ASH RANCH
SPECIAL USE PERMIT

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January 15, 2020

ASH RANCH

SPECIAL USE PERMIT

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Ash Ranch – Special Use Permit

Introduction

This application includes the following requests:

- A **Special Use Permit** to allow for: grading of a trail; and the establishment of a commercial horse stable in the General Rural zone.
-

Project Location

The project site (APN # 076-290-10) consist of 67.75 acres located at 430 Alamosa Drive within the Spanish Springs Area Plan. Specifically, the subject parcel is located on the north side of Alamosa Drive, 0.7 miles east of Pyramid Way. Figure 1 (below) depicts the project location.

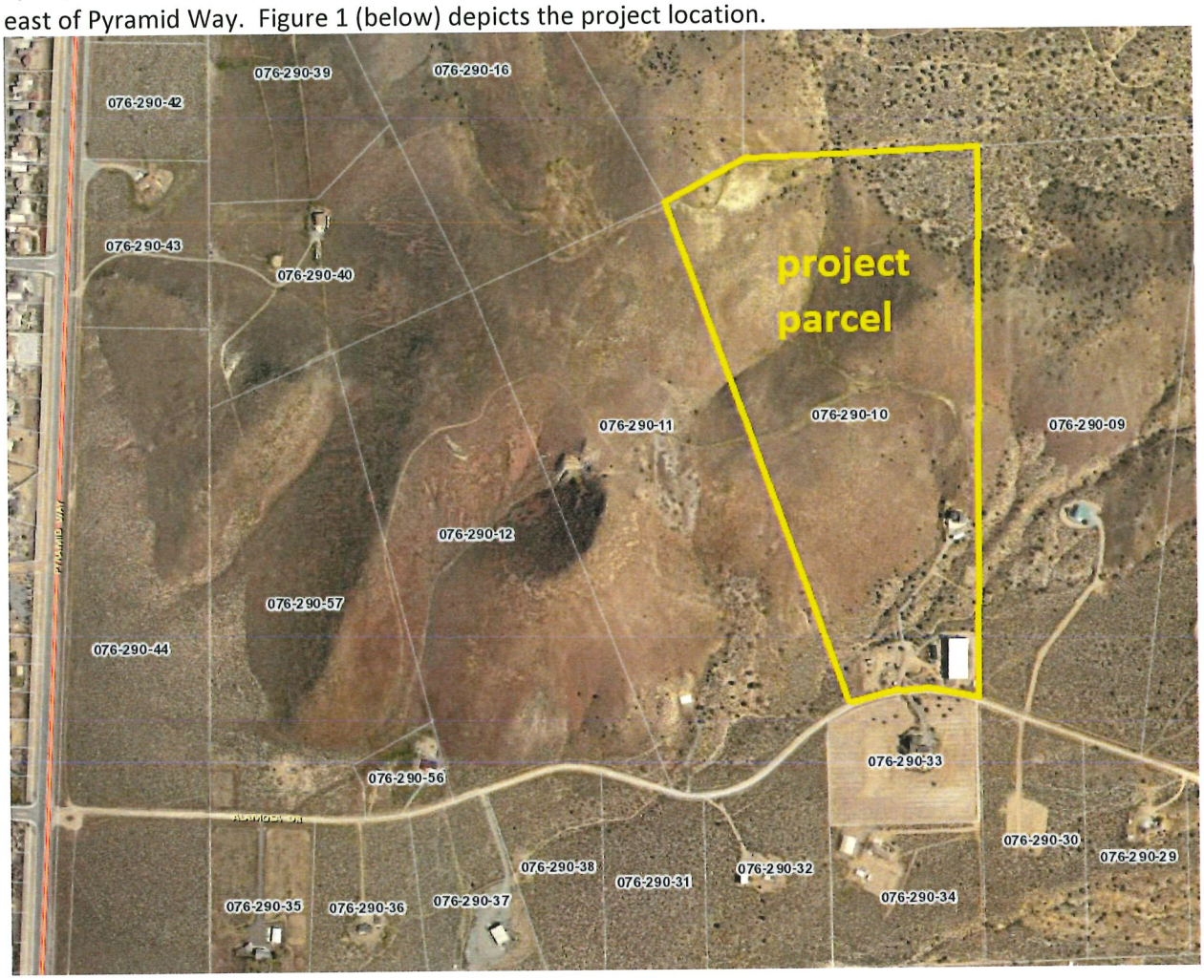


Figure 1 – Vicinity Map

Existing Conditions

The subject property is zoned General Rural (GR) and is part of the Spanish Springs Valley Ranches Unit 1 subdivision. The project site contains a single family residence, barn, covered riding ring and numerous horse paddock buildings and utility sheds. A complete description of on-site development is provided below. Trails and informal roads have been established on the property under previous owners and under the current owner. Figure 2 shows the existing onsite conditions.

