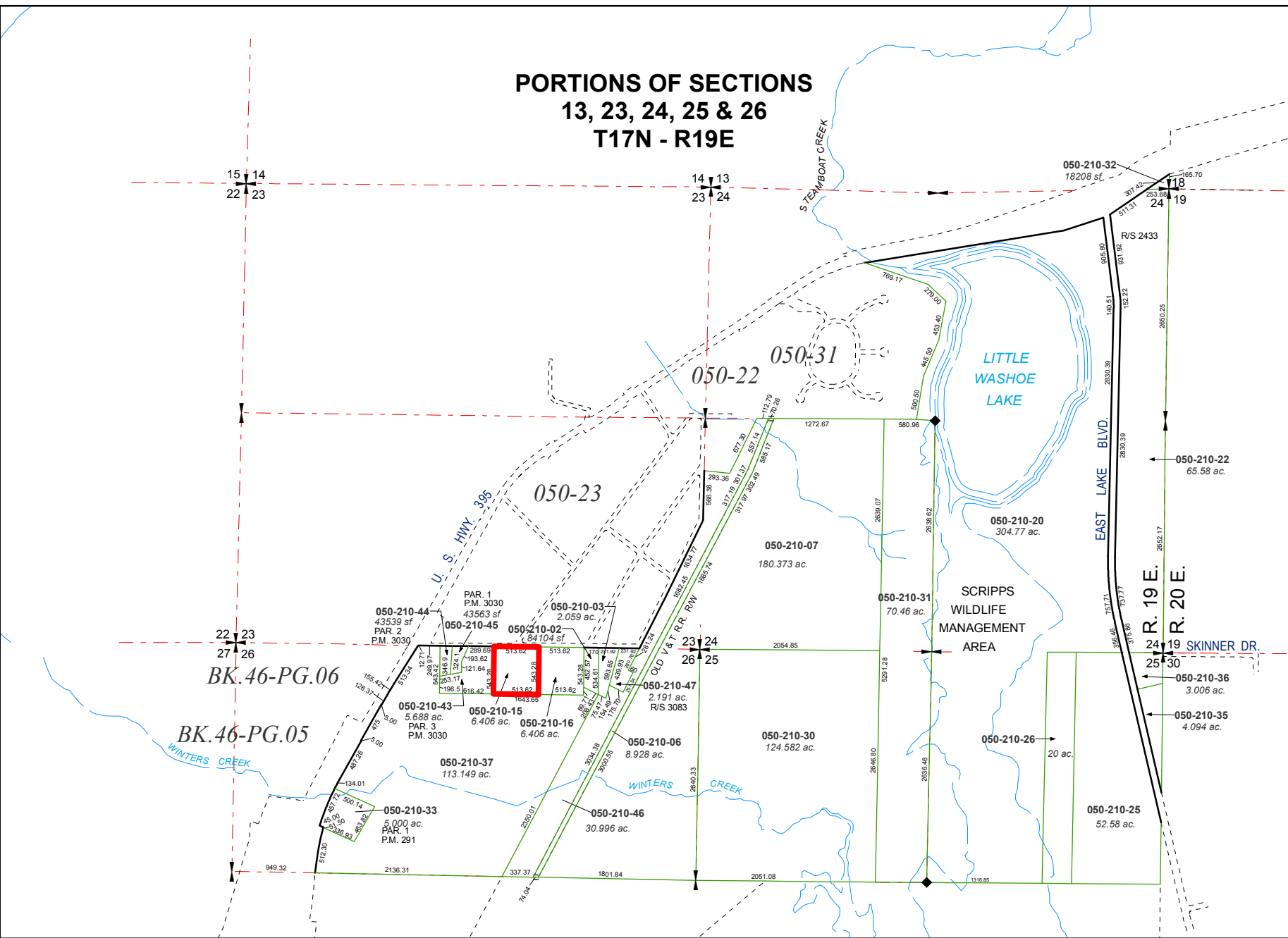
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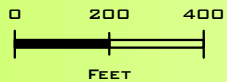
