



Board of Adjustment Staff Report

Meeting Date: September 7, 2023

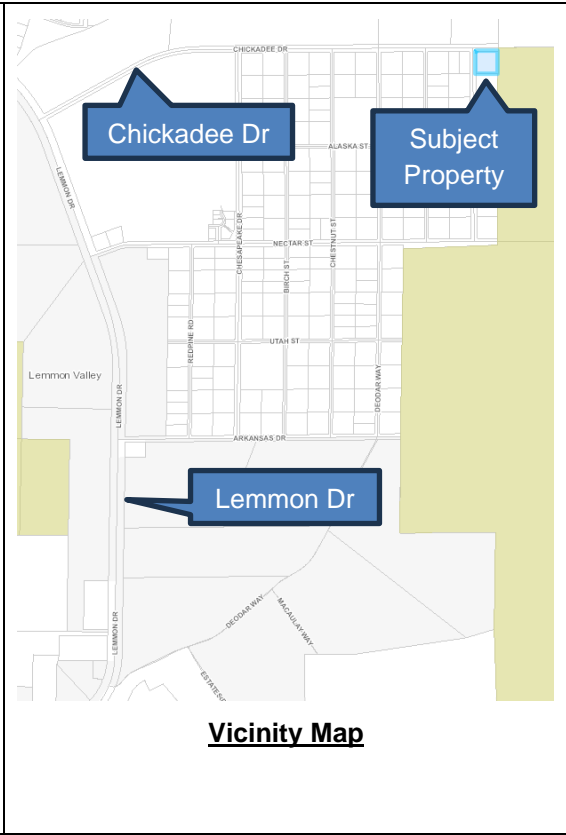
Agenda Item: 9D

SPECIAL USE PERMIT CASE NUMBER:	WSUP23-0019 (Equisol Ranch)
BRIEF SUMMARY OF REQUEST:	Request to establish a commercial stable use type for a therapeutic riding center.
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a commercial stable conducting therapeutic riding and equine assisted services to individuals with physical, cognitive and social/emotional special needs. A maximum of 10 horses are proposed, with a maximum of 60 participants within a week. A new 36' by 48' barn and standalone accessible bathroom facilities are proposed. The applicants also request to vary WCC 110.412.40(c)(1), 110.412.60(g)(5), WCC 110.412.40(b), and WCC 110.410.15(c)(3) to modify certain landscaping and parking requirements.

Applicant/Owner: Alexandra Whittey
 Location: 11420 Fir Dr
 APN: 080-277-04
 Parcel Size: 2.113 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Low Density Suburban
 Area Plan: North Valleys
 Development Code: Authorized in Article 810, Special Use Permits
 Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0019 for Alexandra Whittey, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code standard in WCC 110.412.40(c)1 to allow a 5' wide landscaping buffer along the southern property line along the fire loop road as shown in the site plan, to vary the development code standards in WCC 110.412.40(b) to allow a 12' wide landscaping buffer along the northern property line, and to vary WCC 110.410.15(c)3 to allow a 5' wide ADA van space access aisle.

(Motion with Findings on Page 11)

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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:

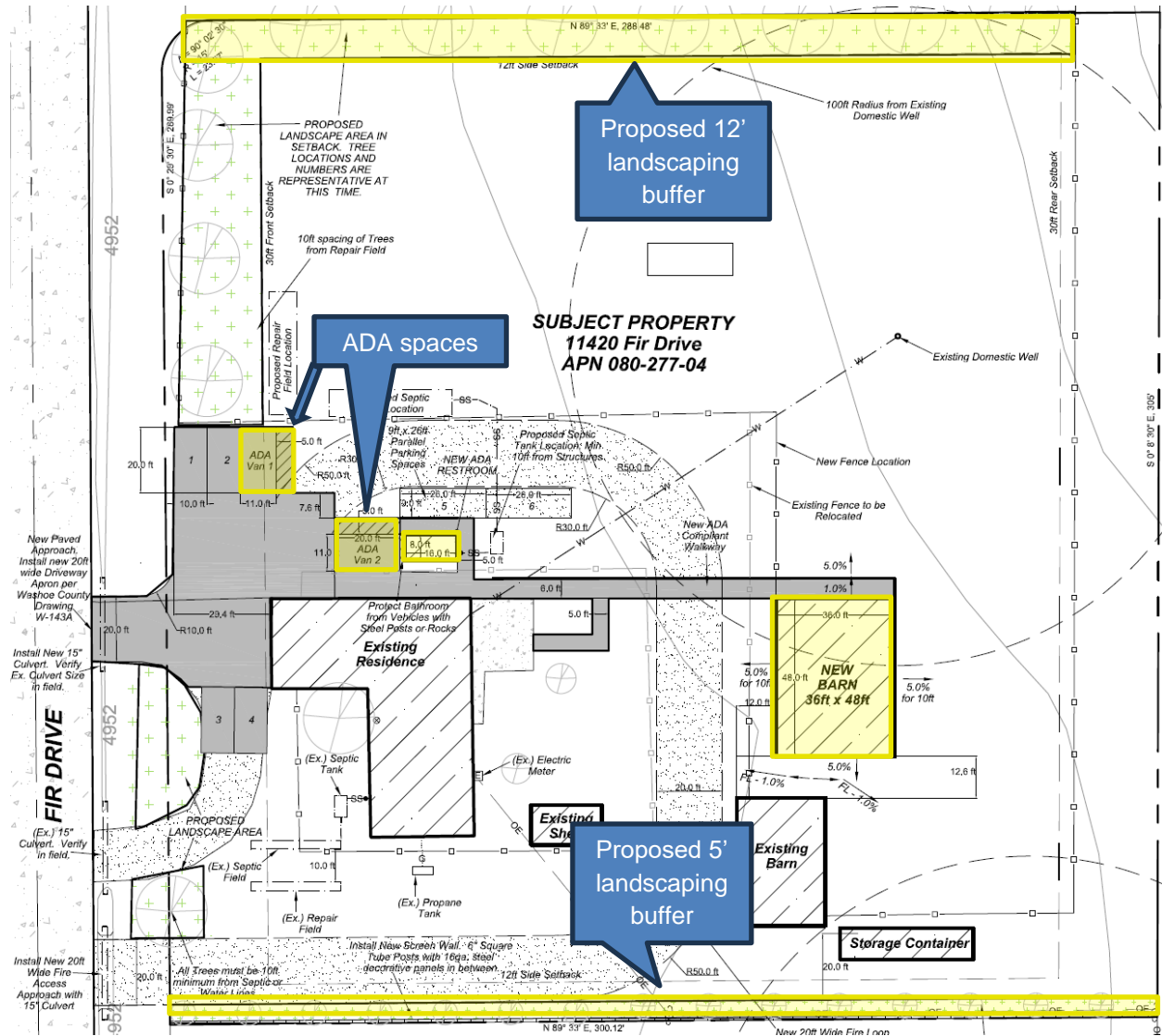
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP23-0019 are attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Suburban (LDS). The proposed use of a therapeutic riding center is classified as a commercial stable, which is permitted in LDS with the approval of a special use permit per WCC Table 110.302.05.03. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

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

Variance(s) Requested	Relevant Code
Landscaping buffer width of setback adjoining residential use.	110.412.40 (c) 1
Minimum planting density in landscaping areas.	110.412.60 (g) 5
Landscaping buffer width of setback adjoining public street.	110.412.40 (b)
Access aisle width of ADA accessible van parking space.	110.410.15 (c) 3



Site Plan



Site Photo—Facing Northwest

Project Evaluation

This request is for a therapeutic riding center providing therapeutic riding and equine assisted services to individuals with special needs, which is classified as a commercial stable use type. The subject parcel is about 2 acres, developed with a single-family dwelling and some detached accessory structures. This proposal includes the addition of an approximately 1,728 sf barn and an approximately 128 sf bathroom structure. An employee of the riding center will reside in the single-family dwelling on site.

The site has a master plan designation of Suburban Residential (SR) and a regulatory zone of Low Density Suburban (LDS). Properties to the south and west are part of the same subdivision and share the same master plan and regulatory zoning designations. The property to the east is zoned Open Space (OS) and has a master plan designation of Open Space (OS) and is federally owned land managed by the Bureau of Land Management (BLM). The property to the north is zoned General Rural (GR) and has a master plan designation of Rural (R). The subject parcel is located within the North Valleys Area Plan, in the Lemmon Valley Suburban Character Management Area (LVSCMA).

As shown on the site plan, about half of the property will remain undeveloped and provide space for riding activities. The rest of the site will contain new and existing improvements, including parking, landscaping, and structures to serve the proposed commercial use.

Though the proposed use is classified as commercial stables, the proposed operation does not include any boarding, but rather focuses on riding lessons and other therapeutic equine activities. There will be a maximum of ten horses and a maximum of 6 participants on site at any given time. The total number of participants within a week will not exceed 60, which averages 12 per day of operation. Proposed operating hours are Tuesday—Saturday, 7 am—7 pm, by appointment only.

The applicant has stated that manure will be put in a dumpster daily and Waste Management will empty the dumpster weekly. Furthermore, all horses will be dewormed every other month to prevent the spread of pests. The Washoe County Health District commented on this application and stated that the applicant will need to submit a manure management plan to the Health District, in addition to getting the necessary county and state permits for a commercial onsite sewage disposal system and a public water system. Comments from the Nevada Division of Water Resources indicated that there are not yet valid commercial water rights associated with the property. The applicant is currently undertaking the process to convert water rights, and completion of that process is required before the necessary water infrastructure for development will be approved.