View of portion of new trail, looking northwest from residence

Figure 2 – Existing Conditions

Northern area of new trail. Picnic area in background.

Close-up of cut slope on new trail

Figure 2 (continued) – Existing Conditions

Looking south from new trail toward Alamosa Drive.

Horse paddock area.

Figure 2 (continued) – Existing Conditions

Project Request

The owner purchased the property approximately 2 years ago. At that time, all of the major buildings (residence, barn, covered riding ring) were in place as were numerous ancillary buildings such as sheds. Extensive horse paddock and fenced riding areas were also in place. According to Assessor records, the structures were built in 2005. Additionally, there were informal roads (jeep trails) across the property. The current owner decided to improve driving access to the northern portions of the property by upgrading and rerouting one of the trails. The images below show the layout of the property roughly at the time of purchase by the current owners and at the present time.

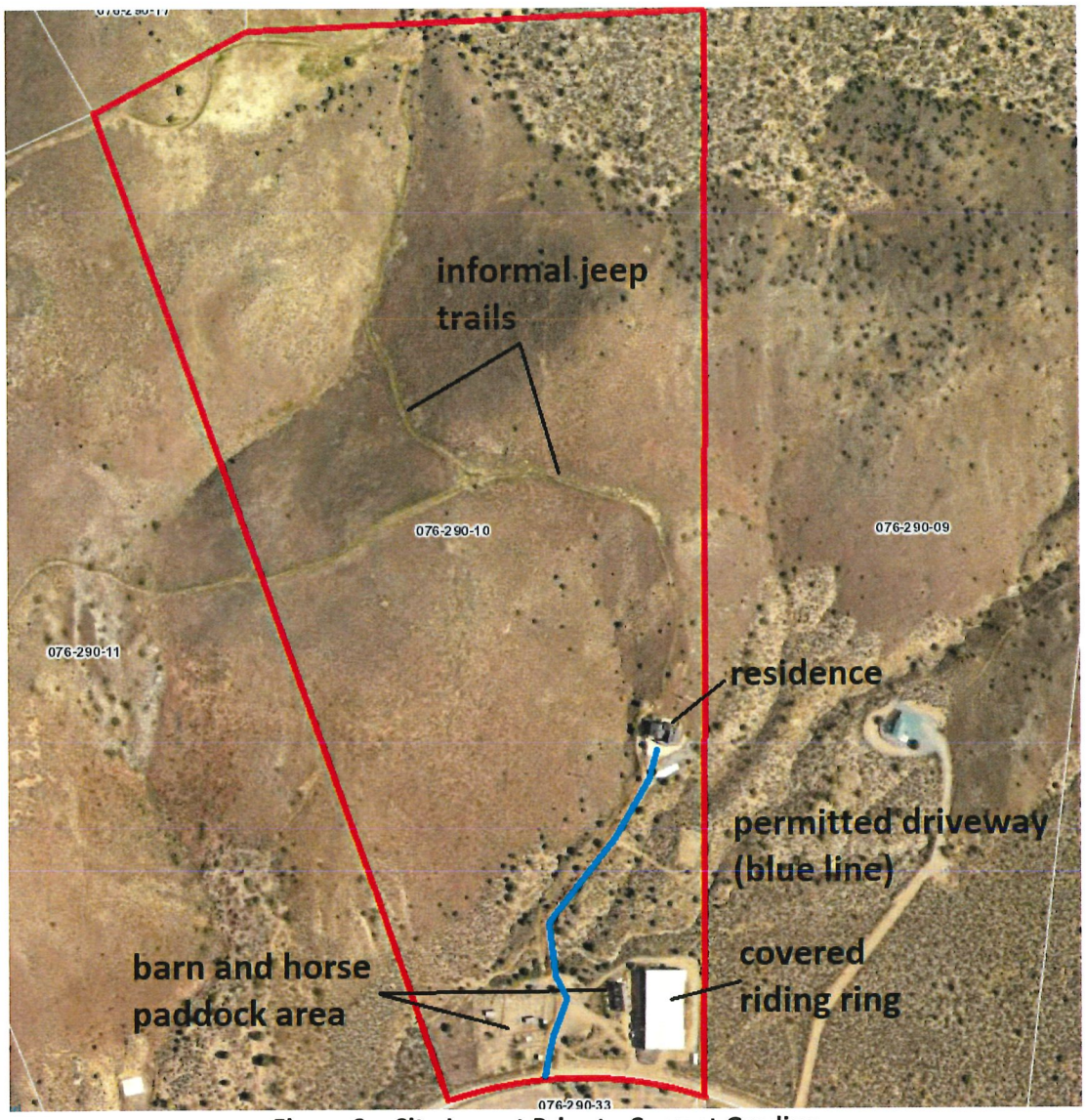


Figure 3 – Site Layout Prior to Current Grading

As seen in Figure 3, the property was largely developed prior to the recent grading by the current owners. Jeep trails were present on the property, leading from the area of the residence all the way to, and beyond, the northern property line.

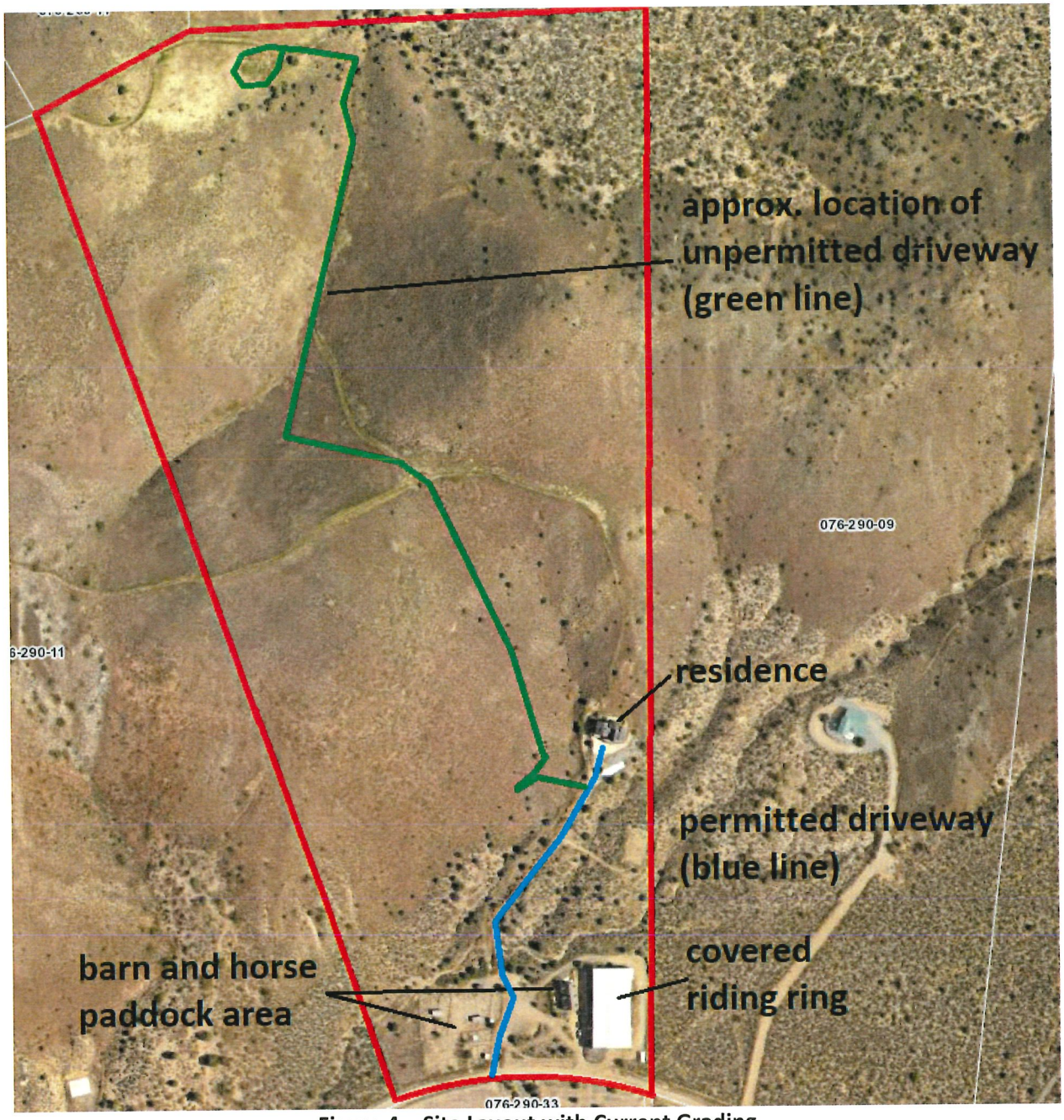


Figure 4 – Site Layout with Current Grading

The owners, not aware that this jeep trail was not an approved element of the property, sought to improve it and realign it to better conform to the topography. The result is the site layout shown in Figure 4.