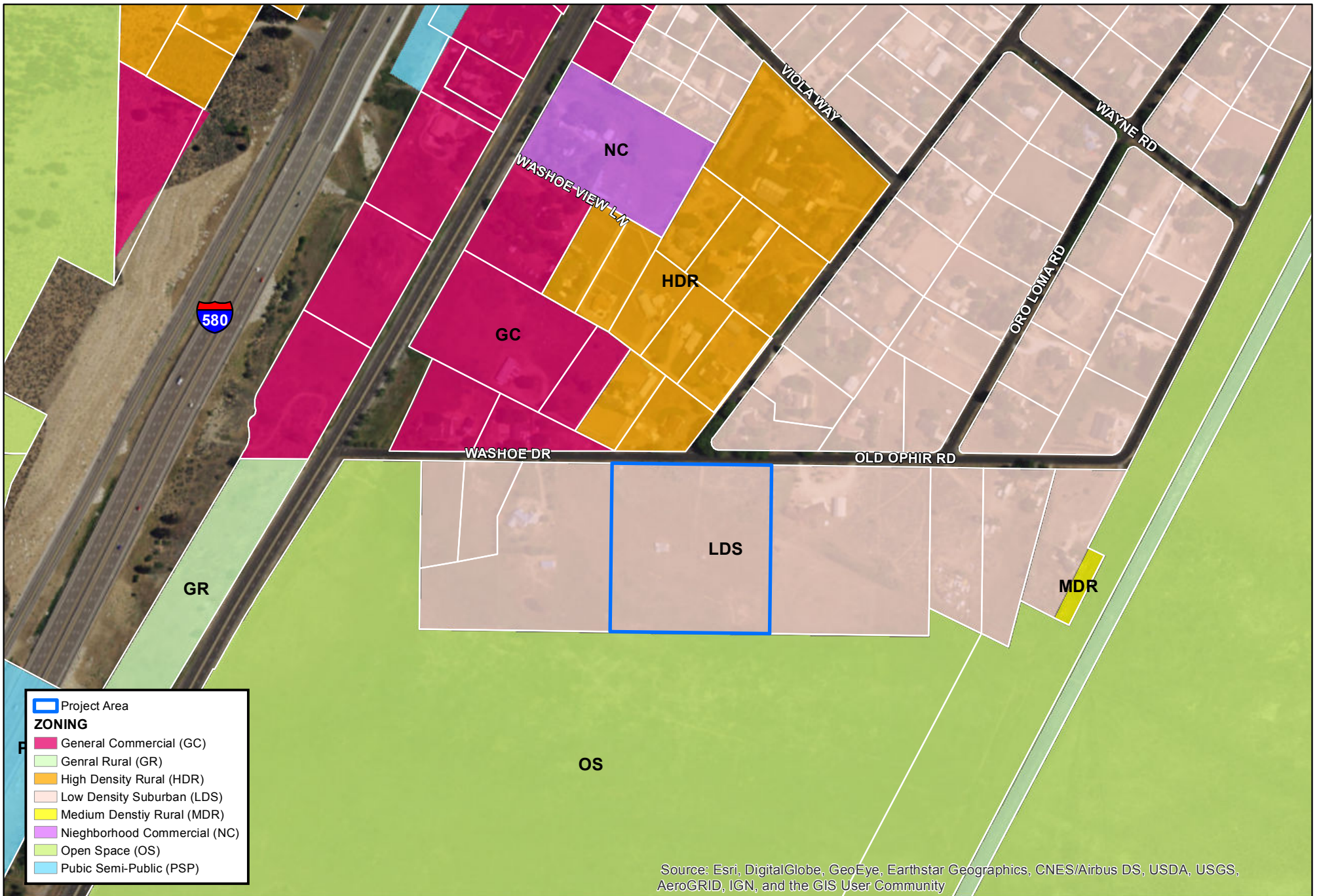
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