The Air Quality Division of the Washoe County Health District did not indicate any concerns regarding dust. The application indicates that water will be used for dust control as needed. As shown on the photo above, the area to be used for riding activities is currently unvegetated and surfaced with coarse sand.

Article 438—Grading

The site is relatively flat and grading will be limited to the planned improvements- i.e. driveway, parking, and proposed structures. The applicant has indicated that the grading will be minor and will not meet major grading thresholds.

Traffic

The applicant indicated traffic generated will be minimal with an estimated 14 average daily trips (ADT) with peak flows of 3 trips in the AM and PM for employees. The trips are calculated based on the number of staff and number of client visits. Due to the minimal increase in traffic that will be generated by this request, no traffic study is required. The Washoe County Sheriff's Office commented on this application, stating concern that there may be complaints from increased traffic. However, per information provided by the applicant, the increase to traffic will be minimal.

Article 410—Parking

The access to the site is from Fir Drive, a 2-lane paved roadway. A 20-foot-wide paved access drive will provide access to the site, as well as a 20-foot wide fire access that loops through the site. The fire access is proposed to be partially paved and partially sand. The fire loop will have to meet the requirements of the Washoe County Engineering and Capital Projects Division. All portions of the fire loop that also serve as part of the parking and access circulation are required to be paved. Per table 110.410.10. of the WCC, 0.25 parking spaces are required for every horse, along with one parking space per employee during peak employment shift. The site will have 10 horses, which requires 2.5 parking spaces with 3 additional parking spaces for peak employment shift. The applicant provided an updated site plan showing 6 spaces, which is included in this staff report and attached in Exhibit E. The parking will be located north and west of the existing residence and includes two paved ADA accessible spaces. For the required van-accessible Ada space, the applicant is requesting to vary the minimum access aisle width of 8' in accordance with federal ADA guidelines. The request is addressed in detail below. As shown on the site plan, all

other parking and circulation meet the standards of Article 410. A detailed review of requirements including ADA parking space signage will occur at the building permit stage.

Article 412—Landscaping

The applicant is proposing landscaping buffers along the north, west, and south property lines. The total proposed landscaped area is 11,155 sf, which is more than 20% of the disturbed area, as required for commercial uses. Site improvements will cover a total of 5,593 sf and landscaping 11,155 sf. Landscaping is required to be irrigated, and full compliance with planting and irrigation standards will be assessed at the building permit stage.

Requests to Vary Standards

The applicant has requested to vary one standard of Article 410 and three of the standards of Article 412. For parking, they are proposing a modification to the minimum access aisle width for a van-accessible ADA parking space. For landscaping, they are proposing 27 total trees and 81 shrubs (3 shrubs per tree), with a 12' landscaping buffer along the northern property line, a 30' buffer along the western property line, and a 5' wide buffer along the southern property line. The requests are broken out and addressed below.

WCC 110.410.15(c)3 ADA Van Space Access Aisle Width

The site plan shows two ADA van accessible spaces, each with a parking space width of 11' and an access aisle width of 5'. Washoe County Code requires one van-accessible parking space width of 8' and an access aisle width of 8'. The requirements of Washoe County Code and the design proposed by the applicant both have a total width of 16'. The applicant has stated that their proposed design aligns with federal standards as shown on ADA.gov. Staff is supportive of modifying WCC 110.410.15(c)3 to allow for a 5' access aisle width, so long as the applicant demonstrates such a design conforms with the most current federal standards. This is reflected in condition 1.j.

WCC 110.412.40(c)1 Landscaping Buffer Width Adjoining Residential Use

WCC 110.412.40(c)1 requires a landscaping buffer for a commercial use adjoining a residential use that is the width of the setback and has a minimum of 1 tree per 20 linear feet. The southern property line on the subject parcel is considered the rear line and is therefore subject to a 30' rear yard setback. The applicant is requesting to reduce the landscaping buffer from 30' wide to 5' wide. They contend that this reduction is necessary to accommodate a fire loop road that runs throughout the project improvements and is in part located 5' from the southern property. Staff reached out to the Truckee Meadows Fire Protection District (TMFPD) and confirmed that the fire loop is necessary to meet fire code. Staff is therefore partially supportive of this request. The southern property line is the only line that borders a residential lot and so is the most impacted by this commercial use. To mitigate any detriment, staff is recommending that the width of the landscaping buffer be reduced only along the fire loop road and existing structures and be the full 30 feet the remainder of the property line. Furthermore, staff is suggesting that an additional 5' landscaping strip be required on the northern side of the fire loop road, so that the total combined width of the landscaping and road be 30'. These recommendations are reflected in conditions 1.g. No public comment has been received on the landscaping buffers or this requested reduction.

WCC 110.412.60(g)5 Planting Density in Landscaping Areas

As stated above, the applicant is requesting to vary standards to allow for a total of 27 trees and 81 shrubs over 11,155 sf of landscaped area. This would be 3 shrubs to every tree and 10 tree/shrub groups less than required for the square footage. WCC 110.412.60(g)5 requires 1 tree and 6 shrubs per 300 sf of landscaped area. The applicant has stated they are requesting this variation due to the fact that substantially more than the minimum required 20% of developed site area will be landscaped. The applicant is correct: the total landscaping will be more than double the area of proposed site disturbance for the commercial use and improvements. However, this is because of required buffers along a residential use and two public residential streets. Though there is a large landscaping area, the proposed commercial use is in a residential neighborhood. Since the area, including the subject parcel, is generally designated for residential use, there is even more reason to minimize any adverse impacts to surrounding property owners. The landscaping buffers as required by Article 412 minimize negative impacts on surrounding properties and character, ensuring compatibility of land uses. Staff therefore does not support varying this standard and is recommending that all required landscaping meet the minimum planting standards of WCC 110.412.60(g)5. This is memorialized in condition 1.h.

WCC 110.412.40(b) Landscaping Buffer Along Public Street

A landscaping buffer the width of the setback is required along public streets, with a minimum of 1 tree every 50 feet. The northern property line on the subject property is considered a front because it is along a roadway. The setback is therefore 30'. The applicant is proposing a reduced landscaping buffer width of 12'. They have stated the reduction is necessary to accommodate the proposed use on the site while still providing shielding along Chickadee Dr. The subject property is on the edge of a residential subdivision, with Chickadee Dr transitioning to a dirt road directly to the east and continuing to rural residential lots, federal land, and the Lemmon Valley Open Space. All residents of the residential subdivision would turn south into the neighborhood prior to driving along the north side of the subject property. Furthermore, a 12' buffer along the approximately 300 ft property line would require 12 trees, double the minimum of 1 tree per 50 feet required in a buffer along a public road (6 total trees). Therefore, staff is supportive of this request. A 12' buffer will provide an adequate landscape buffer while mitigating any negative impacts on the surrounding properties. This is memorialized in condition 1.i. No public comment has been received on the landscaping buffers or this requested reduction.

Area Plan Evaluation

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Comments
NV.2.6	Tentative maps and non-residential development shall contact the Reno-Tahoe Airport Authority (RTAA).	Yes	This application was sent to the RTAA, who indicated no concerns.
NV.8.1	Development proposals must show that level of service (LOS C) for local transportation facilities will be maintained.	Yes	The proposed use will generate a maximum of 14 trips a day, which will have a minimal impact on roadways.

NV.11.5	All development proposals will be reviewed by Washoe County Parks and Open Space for potential trail connections.	Yes	The Washoe County Parks Planner reviewed this proposal and did not indicate any concerns.
NV.12.3	To grant a SUP, a finding of no significant degradation of air quality must be made.	Yes	The Air Quality Division reviewed this proposal and did not indicate any concerns or necessary conditions.
NV.13.1-2	All development proposals, with the exception of single-family homes, must include a soils and geotechnical study, and any recommendations must be followed.	Yes	A geotechnical and soils study will be required to be submitted with the building permit per Condition 1.f, and any of its recommendations implemented.
NV.14.1	The Nevada Department of Wildlife (NDOW) must be contacted for all special use permits.	Yes	This application was sent to NDOW, who indicated no concerns.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - Eagle Lake Field Office	X			
BLM - NV State Office	X			
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X	X		Steve Shell, sshell@water.nv.gov
Washoe County Animal Services	X	X		Tammy Wines-Jennings; twines-jennings@washoecounty.gov
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
WCHD Special Events	X			
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Airport Authority	X			
Truckee Meadows Water Authority	X			

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

Neighborhood Meeting

The neighborhood meeting was held at 11420 Fir Dr. on June 13, 2023, from 6:00 pm to 7:00 pm, with approximately 2 people in attendance. Topics discussed included landscaping requirements, the proposed use, and the SUP process. No modifications were made to the original plans based on the neighborhood meeting.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The project is consistent with all applicable plans and policies, as described on pages 7-8. A commercial stable is consistent with the North Valleys character statement's emphasis on rural character and statement that horses and equestrian uses are recognized as "a significant contributor to the local character."