The owners subsequently became aware of the need to secure an SUP for this grading and filed this application. At the same time, the owners now wish to secure an approval for the boarding of horses at the site. Under the Washoe County Code, this use is listed as 'Commercial Stable' and requires the approval of an SUP. This proposed use is also included in this SUP application and is fully explained in a later section.

Grading Special Use Permit

The grading performed to improve/realign the trail to the north end of the property requires the approval of a Special Use Permit, under Washoe County regulations. Specifically, per section 110.438.35 of the Washoe County Development Code, an SUP is triggered based on the overall amount of disturbance and that grading is located on steeper slopes.

The Development Code contains the following conditions that require an SUP:

- 110.438.35 (2)(i)(C) – Grading of more than two acres on slopes in excess of 15%.
- 110.438.35 (3) – Any trail or road that traverses any slope of thirty percent or greater.

In order to reach the northern end of the property, it is necessary to traverse slopes that are greater than 30%. Included with this SUP application are comprehensive grading plans that detail how this has been achieved. Further, these plans identify areas of the existing trail that will be brought into conformance with Washoe County engineering requirements and grading standards.

Based on discussion with County staff, this trail will be limited to a maximum of 12' in width. This width will allow for two horses to safely travel side-by-side. If any areas currently exceed this width, the trail will be narrowed and revegetated at these points. The owner will also place boulders at the southern end of the trail to prevent car/truck access.

As shown in Figure 4, the trail to the northern portion of the property uses the existing jeep trail where possible. However, since this trail was not formally designed it did not necessarily follow an alignment that made the most sense from an engineering or Code compliance standpoint. Therefore, where necessary, the new trail alignment departs from the old jeep trail in some areas in order to better follow the land contours.

As part of this SUP, the graded sections of trail will be brought to County engineering standard in terms of slopes and treatment of cut/fill areas. Cut and fill slopes are designed to blend disturbed areas with the natural topography. The proposed grading improvements are shown on the plans included with this application.