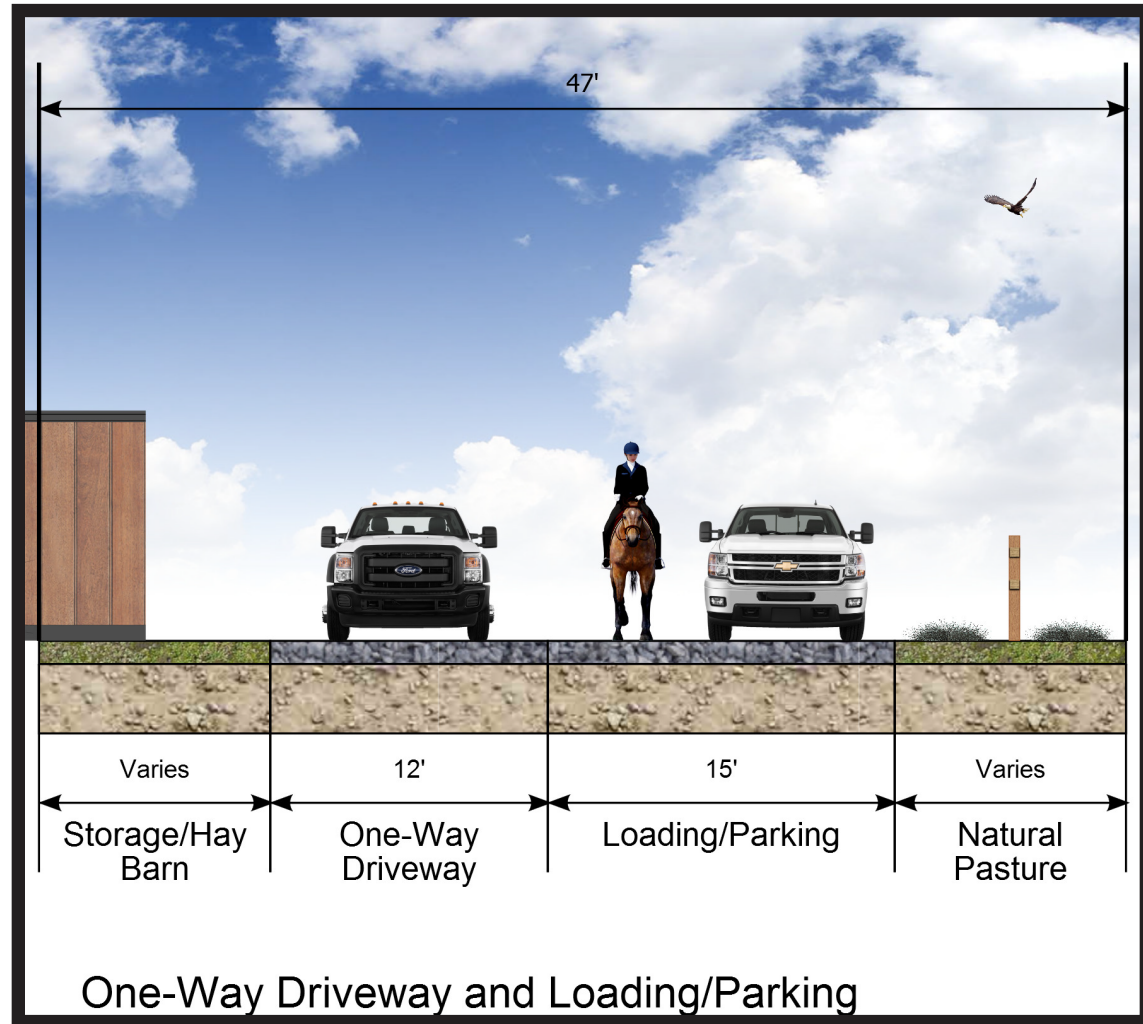
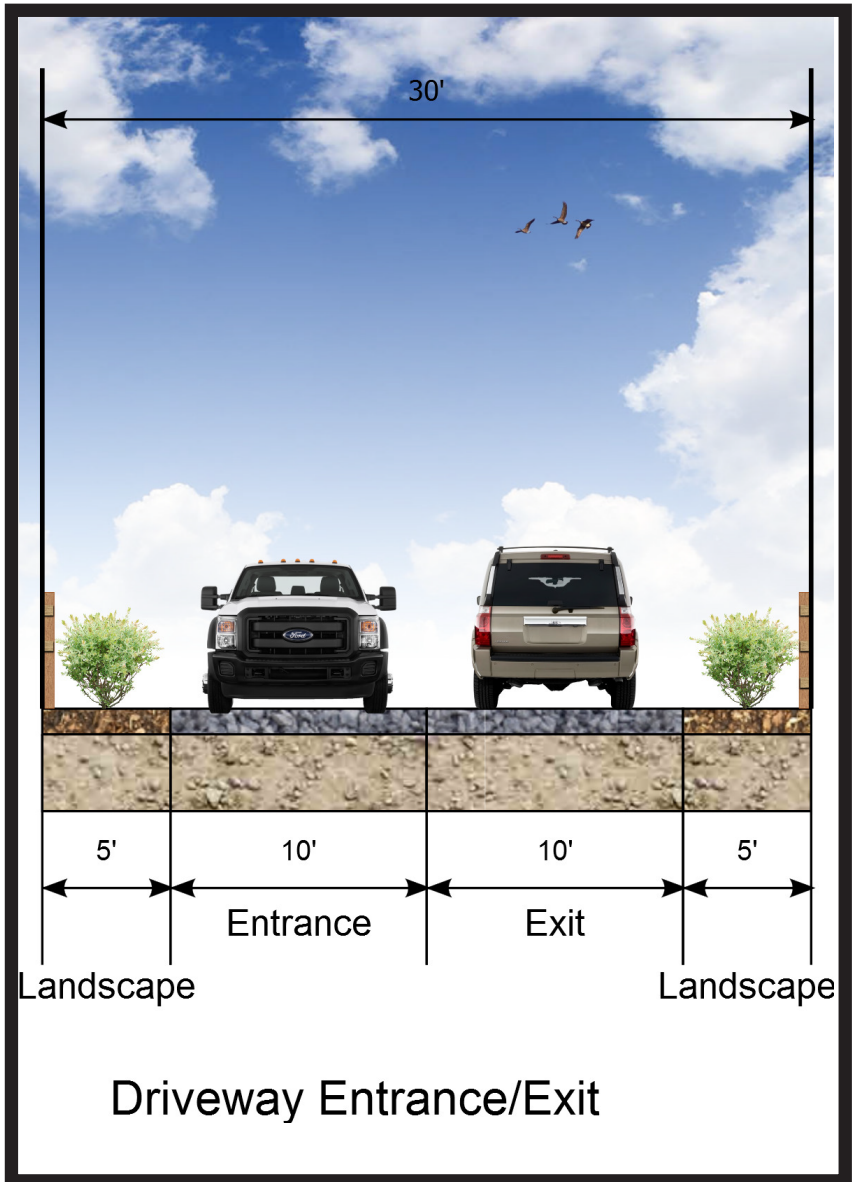
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