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

Staff Comment: Based on agency review comments received and the proposed conditions of approval, adequate utilities, roadway improvements, drainage, and other necessary facilities are either available or will be provided. The applicant is working with the Health District and State agencies to establish commercial water and septic systems on the site. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

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

Staff Comment: The site is currently developed with a single-family residence and accessory structures, including a barn. It is physically suitable for a commercial stable, including the proposed infrastructure of an additional barn, ADA bathroom facilities, parking, and landscaping. The development does not represent a significant intensification of land use and approximately half of the site will remain unimproved.

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

Staff Comment: Issuance of this special use permit will not be significantly detrimental to public health, safety, or welfare; the proposal has been reviewed by the Washoe County Engineering Division, Health District, and other agencies, who have indicated no concerns and required appropriate conditions of approval. Other conditions limit the facility's hours of operation to minimize impacts to surrounding property owners. The subject site is on the edge of a single-family subdivision and public land. Livestock, including horses, is consistent with and, per the North Valleys Area Plan, essential to the character of the area.

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

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

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0019 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0019 for Alexandra Whittey, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code standard in WCC 110.412.40(c)1 to allow a 5’ wide landscaping buffer along the southern property line along the fire loop road as shown in the site plan, to vary the development code standards in WCC 110.412.40(b) to allow a 12’ wide landscaping buffer along the northern property line, and to vary WCC 110.410.15(c)3 to allow a 5’ wide ADA van space access aisle.

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

Appeal Process

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

Applicant/Owner: Alexandra Whittey
alexequisolhorsemanship@gmail.com

Developer: Snowline Builders, LLC
cl@snowlinebuilders.com



Conditions of Approval

Special Use Permit Case Number WSUP23-0019

The project approved under Special Use Permit Case Number WSUP23-0019 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on September 7, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the 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 Building Division

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

Contact Name – Kat Oakley, Planner, 775.328.3628, koakley@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. **The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- f. The business license will be obtained for the new use.
- g. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- h. A geotechnical report that meets the requirements of NV 13.1 and NV 13.2 shall be submitted with the first building permit application.
- i. A 5-foot-wide landscaping buffer shall be required between the fire loop road and the southern property line as depicted in the site plan. A 5-foot-wide landscaping strip with a minimum of 1 tree every 20 feet and meeting the minimum planting standards of WCC 110.412.60. For all portions of the southern property line not adjacent to the fire loop, a 30' wide landscaping buffer meeting all relevant standards shall be required. Existing structures as shown on the site plan within the 30' buffer area can remain.
- j. All required landscaped areas shall meet the minimum planting standards of WCC 110.412.60.
- k. A 12-foot-wide landscaping buffer shall be required along the northern property line.
- l. The required van-accessible ADA space shall be allowed to be 11' wide with a 5' access aisle, with evidence provided demonstrating compliance with current federal ADA standards.
- m. The following **Operational Conditions** shall be required for the life of the business:

- i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- v. Hours of operation shall be limited to Tuesday-Saturday, 7:00 am-7:00 pm.

Washoe County Parks and Open Space

2. The following conditions are requirements Washoe County Parks and Open Space, which shall be responsible for determining compliance with these conditions.
 - a. In alignment with the Washoe County Open Space and Natural Resources Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.
 - b. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.

Washoe County Engineering and Capital Projects

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

Contact Name – Janelle K. Thomas, Senior Licensed Engineer, 775.328.3603, JKThomas@washoecounty.gov; Rober Wimer, Licensed Engineer, 775.328.2059, RWimer@washoecounty.gov

 - a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
 - b. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
 - c. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical

assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

- d. The following note shall be added to the construction drawings; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- e. An approved Revocable Occupancy Permit for the proposed driveway approaches from Fir Drive shall be obtained by the applicant from the Washoe County Community Services Department prior to building permit approval.
- f. The proposed driveways approaches shall be constructed per the most current Washoe County Standard Details.

Washoe County Health District

4. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. 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.

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

- a. The WCHD has reviewed the application and the proposed project is on a residential domestic well and onsite sewage disposal system. The WCHD has concerns related to the operation on the proposed parcel listed below:
 - i. The operator must obtain a commercial onsite sewage disposal system for the stable and ADA bathrooms through the Nevada Division of Environmental Protection (NDEP)
 - ii. The operator must become a public water system and obtain the proper permits from NDEP.
 - iii. The operator must develop and submit a manure management plan for the facility.
- b. If the special use permit is approved, all future plans must be routed to the WCHD for review and approval.

Washoe County Water Management Planner Coordinator

5. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Timber Weiss, PE, 775.954.4626, tweiss@washoecounty.gov

- a. Prior to business license signoff or building permit approval, the applicant shall provide proof of water rights becoming appurtenant to this property, as well as water rights proof of conveyance.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

Oakley, Katherine

From: Program, EMS
Sent: Friday, July 21, 2023 12:25 PM
To: Oakley, Katherine
Cc: Program, EMS
Subject: FW: July Agency Review Memo II
Attachments: July Agency Review Memo II.pdf

Hello,

The EMS Program has reviewed the July Agency Review Memo II - Special Use Permit Case Number WSUP23-0019 (Equisol Ranch) – and has no concerns or questions at this time based on the information provided.

Of note, the permits says:

10. Community Services (provided and nearest facility):

a. Fire Station	Lemmon Valley Volunteer Fire Department- 1.3 miles
b. Health Care Facility	Saint Mary's Urgent Care
c. Elementary School	Lemmon Valley Elementary School- 3.4 miles
d. Middle School	O'Brien Middle School- 7.6 miles
e. High School	North Valleys High School- 7.3 miles

This might be confusing as this station is usually referred to as "Truckee Meadows Fire Station 440." The distance noted is correct.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**



ENHANCING QUALITY OF LIFE

Public Health

Please take our customer satisfaction survey by clicking [here](#)

From: Albarran, Adriana <AAlbarran@washoecounty.gov>

Sent: Tuesday, July 18, 2023 5:10 PM

To: Schull, Shyanne <SSchull@washoecounty.gov>; Wines-Jennings, Tammy L <TWines-Jennings@washoecounty.gov>; Green, Jim D. <JDGreen@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Mayorga, Alexander R.



Date: July 27, 2023

To: Kat Oakley, Planner

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

Re: Special Use Permit for ***Equisol Ranch WSUP23-0019***
APNs: 080-277-04

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for a commercial stable conducting therapeutic riding and equine assisted services to individuals with physical, cognitive, and social/emotional special needs and is located on approximately 2 acres at 11420 Fir Drive in the north portion of Lemmon Valley at the southeast corner of Fir Drive and Chickadee Drive. A maximum of 10 horses are proposed, with a maximum of 60 participants within a week. A new 36' by 48' barn and standalone accessible bathroom facilities are proposed. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Codes and are based upon our review of the site and the application prepared by Snowline Builders, LLC. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

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

Discussion

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
3. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

WSUP23-0019

EXHIBIT B

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

Discussion

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

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

Discussion

1. An approved Revocable Occupancy Permit for the proposed driveway approaches from Fir Drive shall be obtained by the applicant from the Washoe County Community Services Department prior to building permit approval.
2. The proposed driveways approaches shall be constructed per the most current Washoe County Standard Details.

WSUP23-0019

EXHIBIT B

Oakley, Katherine

From: Lemon, Brittany
Sent: Tuesday, July 25, 2023 11:50 AM
To: Oakley, Katherine
Cc: Way, Dale
Subject: WSUP23-0019 (Equisol Ranch) Conditions of Approval

Hi Kat,

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

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

This project is located in a moderate WUI zone and has non-conforming water. It appears that 30 feet of defensible space is not achievable and IR1 construction is required.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

Oakley, Katherine

From: Lemon, Brittany
Sent: Monday, July 31, 2023 1:18 PM
To: Oakley, Katherine
Subject: RE: WSUP23-0019 (Equisol Ranch) Conditions of Approval

Hi Kat,

Yes, the fire access is required. I see no issue with the access as shown on the plans, however, if they are unable to provide the access or if there is a variance to the access shown on the plans we would need to discuss it with the applicant.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfspd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



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

From: Oakley, Katherine <KOakley@washoecounty.gov>
Sent: Monday, July 31, 2023 11:15 AM
To: Lemon, Brittany <BLEmon@tmfspd.us>
Cc: Way, Dale <DWay@tmfspd.us>
Subject: RE: WSUP23-0019 (Equisol Ranch) Conditions of Approval

Hi both,

I actually have a question about this project for you guys. They show a 20' "fire loop" around the developed portion of the site. Is that something your code would require? Is it something you would like to see? I'm wondering in particular because the design requires them to vary landscaping standards.

Thanks,



Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

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

July 31, 2023

Washoe County Community Services
Planning and Development Division

RE: Equisol Ranch; 080-277-04
Special Use Permit; WSUP23-00019

Dear Washoe County Staff:

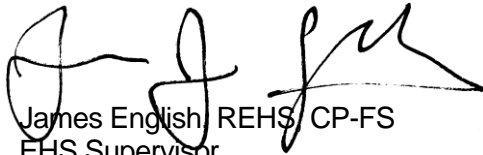
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application and the proposed project is on a residential domestic well and onsite sewage disposal system. The WCHD has concerns related to the operation on the proposed parcel listed below:
1. Then operator must obtain a commercial onsite sewage disposal system for the stable and ADA bathrooms through the Nevada Division of Environmental Protection (NDEP).
 2. The operator must become a public water system and obtain the proper permits from NDEP.
 3. The operator must develop and submit a manure management plan for the facility.
- b) Condition #2: If the special use permit is approved, all future plans must be routed to the WCHD for review and approval.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

Oakley, Katherine

From: Albarran, Adriana
Sent: Thursday, July 20, 2023 9:09 AM
To: Stark, Katherine; Oakley, Katherine
Subject: FW: July Agency Review Memo II

NOW response for your items. See Below.