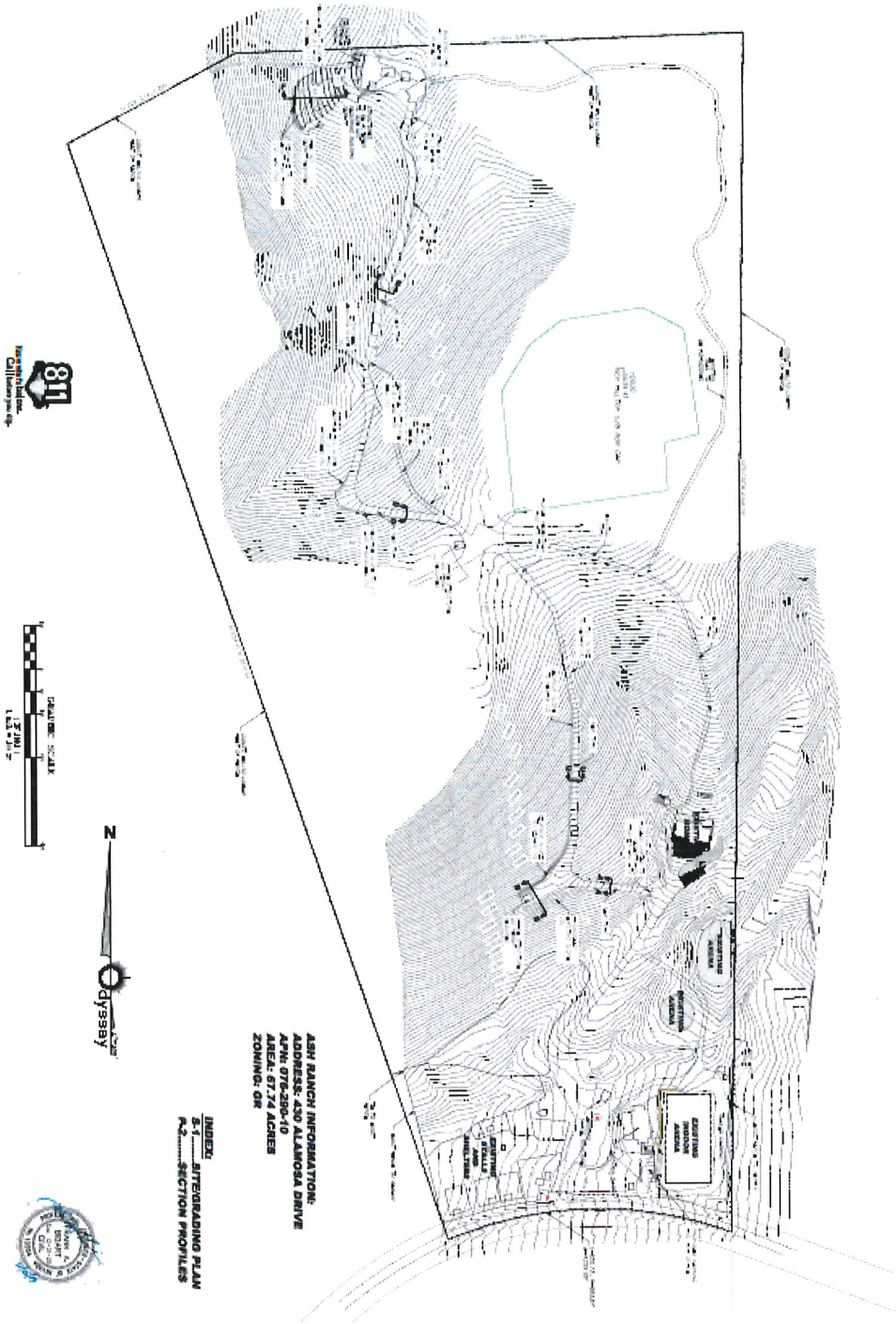


Figure 5 – Site Plan

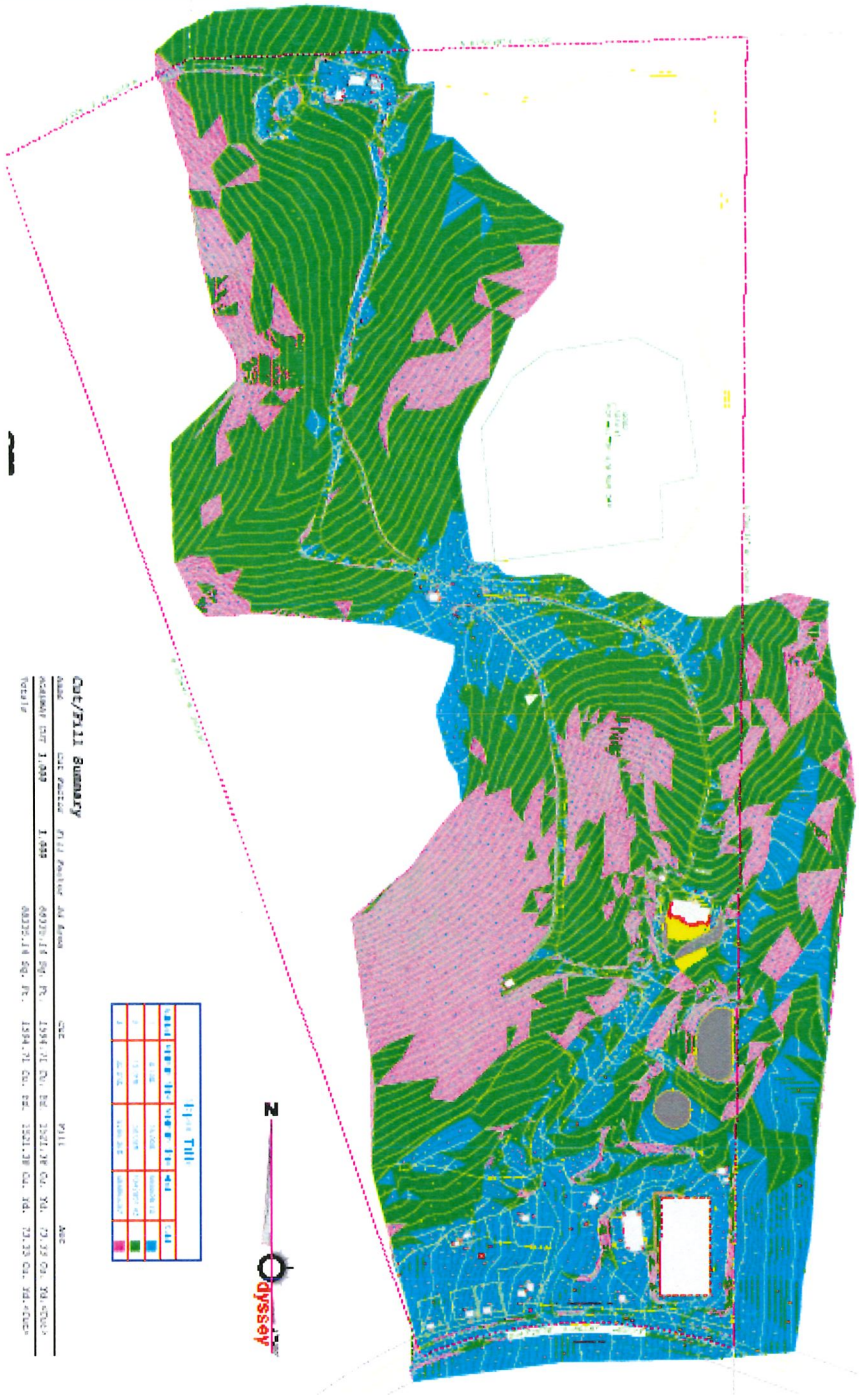


Figure 6 – Cut and Fill Plan

In areas where cut and fill slopes are created, revegetation will occur to ensure that a natural appearance is Note that the property is well screened from most of the surrounding area by natural topography changes. From the far northern end of the property, it is not possible to see another existing residence. Much of the trail is therefore not visible to any other residence.

Disturbed slopes associated with this project will be revegetated in compliance with County Code. All revegetation will be in accordance with Best Management Practices established by Washoe County and will include native plant species such as sagebrush, bitter brush, rabbit brush, etc.

The grading proposed with this SUP is not inconsistent with other properties in the surrounding area. The site is located in an area of custom homes on large lots, many of which include informal trails and long graded driveways. With the implementation of revegetation and Washoe County grading standards, no negative impacts are anticipated to result from this request.

The following table provides an overall summary of the grading proposed at the Ash Ranch property:

Fill Quantity	1521.38 cubic yards
Cut Quantity	1594.71 cubic yards
Excess	73.33 cubic yards
Total Disturbed Area	88,335 sq. ft. (2.03 acres)

Slope Stabilization

Included in this application is a geotechnical report from Black Eagle Consulting. This report analyzes the existing cut slopes on the site and provides a plan for stabilizing these slopes as needed. The property owner is committed to providing the called-for remediation, as outlined in this report.

Commercial Stable Special Use Permit