- Project Area





Existing Zoning
Washoe Valley, NV
February, 2017



Driveway Cross Section Examples



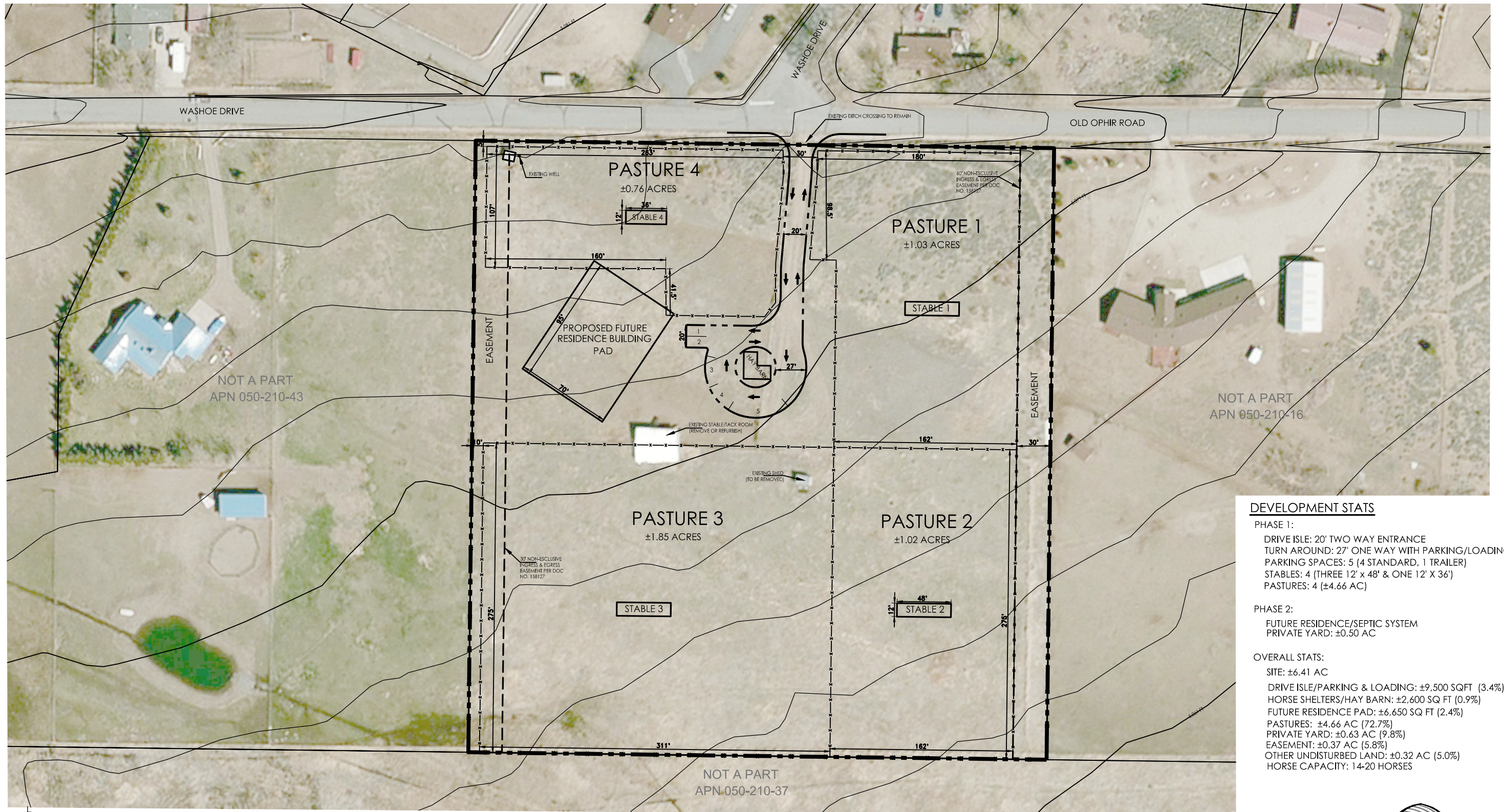
Hay Barn Elevation



Stables Elevation

SITE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV
FEBRUARY, 2017

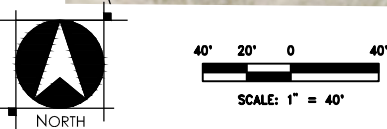


DEVELOPMENT STATS

PHASE 1:
 DRIVE ISLE: 20' TWO WAY ENTRANCE
 TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
 PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
 STABLES: 4 (THREE 12' x 48' & ONE 12' x 36')
 PASTURES: 4 (±4.66 AC)

PHASE 2:
 FUTURE RESIDENCE/SEPTIC SYSTEM
 PRIVATE YARD: ±0.50 AC

OVERALL STATS:
 SITE: ±6.41 AC
 DRIVE ISLE/PARKING & LOADING: ±9,500 SQ FT (3.4%)
 HORSE SHELTERS/HAY BARN: ±2,600 SQ FT (0.9%)
 FUTURE RESIDENCE PAD: ±6,650 SQ FT (2.4%)
 PASTURES: ±4.66 AC (72.7%)
 PRIVATE YARD: ±0.63 AC (9.8%)
 EASEMENT: ±0.37 AC (5.8%)
 OTHER UNDISTURBED LAND: ±0.32 AC (5.0%)
 HORSE CAPACITY: 14-20 HORSES



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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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LANDSCAPE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV
FEBRUARY, 2017






NOTES:

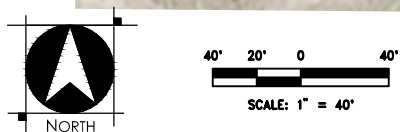
- ±38 NEW TREES PROPOSED AS REQUIRED IN SECTION 110.412.40 OF COUNTY CODE (1 TREE PER 50 FT ALONG STREET FRONTAGE AND 1 TREE PER 40 FT ALONG RESIDENTIAL ADJACENT LOTS, PENDING APPROVAL OF DIRECTORS MODIFICATION)
- ±18 CONIFER TREES (50% ARE AT LEAST 7- FEET IN HEIGHT, AND 50% AT LEAST 5- FEET IN HEIGHT)
- ±20 DECIDUOUS TREES (50% ARE AT LEAST 2-INCH CALIPER AND 50% AT LEAST 1-INCH CALIPER)
- TOTAL LANDSCAPED AREA IS ±0.55 ACRES (MINIMUM REQUIRED BASED ON DEVELOPED AREA IS ±0.04 ACRES)

PLANTING & IRRIGATION NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER WASHOE COUNTY DEVELOPMENT CODE STANDARDS 412-1.
- FINAL PLANT SELECTION AND LAYOUT WILL BE IN ACCORDANCE WITH WASHOE COUNTY DEVELOPMENT CODE AND WILL REFLECT THE GOALS LISTED IN THE SOUTH VALLEYS AREA PLAN (SV.2.11). ALL LANDSCAPE DESIGNS WILL EMPHASIZE THE USE OF NATIVE VEGETATION, WITH NON-NATIVE AND ATYPICAL VEGETATION INTEGRATED SPARINGLY INTO ANY LANDSCAPE. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTER BEDS WILL RECEIVE 4" TOP-DRESSING OF MULCH (RIVER ROCK, DECOMPOSED GRANITE, BARK, ETC.)
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/ OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURE REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY WATERING SCHEDULE. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER (RPB) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRES PER CODE.