Regards,



Adriana Albarran

Office Support Specialist, Planning & Building Division | Community Services Department

aalbarran@washoecounty.gov | Direct Line: 775.328.2721

My working hours: Monday-Friday 8:30am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Katie Andrie <kmandrie@ndow.org>
Sent: Wednesday, July 19, 2023 8:11 PM
To: Albarran, Adriana <AAlbarran@washoecounty.gov>
Subject: RE: July Agency Review Memo II

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Adriana,

NDOW does not have any comments for the items included in this memo.

Thanks,

Katie



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Kat Oakley, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: August 2, 2023

SUBJECT: Special Use Permit Case Number WSUP23-0019 (Equisol Ranch)



I have reviewed WSUP23-0019 on behalf of Washoe County Regional Parks and Open Space (Parks Program) and prepared the following comments:

If approved, this permit would allow the applicant to create a commercial stable. The subject site is located along Fir Dr and Chickadee Drive. The subject parcel is located adjacent to public parcel administered by the Bureau of Land Management. Given these considerations, the Parks Program offers the following conditions of approval:

1. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.
2. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WWW.WASHOECOUNTY.US

Oakley, Katherine

From: Zirkle, Brandon
Sent: Wednesday, July 19, 2023 12:50 PM
To: Stark, Katherine; Oakley, Katherine
Subject: FW: July Agency Review Memo II
Attachments: July Agency Review Memo II.pdf

The Sheriff's Office has nothing on 4. #3 could have some issues. This appears to be an application for an ongoing series of events rather than one specific event. If they are having 60 plus cars enter the neighborhood for commercial purpose weekly, I imagine that we will start to get complaints from the neighbors.

Captain Brandon Zirkle
Washoe County Sheriff's Office
Valley Patrol Command
Office (775) 328-3354
Cell (775) 232-9477



From: Beard, Blaine <BBeard@washoecounty.gov>
Sent: Wednesday, July 19, 2023 10:45 AM
To: Zirkle, Brandon <BZirkle@washoecounty.gov>
Subject: FW: July Agency Review Memo II

These are for Valley – Items #3 and #4.



Blaine Beard, Captain
Patrol Division – Incline Village
625 Mount Rose Highway, Incline Village, NV 89451
Desk: 775-832-4114
Personal Cell: 775-722-5580
Email: bbeard@washoecounty.gov
Web: www.WashoeSheriff.com

Oakley, Katherine

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, July 25, 2023 4:18 PM
To: Oakley, Katherine
Subject: FW: July Agency Review Memo II
Attachments: July Agency Review Memo II.pdf

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

WADMIN23-0012:

The Division of Water Resources has no comment.

WSUP23-0019:

The applicant does have a domestic well on the subject property. However, a domestic well may not be used for commercial purposes. Applicant states that water from permits 67013 and 67014 will be used as the source of water. These permits are held in the name of Truckee Meadows Water Authority and the point of diversion does not lie within the subject property. The applicant, therefore does not have a source of water to operate a commercial enterprise at this location.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

August 10, 2023

TO: Kat Oakley, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Special Use Permit Case Number WSUP23-0019 (Equisol Ranch)

Project description:

The applicant is requesting to approve a special use permit for a commercial stable conducting therapeutic riding and equine assisted services to individuals with physical, cognitive and social/emotional special needs. A maximum of 10 horses are proposed, with a maximum of 60 participants within a week. A new 36' by 48' barn and standalone accessible bathroom facilities are proposed.

Location: 11420 Fir Dr • Assessor's Parcel Number(s): 080-277-04

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

Recommend approval. The application references water right permits to provide water for this project. Prior to business license signoff or building permit approval, the applicant shall provide proof of water rights becoming appurtenant to this property, as well as water rights proof of conveyance.

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1,330-foot radius of the subject property. A total of 34 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map
Case Number WSUP23-0019

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Equisol Ranch			
Project Description: Commercial Stable Development			
Project Address: 11420 Fir Drive, Reno, NV 89506			
Project Area (acres or square feet): 1.5			
Project Location (with point of reference to major cross streets AND area locator): SE corner of intersection of Chickadee Dr. (public land access road) and Fir Dr., East Lemmon Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-277-04	2.113		
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: Alexandra Whittey		Name: Snowline Builders, LLC	
Address: 465 Circle Drive		Address: 1 E. Liberty St., Suite 600	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89501
Phone: 970-212-6846	Fax:	Phone: 775-622-5165	Fax:
Email: alexequisolhorsemanship@gmail.com		Email: cl@snowlinebuilders.com	
Cell: 970-212-6846	Other:	Cell: 775-622-5165	Other:
Contact Person: Alexandra Whittey		Contact Person: Corbett Lambdin	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Alexandra Whittey		Name:	
Address: 465 Circle Drive		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 970-212-6846	Fax:	Phone:	Fax:
Email: alexequisolhorsemanship@gmail.com		Email:	
Cell: 970-212-6846	Other:	Cell:	Other:
Contact Person: Alexandra Whittey		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

SUP for Commercial Stables (Equestrian Facilities)

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

Please refer to included site plan

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

Single phase- from date of permit acquisition to completion estimated time frame of 75-90 days. Please refer to attached timeline schedule.

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

There is adequate space for proposed use. The property is located at the NW edge of a neighborhood. It has access from a main road that is a public access road to BLM land. There is a single immediate neighboring property that is located on the south side of the property line. BLM land sits to the east of the property line and the access road sits to the west. There are no homes north or east of the property for at least 0.5 miles.

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

The proposed plan is to allow an equine facility that serves people with special needs to operate in the neighborhood. We believe that this business will have a large positive impact in the community and for many, on a personal level, through the programs that are offered, as well as through volunteer opportunities. Some of the programs offered include: Veterans, youth at risk, people living with Alzheimer's and other forms of dementia and those who have physical and/or cognitive special needs, yoga and health and wellness coaching. It will help bring members of the community together and promote well-being and happiness. It will get people out of the house and give them the opportunity to enjoy recreational outdoor activities. Furthermore, the plan is to beautify the property by participating with bee friendly plants and evergreens. This should help minimize dust and noise. The property is a well maintained, clean and organized equine property. The non-profit business is a member of an organization, PATH International (Professional Association of Therapeutic Horsemanship) that requires it to abide by over 100 safety and animal welfare standards. Lastly, this business could possibly improve the value of the equine friendly neighborhood and its properties.

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

As a member of PATH International, the nonprofit is required to abide by standards for animal welfare and safety and health. These do include manure maintenance, which is removed daily and placed in a dumpster. The dumpster is emptied and hauled away weekly by Waste Management. Additionally, the equines on site are dewormed every two months to help reduce the spread of pests via fecal matter. There are pest management systems in place that do not include the use of any chemicals. No harmful or toxic chemicals are used to maintain the property and should have minimal impact on the environment. The property owner manages dust control through sprinkling the grounds when dry and equine activities take place. This is also part of the equine welfare standards for PATH International. Traffic will be guided via the main, public land access road and not through the neighborhood. The proposed equine activities have minimal noise impact. Additionally, as before mentioned, there are no immediate neighbors on the sides of the property where proposed operations will occur. Safety lighting will follow WC guidelines for commercial use and will be turned off when operations do not occur.

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

Please refer to included site plan

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

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

9. Utilities:

a. Sewer Service	On site disposal- septic tank and leach field
b. Electrical Service	Nevada Energy
c. Telephone Service	Spectrum
d. LPG or Natural Gas Service	Palomino Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum
g. Water Service	On site well

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

h. Permit #	67013, 67014	acre-feet per year	0.30
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Deed of trust recorded at Washoe County

10. Community Services (provided and nearest facility):

a. Fire Station	Lemmon Valley Volunteer Fire Department- 1.3 miles
b. Health Care Facility	Saint Mary's Urgent Care
c. Elementary School	Lemmon Valley Elementary School- 3.4 miles
d. Middle School	O'Brien Middle School- 7.6 miles
e. High School	North Valleys High School- 7.3 miles
f. Parks	Lemmon Valley Horseman's Arena- 0.6 miles
g. Library	North Valleys Library- 6.4 miles
h. Citifare Bus Stop	Lemmon Drive & Heivdel Rd.- 6 miles

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

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

~~Please refer to included site plan~~

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

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

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

YES, The Current grade of the property slopes mildly in the direction of expected drainage. Any Grading to be completed will be minor and mostly for just placing of driveway/parking space. Any existing drainage ways will flow over driveway via swale or under with pipe.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

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

[Empty text box]

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

[Empty text box]

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

[Empty text box]

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

[Empty text box]

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

Deed of trust recorded at Washoe County

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

Please refer to "#14" on attached narrative.

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

Please refer to "Project Proposal" section on attached narrative.