The owners of the property want to establish a commercial stable use on the property which requires the approval of an SUP. The property was purchased by these owners with horse facilities in place, including a covered riding ring, barn, and horse paddock area with small stall buildings. The site is therefore suitable for horse stabling and the owners wish to formalize this use through the SUP process.

The site has been reviewed for stabling horses by Washoe County Regional Animal Services and has been granted a permit for the stabling of up to 10 horses (permit No. A19-250846).

As can be seen on the site plan, the property contains 10 small horse stall buildings, arranged in a paddock area to the west of the barn/riding ring. These stalls are proposed for use as the commercial stable.

In general, the property is well managed with high quality construction and layout. Fencing is both secure and attractive and the site is orderly. Washoe County Regional Animal Services did not note any deficiencies with the site. Given the generous property size, there is ample room for horse recreation, pasturing, etc.

A commercial stable with 10 horses will not impose impacts on the area. The site can easily handle the modest traffic generated by this use. There is space on site to allow for proper maneuvering and parking of horse trailers. Given the 10-horse limit, the project is far below the threshold for requiring a traffic impact report. The ITE Trip Generation Manual does not include 'commercial stable' in its study database. However, the threshold for a traffic study is 80-peak hour trips which a project of this size can not possibly generate.

No new building construction or grading is associated with this commercial stable request. The required buildings and horse paddock are fully in place. Landscaping around the horse paddock and large buildings is also in place and was installed at the time of construction in 2005. No changes to the layout are proposed.