LEGEND:

-  DECIDUOUS TREE
-  CONIFER TREE
-  SHRUBS AND GROUND COVER



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Tel 775.823.4068 Fax 775.823.4066

WSUP17-0005

EXHIBIT G

WSUP17-0005

Application Addendum



April 25, 2017

Mrs. Kelly Mullin; Planner
Washoe County Community Services Department
VIA EMAIL

RE: Special Use Permit SUP Old Ophir Ranch, Description of Phases 1, 2, and 3

Kelly,

Below is the anticipated description of the phases for the Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch), submitted on February 15, 2017. The phases were required with the addition of Phase 3 to the SUP, all other items contained in the original submittal of the SUP are to remain the same. Each phase contains the items as they are anticipated to occur, some items may be removed or added as deemed necessary. Most of the items must occur in order, but not all items are subject to completion before the start of the next phase.

Phase 1:

- Wetland delineation and Army Corps approval
- Construction of Drive Aisle (20' two-way entrance) and Turn-Around (27' one-way with parking/loading)
- Fencing of Pastures 1-4 and easement improvements
- Construction of Hay Barn and Stables for boarding up to 20 horses (not including personal horses)
- Approval of septic tank design and location through Nevada Division of Environmental Protection (NDEP)
- Approval of grading and construction permits for Phase 2 construction
- Placement of temporary office and begin installation of landscaping

Phase 2:

- Construction of permanent house/commercial structure
- Construction of septic system
- Removal of temporary stable 4

Phase 3

- Construction of Shedrow Barns
- Removal of temporary stables 1-3 and fencing between Pastures 1 and 2

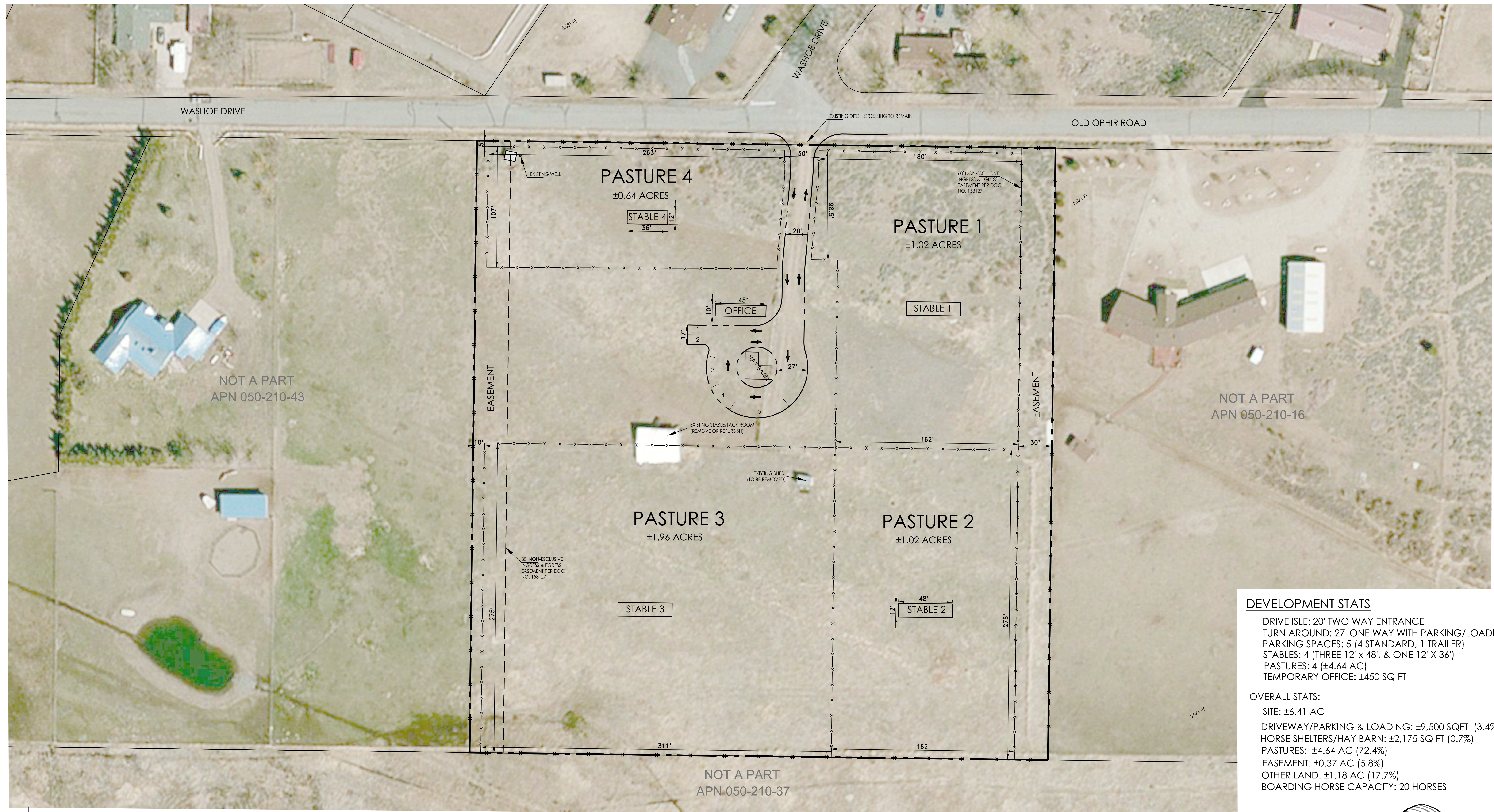
On behalf of the applicant, if you need anything or have any questions, please do not hesitate to contact me.