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

--

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

--

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

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

Please refer to included site plan

- PLEASE REFER TO #1 ON "SUPPLEMENTAL INFORMATION FOR STABLES" ATTACHMENT
2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

10- privately owned by property owner.

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.

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

Fund raising events- 2x per year. Estimated 50-100 attendees.

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

36' x 48' Barn for equine shelter & activity area.

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).

36' x 48' Barn for equine shelter & equine ground activity area- Yes.

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

Operator's living quarters: 465 Circle Drive, Reno, NV 89509
1 employee resides on property, in the main house (11420 Fir Drive, Reno, NV 89506)
All other employees reside off-site.

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

There will be 5 Spaces provided. 2 of them being ADA/accessible. Yes, there is a through driveway on the property (entry & exit).

9. What are the planned hours of operation?

7:00 AM - 7:00 PM, Tuesday- Saturday, by appointment only.

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

- Free-standing restroom
- Paved driveway and parking lot
- Commercial septic system
- Landscaping
- Shield fencing on south side of property (adjoining residential property line)

Single phase- from date of permit acquisition to completion estimated time frame of 75-90 days. Please refer to attached timeline schedule.

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

~~Deed of trust recorded at Washoe County~~

PLEASE REFER TO # 11 ON "SUPPLEMENTAL INFORMATION FOR STABLES" ATTACHMENT

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?

There is adequate space for proposed use. The property is located at the NW edge of a neighborhood. It has access from a main road that is a public access road to BLM land. There is a single immediate neighboring property that is located on the south side of the property line. BLM land sits to the east of the property line and the access road sits to the west. There are no homes north or east of the property for at least 0.5 miles.

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

The proposed plan is to allow an equine facility that serves people with special needs to operate in the neighborhood. We believe that this business will have a large positive impact in the community and for many, on a personal level, through the programs that are offered, as well as through volunteer opportunities. Some of the programs offered include: Veterans, youth at risk, people living with Alzheimer's and other forms of dementia and those who have physical and/or cognitive special needs, yoga and health and wellness coaching. It will help bring members of the community together and promote well-being and happiness. It will get people out of the house and give them the opportunity to enjoy recreational outdoor activities. Furthermore, the plan is to beautify the property by landscaping with bee friendly plants and evergreens. This should help minimize dust and noise. The property is a well maintained, clean and organized equine property. The non-profit business is a member of an organization, PATH International (Professional Association of Therapeutic Horsemanship) that requires it to abide by over 100 safety and animal welfare standards. Lastly, this business could possibly improve the value of the equine friendly neighborhood and its properties.

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?

Please refer to "#14" on ~~attached narrative~~

on "SUPPLEMENTAL INFORMATION FOR STABLES" ATTACHMENT

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

Please refer to "Project Proposal" section on attached narrative.

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

Trees and Shrubs are planned. All landscaping shall meet Washoe County Code for this project. Please refer to attached site plan.

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.)

There will be Signage at all ADA parking locations.

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

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

19. Community Sewer

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

20. Community Water

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

Supplemental Information for Stables:

1. There will be no equines boarded at this facility.

11. Single phase project- from date of permit acquisition to completion estimated time frame of 2 months.

14. As a member of PATH International, the non-profit is required to abide by standards for animal welfare and safety and health. These do include manure maintenance, which is removed daily and placed in a dumpster. The dumpster is emptied and hauled away weekly by Waste Management. Additionally, the equines on site are dewormed every two months to help reduce the spread of pests via fecal matter. There are pest management systems in place that do not include the use of any chemicals. No harmful or toxic chemicals are used to maintain the property and should have minimal impact on the environment. The property owner manages dust control through sprinkling the grounds when dry and equine activities take place. This is also part of the equine welfare standards for PATH International. Traffic will be guided via the main, public land access road and not through the neighborhood. The proposed equine activities have minimal noise impact. Additionally, as before mentioned, there are no immediate neighbors on the sides of the property where proposed operations will occur. Safety lighting will follow WC guidelines for commercial use and will be turned off when operations do not occur.

PROJECT PROPOSAL

Equisol Adaptive Horsemanship's Mission Statement:

To promote the well-being of individuals with special needs through equine assisted services.

Equisol Adaptive Horsemanship provides adaptive horsemanship lessons to individuals with physical, cognitive and social/emotional special needs. Our mantra is horses, happiness, health.

Purpose:

The nature of the activities to be conducted and the purposes to be promoted or carried out by Equisol Adaptive Horsemanship shall be exclusively charitable, scientific or educational within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1986 and shall include the following: to promote the well-being of individuals with special needs and shall provide, promote, and encourage the benefits of equine assisted services; to foster educational techniques in the field of therapeutic riding and equine assisted services, to individuals within Reno and surrounding areas.

Project Proposal:

To operate a commercial, non-profit and for-profit business that offers horsemanship lessons to the public. The venue (11420 Fir Drive, Reno 89506) and equines are leased by both businesses from a private party (the owner of said equines and property).

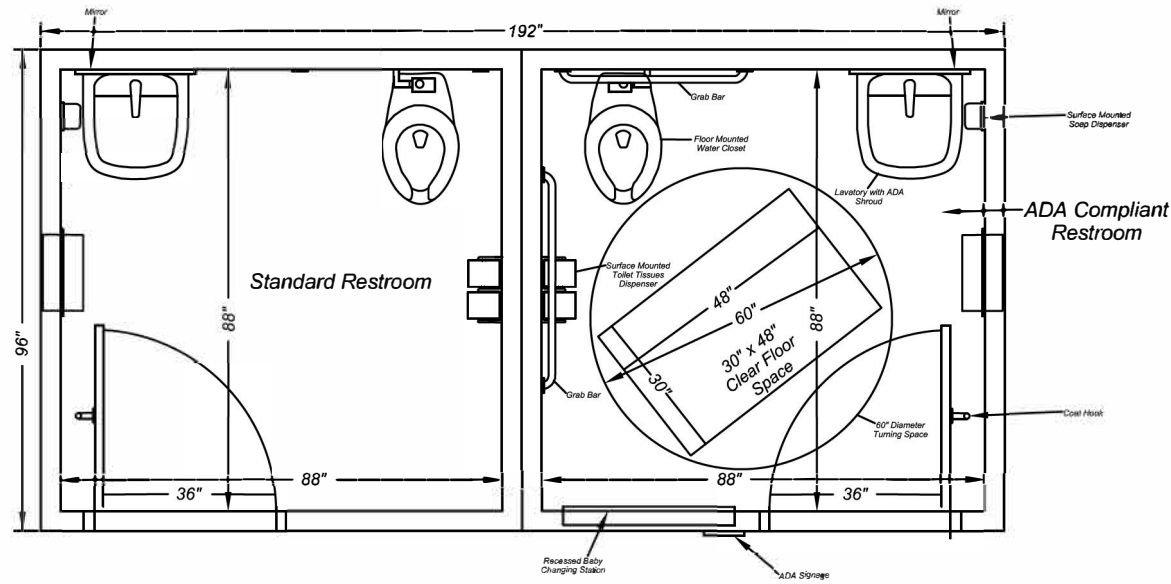
There are 10 equines on site. Horse boarding and horse shows open to the public will not occur. Operating hours: Tuesdays – Saturdays 7AM – 7PM, by appointment only. Projected maximum number of participants served in a week: 60 (average 12 per day). There are plans to host periodical special events; fundraiser, demonstrative and educational, 2-4 times per year for which any required licenses will be acquired through Washoe County. All commercial horsemanship activity will take place on the property and not on the surrounding property, land or parks.

Additionally, per Washoe County development requirements for commercial barn operations, the plan is to construct a free-standing ADA bathroom, put in a commercial septic system, pave the driveway, erect a fence bordering the South end of the property and put in landscaping.

A written conversation with the NDEP regarding a commercial septic system being put in at this property has already taken place.