Operations for the stables are contained within the existing barn building. This building contains the necessary office space for the operation, as well as storage space for feed, tack and supplies. As noted, this building was in place when the current owners purchased the property and will not be changed with this application. Bathrooms for stable patrons are also available in the barn building. A maximum of two employees will be on site for stable operations.

No additional signage or lighting is proposed with this project. Ash Ranch is already constructed, by a previous owner, to accommodate this proposed use and no enhancements are proposed. Lighting on site is consistent with standard residential lighting and will remain so with this project.

Parking and Parking Modification Request

The entrance to the Ranch includes a generous maneuvering and parking area. Parking for stable customers is available near the barn and will be marked with an appropriate sign. Per the Washoe County Code, 3 parking spaces are required for a commercial stable with 10 horses (.25 space per horse). An additional four spaces are required for the children's group activities, for a total of 7 spaces. One of these spaces is a handicapped space.

All vehicle movements can occur on the property with no need to maneuver in the Alamosa Drive right of way. Parking spaces are marked on the included site plan exhibit.

Under Washoe County Code Section 110.410.35, this project is requesting a modification to the requirement for paved parking. Specifically, the project requests that the six regular parking spaces remain unpaved. The handicapped space is to be paved. The paved handicapped parking space is adjacent to the barn. This will have a hard walkway surface that connects to the barn/bathroom. This is proposed to be the only paved parking space on the property.

The reason for this request is to minimize paved areas as this can present a danger to horses. Horses are prone to slipping on hard surfaces and the owner wishes to minimize this hazard. It is not desirable or safe to have horses crossing paved areas. The owner therefore requests to limit paving by modifying the parking

design standard contained in section 110.410.25(e) that requires a paved surface.

Note that this request is not for a reduced parking count. The project will comply with the requirement for the number of spaces and for parking lot layout. The only modification is for the paved surface requirement.

Future Stable Activities

The proposed stable is ***not*** to include commercial horse events or other large-scale activities. However, the current owners are involved with providing therapeutic activities to disadvantaged children. They hope to use this site to provide these children with access to healthy outdoor activities such as riding and horse care. Therefore, included with this Special Use Permit for a Commercial Stable is the proposed activity of guided trail rides and horse care for groups of up to 20 children.

Group activities would occur by pre-arranged schedule with local children's groups (e.g. Boys and Girls Club) and conducted by trained staff at the ranch. There would be no informal access to the site by children or others. Specific activities will include: horse care, horse feeding, trail rides, and picnics. Hours of operation would be generally during the daytime/daylight hours with most activities occurring mid-day.

Similar to the basic stable operations, traffic generation from this use would be minimal as would impacts to neighboring property. The property is well separated from neighboring houses and it's likely these activities would proceed entirely unnoticed by local residents. Children participating in the program would be driven to the site by program staff on a pre-arranged schedule. There would be no unscheduled arrivals or activities at the site. Trip generation would therefore be in the single digits for each event.

Ash Ranch proposes to hold these events roughly 3 times per month, on average.

Note that outdoor recreation is an allowed use in the General Rural zone without SUP approval. The proposed riding activities generally conform to the definition of outdoor recreation and are therefore broadly compatible with the GR zone.

Stable Landscaping and Landscaping Modification

Washoe County Code requires landscaping between commercial and residential uses (WCC Section 110.412.40) and landscaping along the street frontage. The project site already includes some landscaping along the property frontage and this will be enhanced, as shown on the included landscaping plan. Code also requires complete landscaping along the eastern property edge. The eastern property edge for this site covers a straight line of roughly 2,600 feet. In the experience of the project team, a straight line of suburban type landscaping, for this length, does not achieve a natural or desirable look in the high desert. For this reason the applicant requests a modification to this standard. The applicant proposes to install landscaping along the southern 275 +/- feet of this property line. This distance covers the property line from Alamosa Drive to the northern edge of the riding paddock building.

This compromise is intended to address the Code requirement, provide screening from neighboring

property, and protect the natural appearance of the high desert. The attached landscape plan shows this proposed installation.

Spanish Springs Area Plan

This request was analyzed against the development standards contained in the Spanish Springs Area Plan. There are no provisions in the Area Plan that directly impact this application or the proposed Commercial Stable use.

One goal of this application is to bring the site into grading conformance. The Area Plan supports proper grading as a means of reducing visual impacts and preventing unregulated grading.

While the Area Plan does define allowed uses for some property in Spanish Springs, it does not address uses in the GR zone. Since this property is zoned GR, the allowed uses remain as contained in the general Washoe County Code. This project conforms to the GR zoning and standards.