Sincerely,

Eric Hasty
Planner
Wood Rodgers, Inc.

SITE PLAN OLD OPHIR RANCH PHASE 1

WASHOE VALLEY, NV
MARCH, 2017

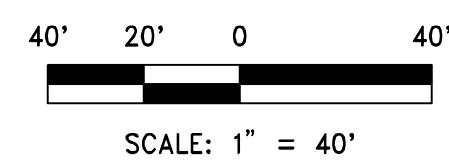
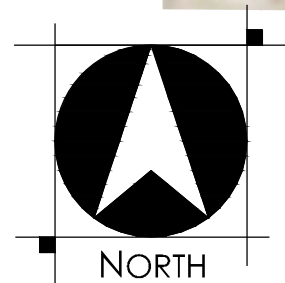


DEVELOPMENT STATS

DRIVE ISLE: 20' TWO WAY ENTRANCE
TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
STABLES: 4 (THREE 12' x 48', & ONE 12' x 36')
PASTURES: 4 (±4.64 AC)
TEMPORARY OFFICE: ±450 SQ FT

OVERALL STATS:

SITE: ±6.41 AC
DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)
HORSE SHELTERS/HAY BARN: ±2,175 SQ FT (0.7%)
PASTURES: ±4.64 AC (72.4%)
EASEMENT: ±0.37 AC (5.8%)
OTHER LAND: ±1.18 AC (17.7%)
BOARDING HORSE CAPACITY: 20 HORSES



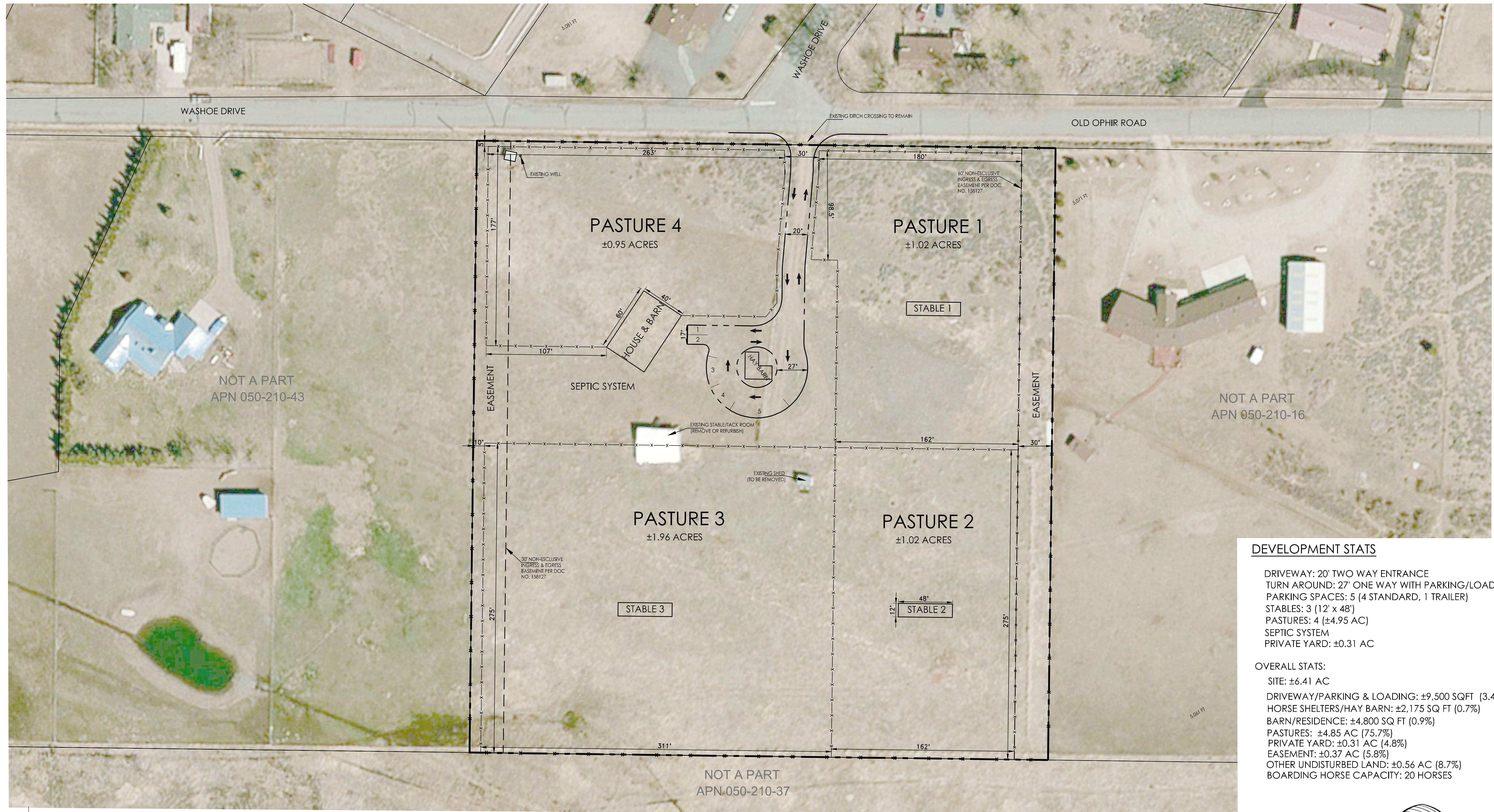
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SITE PLAN