ID	Task Mode	Task Name	Duration	Start	Finish	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24	M
1		11410 Fir Drive Project Schedule	76 days?	Tue 8/1/23	Tue 11/14/23	11410 Fir Drive Project Schedule											
2		Permit Submittal	28 days	Tue 8/1/23	Thu 9/7/23	8/1 Permit Submittal											
3		Acquire Permit	1 day?	Fri 9/8/23	Fri 9/8/23	9/8 Acquire Permit											
4		Setup Temp Facilites	2 days	Mon 9/11/23	Tue 9/12/23	9/11 Setup Temp Facilites											
5		Install Temp BMP's	2 days	Wed 9/13/23	Thu 9/14/23	9/13 Install Temp BMP's											
6		Survey / Prop / Builiding Pad / Utilities	1 day?	Fri 9/15/23	Fri 9/15/23	9/15 Survey / Prop / Builiding Pad / Utilities											
7		Install Trac-Out	1 day	Mon 9/18/23	Mon 9/18/23	9/18 Install Trac-Out											
8		Remove Trees & Fence	1 day	Tue 9/19/23	Tue 9/19/23	9/19 Remove Trees & Fence											
9		Prep Building Pad	2 days	Wed 9/20/23	Thu 9/21/23	9/20 Prep Building Pad											
10		Excavate Footings, Piers, Underslab Utilities	1 day	Fri 9/22/23	Fri 9/22/23	9/22 Excavate Footings, Piers, Underslab Utilities											
11		Form Restroom Foundation	1 day	Mon 9/25/23	Mon 9/25/23	9/25 Form Restroom Foundation											
12		Install Under-slab utilites	1 day	Tue 9/26/23	Tue 9/26/23	9/26 Install Under-slab utilites											
13		Slab Inspection	1 day	Wed 9/27/23	Wed 9/27/23	9/27 Slab Inspection											
14		Pour Slab	1 day	Thu 9/28/23	Thu 9/28/23	9/28 Pour Slab											
15		Install Underground Utilities	3 days	Fri 9/29/23	Tue 10/3/23	9/29 Install Underground Utilities											
16		Prep for Flatwork & Asphalt Driveways	3 days	Wed 10/4/23	Fri 10/6/23	10/4 Prep for Flatwork & Asphalt Driveways											
17		Pour Concrete Flatwork	1 day?	Mon 10/9/23	Mon 10/9/23	10/9 Pour Concrete Flatwork											
18		Pave Asphalt Driveways	2 days	Tue 10/10/23	Wed 10/11/23	10/10 Pave Asphalt Driveways											
19		Paint Parking & Install Signs	1 day?	Thu 10/12/23	Thu 10/12/23	10/12 Paint Parking & Install Signs											
20		Frame & Side Restrooms	5 days	Tue 10/10/23	Mon 10/16/23	10/10 Frame & Side Restrooms											
21		Install Rough MEP's	3 days	Tue 10/17/23	Thu 10/19/23	10/17 Install Rough MEP's											
22		Install Windows & Doors	1 day?	Fri 10/20/23	Fri 10/20/23	10/20 Install Windows & Doors											
23		Install Roofing	3 days	Mon 10/23/23	Wed 10/25/23	10/23 Install Roofing											
24		Install Septic Tank & Field	10 days	Mon 10/2/23	Fri 10/13/23	10/2 Install Septic Tank & Field											
25		Septic Inspection	1 day?	Mon 10/16/23	Mon 10/16/23	10/16 Septic Inspection											
26		Connect Sewer to Septic	1 day?	Tue 10/17/23	Tue 10/17/23	10/17 Connect Sewer to Septic											
27		Top-Out Inspection	1 day	Thu 10/26/23	Thu 10/26/23	10/26 Top Out Inspection											
28		Insulate Restrooms	1 day?	Fri 10/27/23	Fri 10/27/23	10/27 Insulate Restrooms											
29		Insulation Inspection	1 day?	Mon 10/30/23	Mon 10/30/23	10/30 Insulation Inspection											
30		Install Drywall	1 day	Tue 10/31/23	Tue 10/31/23	10/31 Install Drywall											
31		Nailing Inspection	1 day?	Wed 11/1/23	Wed 11/1/23	11/1 Nailing Inspection											
32		Tape & Texture	2 days	Thu 11/2/23	Fri 11/3/23	11/2 Tape & Texture											
33		Paint Restrooms / Int & Ext	2 days	Mon 11/6/23	Tue 11/7/23	11/6 Paint Restrooms / Int & Ext											
34		Install Finish MEP's	2 days	Wed 11/8/23	Thu 11/9/23	11/8 Install Finish MEP's											
35		Install ADA Fixures	1 day?	Fri 11/10/23	Fri 11/10/23	11/10 Install ADA Fixures											
36		Install Mirrors & Accessories	1 day?	Mon 11/13/23	Mon 11/13/23	11/13 Install Mirrors & Accessories											
37		Install Fencing	5 days	Wed 10/18/23	Tue 10/24/23	10/18 Install Fencing											
38		Install Landscaping	10 days	Wed 10/25/23	Tue 11/7/23	10/25 Install Landscaping											
39		Final	1 day?	Tue 11/14/23	Tue 11/14/23	11/14 Final											

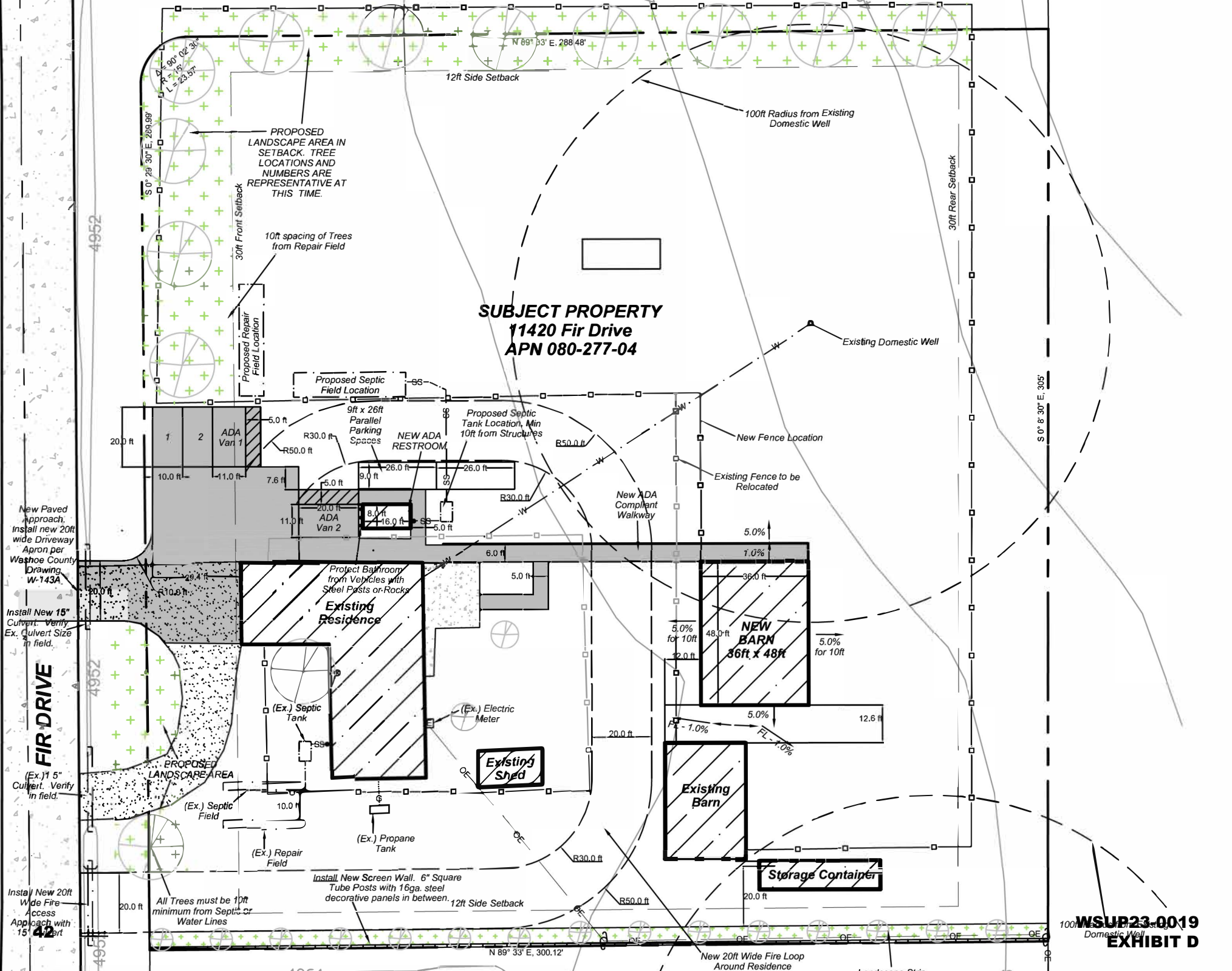
Conceptual ADA Restroom Floorplan



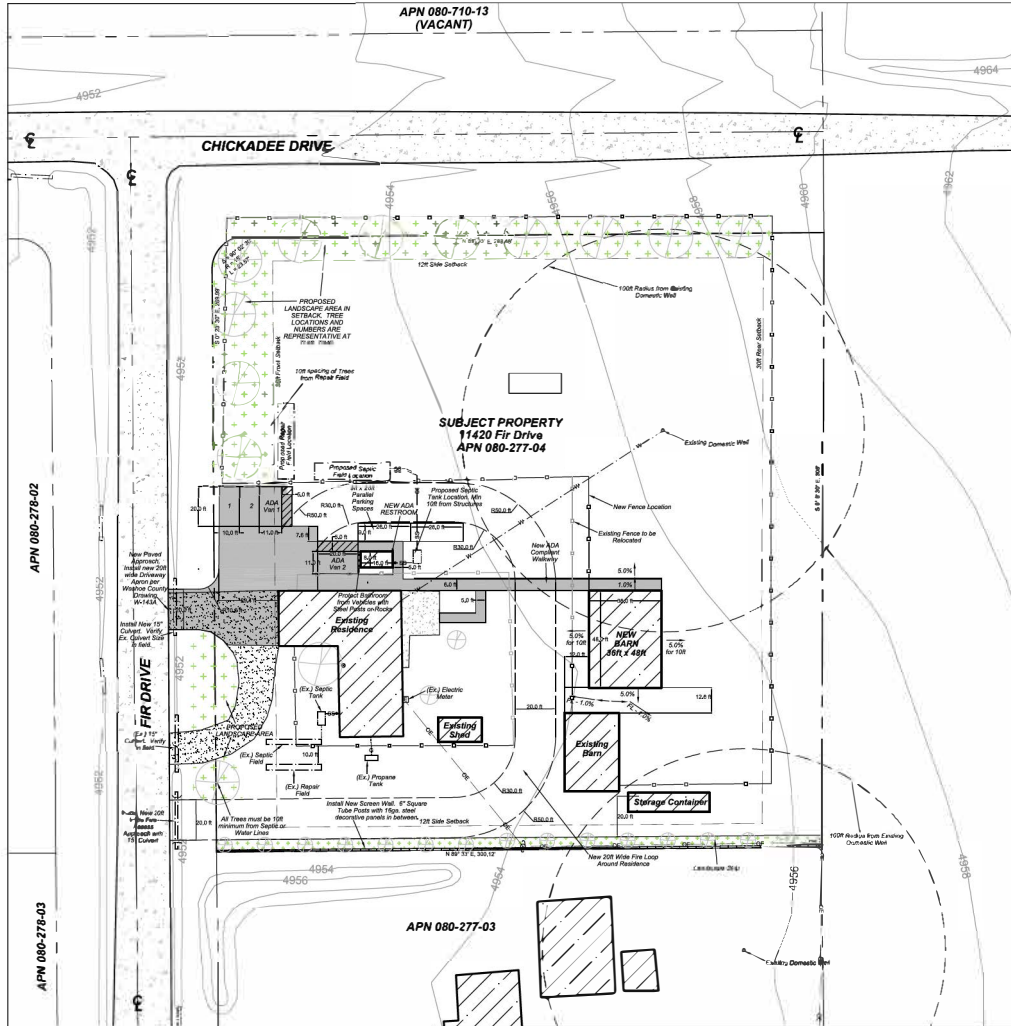
Conceptual Elevations



SUBJECT PROPERTY
11420 Fir Drive
APN 080-277-04



Preliminary Site Plan for New Barn and ADA Restroom - 11420 Fir Drive

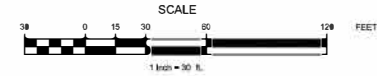


LEGEND

- SUBJECT PARCEL OUTLINE (APN 080-277-04)
- IDENTIFIED SETBACK / BUILDING ENVELOPE
- EASEMENT
- APPROXIMATE OTHER PARCEL LINE (OTHER THAN SUBJECT PROPERTY)
- 2-FT TOPOGRAPHY CONTOUR (OBTAINED FROM WASHOE COUNTY GIS)
- CONCRETE, ASPHALT, OR PAVERS SURFACE
- SANITARY SEWER (NONE IDENTIFIED) AND MANHOLE LOCATION (NONE)
- STORM DRAIN (NONE IDENTIFIED) AND MANHOLE LOCATION
- WATER LINE (LOCATE IN FIELD) AND WATER VALVE
- BURIED ELECTRIC / COMMUNICATIONS (NONE IDENTIFIED / LOCATE IN FIELD)
- OVERHEAD ELECTRIC
- BURIED GAS LINE (LOCATE IN FIELD)
- FIRE HYDRANT (N.T.S.)

DETAIL FOR "ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD" OBTAINED FROM 2013 GIS JURISDICTION

ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD



NOTE: 2-foot topography contours obtained from Washoe County Regional Mapping System 2013 Mosaic Data. Parcel distance and bearings obtained from Subdivision Tract Map 560 (Heppner Sub'n No. 2). Additional site information obtained from provided information, site visit to property, and review of available online GIS and Assessor's Data.

*Elevations of building (when shown) are approximate, and may require modification based on final building / structural design. Verify architectural and structural plans prior to setting final elevations. Contractor is responsible for making sure final Slab and Finish Floor elevations are accurate. Any discrepancies or questions should be brought to the attention of both the civil engineer, as well as architectural draftsman and structural engineer.

ALL UTILITY LOCATIONS ARE APPROXIMATE OR REPRESENTATIVE IN NATURE ONLY. EXACT LOCATIONS MUST BE DETERMINED IN THE FIELD! USA LOCATE HAS NOT BEEN PERFORMED.

CALL 811 PRIOR TO ANY WORK!

REVISIONS:	BY:

ENGINEER'S STAMP:

Not for Construction

Preliminary Site Plan for ADA Restroom and New Barn

11420 Fir Drive
Reno, NV 89506
APN 080-277-04

Heartfelt Engineering, LLC



PO Box 2457, Carson City, NV 89702
Chris J. Whitley, P.E.
(775) 546-9887
chris@heartfeltengineering.com

DRAWING DATE: 7/6/2023

SITE PLAN SHEET C1 OF 1

DRAWN FOR ALEXANDRA S. WHITTEY LIVING TRUST FOR SUBMITTAL TO WASHOE COUNTY, NEVADA

POSITIVE DRAINAGE AWAY FROM STRUCTURES NOTE:

Positive Drainage Shall be Made Away from All Structures. 5% minimum for 10 feet for all unpaved surfaces. 1% minimum for paved surfaces. Owner is responsible to perpetuate existing drainage.

SETBACKS FOR LDS ZONING PER TABLE 110.406.05.1:

Front Yard (feet): 30
Side Yard (feet): 12
Rear Yard (feet): 30



Know what's below.
Call before you dig.

Oakley, Katherine

From: Alexandra Whittey <alexequisolhorsemanship@gmail.com>
Sent: Wednesday, July 26, 2023 2:32 PM
To: Oakley, Katherine
Subject: Re: WSUP23-0019 Equisol Ranch

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Kat,

One more thing-

The water rights are in process of being transferred. The letter received from DWR is accurate. The transfer process is what is required in order to make those water rights viable to work in order to operate commercially at this property. My consultant is working to file a transfer application with DWR. This application will most likely be submitted a week from this Friday.

I hope this helps clarify the situation.

Alex

On Wed, Jul 26, 2023 at 1:39 PM Alexandra Whittey <alexequisolhorsemanship@gmail.com> wrote:

Hi Kat-

- The attached documents are what was available as a handout at the meeting.
- I am working on the Summary
- Round trips average for employees: 2x daily, 7 days/week, Participants 8x daily, 5 days/week.
- Fire access loop driveway is 1/3 paved, 2/3 sand
- 3 employees max average on site at same time

- Yes, we are planning to put up a metal solid fence

I will notify my contractor of the other specs/requirements and get back to you with that information asap and work on the summary as well.

Thanks for all of your help,
Alex

On Tue, Jul 25, 2023 at 4:34 PM Oakley, Katherine <KOakley@washoecounty.gov> wrote:

Hi,

There was a recording included, but the only written summary I saw is the one attached. I didn't see any documents shown to attendees, if there were any.

- Please provide the square footage of area that will be developed with improvements and the square footage of landscaped areas that will meet commercial landscaping standards (1 tree and 6 shrubs for every 300 sf). Our code requires commercial landscaping for 20% of the area that is disturbed as part of the commercial development (aka if 1000 sf is disturbed, 200 sf of landscaping would be required). There can be overlap between these areas and the landscaping buffers.

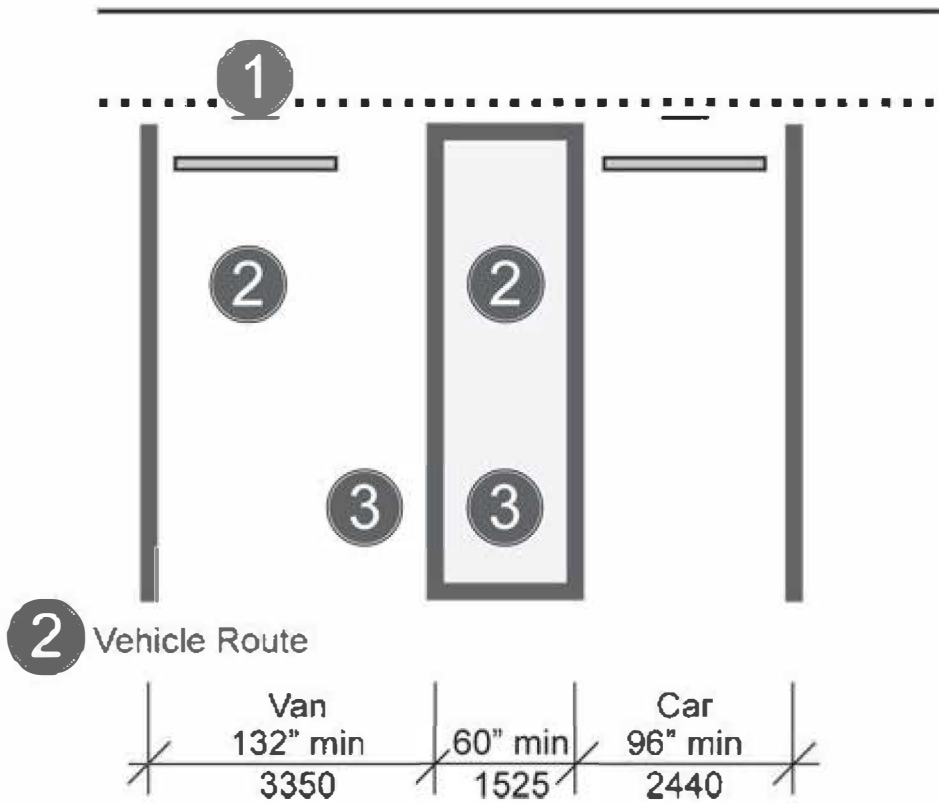
Area that will be developed with improvements = Paved Areas and New Building Area = 5,593 square feet. Required landscaping area = 20% of disturbed area = $(0.20) * (5,593) = 1,119$ sq. ft required. Total Landscaping Area Shown = 1,500 sq. ft. southern strip + 430 sq. ft. between fire access and driveway + 805 sq. ft. next to driveway + 8,420 sq ft around northern and western property lines adjacent to existing corral = 11,155 square feet. One tree is every 30 feet along northern and front property lines. Total trees proposed along northern and western property lines = 12 trees. Total trees proposed along southern property line is 15 trees. Total trees proposed = 27 trees. Recommend that due to overwhelming amount of landscaping area provided in excess of developed area, a modification to the landscaping standards is approved as part of the conditions of approval: 27 trees total, and three shrubs per tree, or 81 shrubs is acceptable.