OLD OPHIR RANCH PHASE 2

WASHOE VALLEY, NV
MARCH, 2017

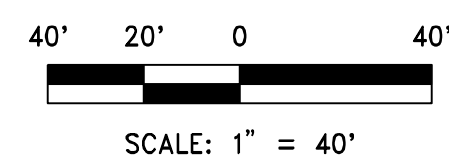
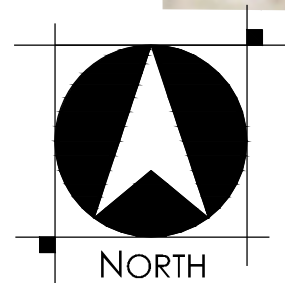


DEVELOPMENT STATS

DRIVEWAY: 20' TWO WAY ENTRANCE
 TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
 PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
 STABLES: 3 (12' x 48')
 PASTURES: 4 (±4.95 AC)
 SEPTIC SYSTEM
 PRIVATE YARD: ±0.31 AC

OVERALL STATS:

SITE: ±6.41 AC
 DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)
 HORSE SHELTERS/HAY BARN: ±2,175 SQ FT (0.7%)
 BARN/RESIDENCE: ±4,800 SQ FT (0.9%)
 PASTURES: ±4.85 AC (75.7%)
 PRIVATE YARD: ±0.31 AC (4.8%)
 EASEMENT: ±0.37 AC (5.8%)
 OTHER UNDISTURBED LAND: ±0.56 AC (8.7%)
 BOARDING HORSE CAPACITY: 20 HORSES



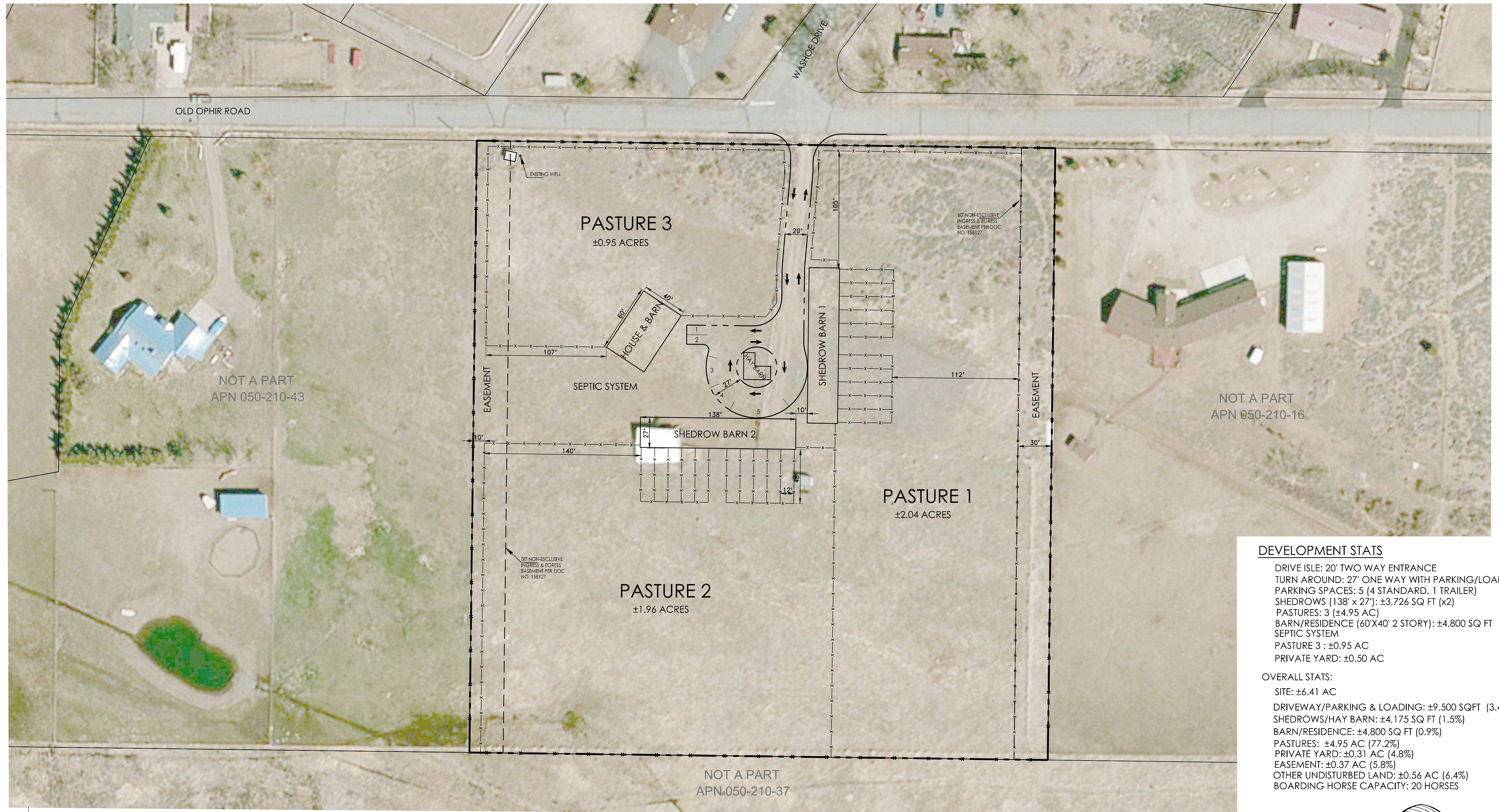

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CONCEPTUAL PLAN

OLD OPHIR ROAD EQUESTRIAN FACILITY PHASE 3

WASHOE VALLEY, NV
MARCH, 2017

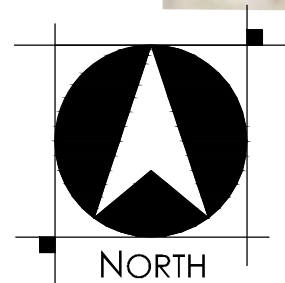


DEVELOPMENT STATS

DRIVE ISLE: 20' TWO WAY ENTRANCE
TURN AROUND: 27' ONE WAY WITH PARKING/LOADING
PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)
SHEDROWS (138' x 27'): ±3,726 SQ FT (x2)
PASTURES: 3 (±4.95 AC)
BARN/RESIDENCE (60'X40' 2 STORY): ±4,800 SQ FT
SEPTIC SYSTEM
PASTURE 3 : ±0.95 AC
PRIVATE YARD: ±0.50 AC