- Per WCC 110.412.40(c), a 30' wide landscaping buffer would be required on the southern property line (it is technically a "rear yard" because the property is a corner lot) with one tree every 20 ft. Final plans will have to meet that requirement, or you can request a modification through the special use permit process. If you would like to make that request, please let me know as soon as possible and describe what you intend to do instead (aka width of the proposed buffer, density of plantings, etc).

Request Modification through the special use permit process. Can't have a 30ft landscaping buffer here due to required access by fire department and need access on southern edge for trucks and trailers. 5ft wide x 300 ft long buffer provided along southern property line (1,500 sq ft) is more than the total landscaping required by code (only 1,119 sq ft required). One tree is proposed every 20 feet. Italian Cypress Trees proposed due to limited space, them being evergreen plants, low water usage and their natural use for visual screening. As in the above request, only three shrubs per tree is requested. These numbers are included in the total number of trees and shrubs requested as a condition of approval (modification to standards) under the first item.

- We will require at least one van accessible ADA space, which requires an 8' buffer next to it. Both depicted ADA spaces meet the minimum dimensions with the space and buffer widths combined (both have a minimum of 8'). The final site plan will need to show an at least 8' buffer, just so you're aware. To put it more simply (I hope), the space width right now is 11' and the buffer is 5'. If you change it to 8' and 8', it would meet our code and be the same overall width.

ADA Van Space dimensions are taken directly from ADA.gov (see below). 132" (11ft) wide van space next to 60" (5ft) wide no parking access aisle is the standard. No changes to the site plan are required.



Van-Accessible Parking Space with 60-inch Minimum Width Access Aisle

- At least one tree will need to be planted next to the parking area to meet the landscaping code. The one shown on your current plans that's part of the landscaping strip along the road should meet this requirement.

No changes to Site Plan Required.

- In the [North Valleys Area Plan](#), policy NV.13.1 requires a geotechnical and soil study for all commercial developments. That policy is applicable to this project and, if you don't have a geotechnical report already, will need to be included as a condition of approval, to be submitted when you apply for a building permit.

Recommend that a future soil study is included as a condition of approval.

Alexandra Whittey
Equisol Ranch Project

August 10, 2023

To Whom It May Concern:

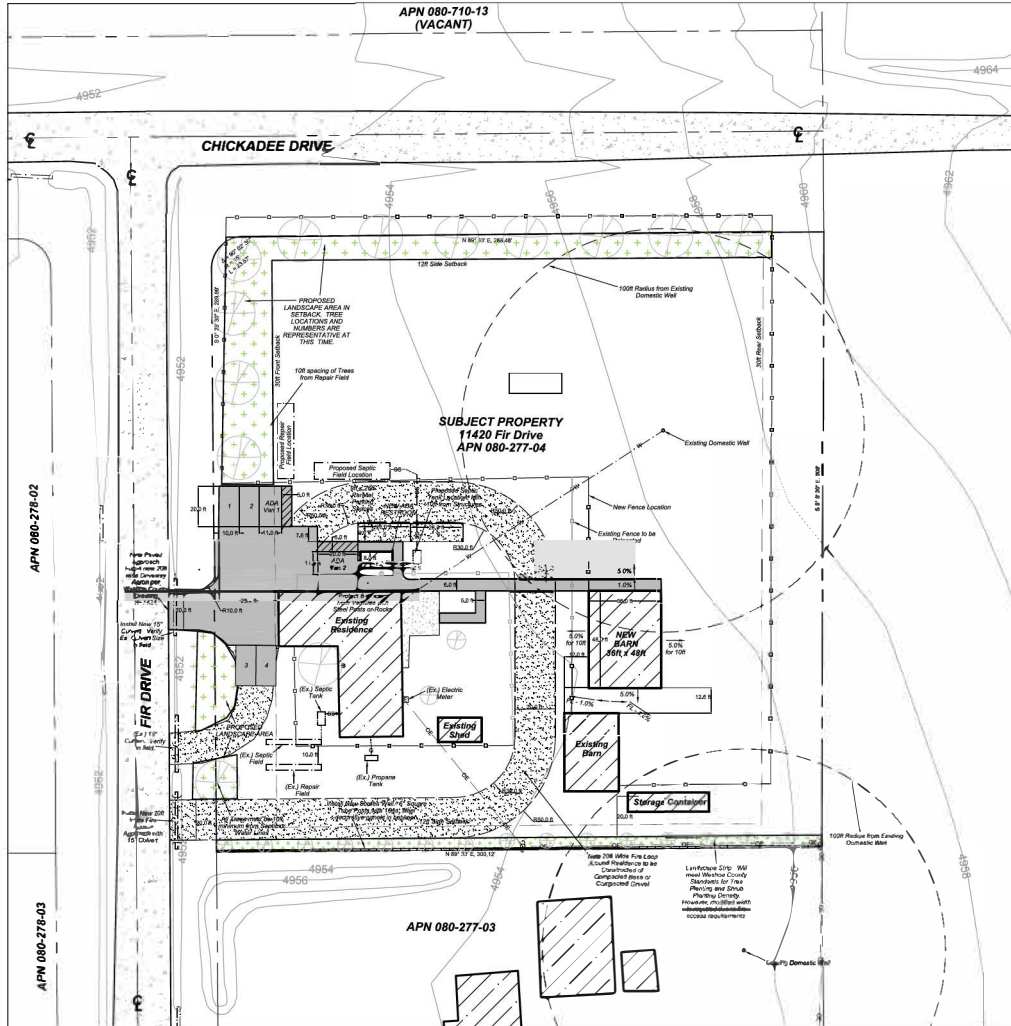
I am requesting a variance to change the requirements of a 30' landscape barrier to a 12' barrier (as marked on the site plan) along the northern part of the site. The reason for this request is as follows: 30' would significantly impact the area in which services for this business would take place; this footage would cut into the riding arena space in which lessons are given, rendering that space much smaller and impractical for its purpose.

The benefit to allowing a 12' landscape barrier would be that it would allow for ample space to adequately provide services to individuals with special needs in our community, while simultaneously allowing for a buffer to the road, beautifying the property and increasing the value of the property and neighborhood. Currently there is no landscaping in said area.

Thank you for your consideration,

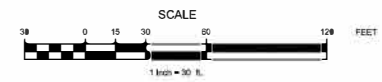
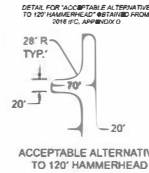
Alexandra Whittey

Preliminary Site Plan for New Barn and ADA Restroom - 11420 Fir Drive



LEGEND

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Preliminary Site Plan for ADA Restroom and New Barn

11420 Fir Drive
Reno, NV 89506
APN 080-277-04

Heartfelt Engineering, LLC



PO Box 2457, Carson City, NV 89702
Chris J. Whitley, P.E.
(775) 546-9887
chris@heartfeltengineering.com

DRAWING DATE: 8/10/2023

SITE PLAN SHEET C1 OF 1

DRAWN FOR ALEXANDRA S. WHITTEY LIVING TRUST FOR SUBMITTAL TO WASHOE COUNTY, NEVADA

Oakley, Katherine

From: Alexandra Whittey <alex@equisolhorsemanship.org>
Sent: Wednesday, August 16, 2023 5:09 PM
To: Oakley, Katherine
Subject: Re: parking deviation

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To Whom it May Concern:

I am requesting a variance to allow an 11' W with a 5' buffer zone handicap parking spot, as marked in the site plan. Thank you for your consideration.

Alexandra Whittey

On Wed, Aug 16, 2023 at 3:53 PM Oakley, Katherine <KOakley@washoecounty.gov> wrote:

Hello,

I've talked with my manager about the handicap parking space/buffer width, and we think that the best path forward would be you requesting to vary that standard to allow the 11' wide space with a 5' wide buffer next to it. Could you send an email requesting that by tomorrow? Sorry for the quick turnaround—I'm working on tying everything up with my report! This is regarding an item from my original request for more information.

Best,



Kat Oakley

Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

Neighborhood Meeting Summary

- 2 people attended to show and offer support for the project.
- Business mission statement, intention, structure, location, time in existence were presented and explained.
- Washoe County code construction requirements for commercial stable SUP, phase of construction and general contractor name were discussed.
- Presenter explained manure maintenance and removal.
- A discussion of market need of the business's services occurred.
- Presenter explained steps forward in SUP process.