OVERALL STATS:

SITE: ±6.41 AC
DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)
SHEDROWS/HAY BARN: ±4,175 SQ FT (1.5%)
BARN/RESIDENCE: ±4,800 SQ FT (0.9%)
PASTURES: ±4.95 AC (77.2%)
PRIVATE YARD: ±0.31 AC (4.8%)
EASEMENT: ±0.37 AC (5.8%)
OTHER UNDISTURBED LAND: ±0.56 AC (6.4%)
BOARDING HORSE CAPACITY: 20 HORSES

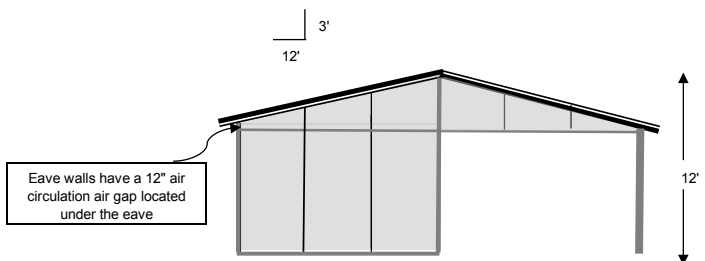
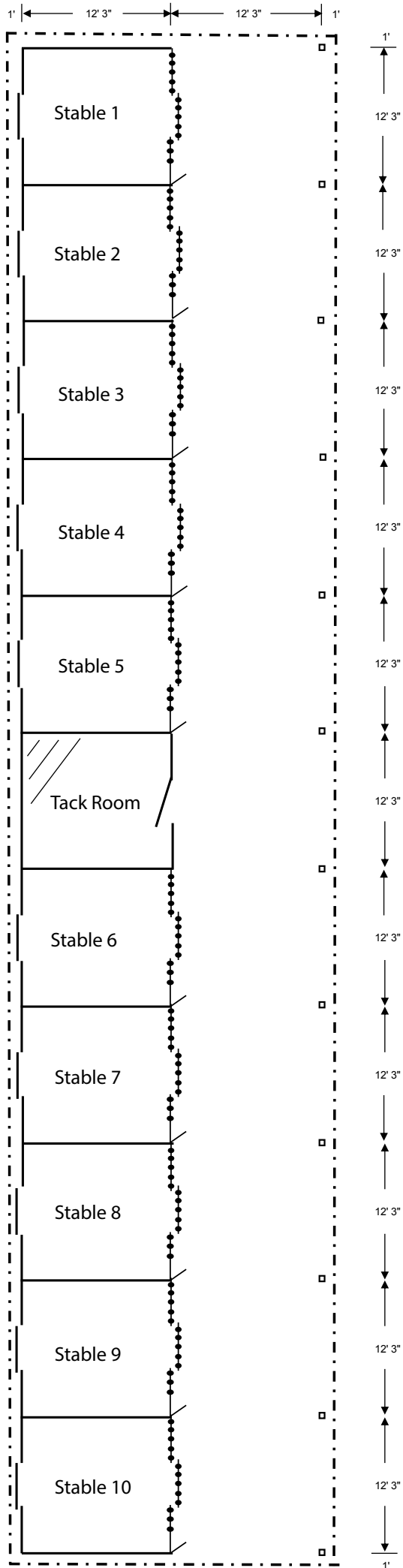


40' 20' 0 40'
SCALE: 1" = 40'

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Name: Lea Ann Canavan
Address: Wahoe Valley, NV 89704
Phone/Email: 775-813-7572



LANDSCAPE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV
MARCH, 2017






NOTES:

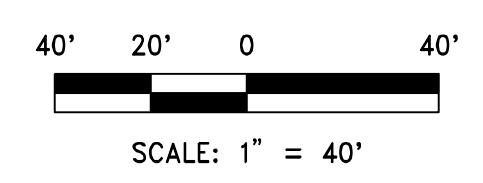
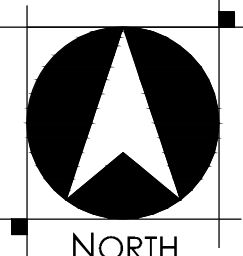
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- ±18 CONIFER TREES (50% ARE AT LEAST 7-FEET IN HEIGHT, AND 50% AT LEAST 5-FEET IN HEIGHT)
- ±20 DECIDUOUS TREES (50% ARE AT LEAST 2-INCH CALIPER AND 50% AT LEAST 1-INCH CALIPER)
- TOTAL LANDSCAPED AREA IS ±0.55 ACRES (MINIMUM REQUIRED BASED ON DEVELOPED AREA IS ±0.04 ACRES)

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LEGEND:

-  DECIDUOUS TREE
-  CONIFER TREE
-  SHRUBS AND GROUND COVER



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EXAMPLE OF FENCING STYLE

WSUP17-0005

EXHIBIT G



EXAMPLE OF SHEDROW BARN

**WSUP17-0005
EXHIBIT G**