Code Enforcement

There is an existing review of the property by County Code Enforcement. This review indicated two items that require remediation. The first is the grading, as detailed on the attached plans. The second is several buildings that require either building permits or to be reduced in size until they are below the size threshold for requiring a building permit (200 sq. ft.). The owner is opting to reduce the building sizes rather than obtain building permits. To obtain building permits, the structures would require a road suitable for emergency fire vehicles. Such a road would require additional grading and road length. The owner seeks to minimize additional grading and therefore does not wish to pursue building permits for these three structures.

Figure 7, on the following page, was obtained from the Washoe County Code Enforcement Department. As shown in the exhibit, "Building 1" requires no remediation and can remain in its current condition.

Building 2 is a small shed with a porch. The enclosed area of the building is below the permitting threshold. However, the porch area is enough to put the structure over the threshold. Therefore, the porch will be removed to make the building compliant.

Buildings 3 and 4 are open-sided structures intended to provide covered storage of equipment and to provide shade for people and horses. These structures were inadvertently built to a size that requires a building permit. The owner failed to understand that open-sided structures in fact require building permits. These structures will be reduced in size to place them below the permitting threshold.

These changes, and the approval of the grading SUP, will conclude Code Enforcement review of the property.

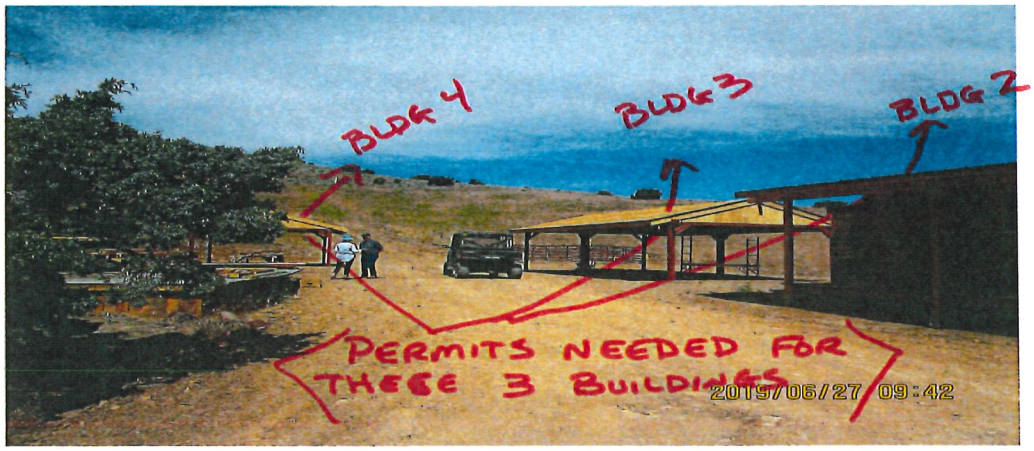


Figure 7 – Code Enforcement Diagram

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The proposed use and grading are permitted within the General Rural zone (with an SUP) and are consistent with the goals and policies of the Spanish Springs Area Plan. This SUP request provides for consistency with section 110.438.35 and application of Development Code standards further ensures consistency with all applicable policies and practices.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The property is well suited for the type of use proposed. The site is already constructed and includes the necessary infrastructure to provide the site with water and sanitation service, to the satisfaction of the Washoe County Engineering Department and District Health Department. No further development is required with this application. The proposed grading is consistent with Washoe County standards for slopes, drainage, etc. ensuring compliance with this finding.

The commercial stable use is limited in size and will generate very moderate traffic impacts. No additional road, trail, or building construction is required for the establishment of the Commercial Stable.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The site is large and easily accommodates the proposed use and the trail grading. These proposed uses are compatible with the area and with the site. The use and development of this property is consistent with other homes in the subdivision. All grading impacts will be mitigated through proper slope transitions, revegetation, and implementation of standards included within the Washoe County Development Code.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

No negative impacts are anticipated with the granting of this SUP request. All potential impacts will be properly mitigated and the development proposed is directly consistent with surrounding parcels and uses. It is also consistent with the types of uses and development intended for the General Rural zoning district.

APPENDIX

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: Ash Ranch Special Use Permit	
Project Description: A Special Use Permit request for grading and for a commercial stable.	
Project Address: 430 Alamosa Drive	
Project Area (acres or square feet): 67.75 acres	
Project Location (with point of reference to major cross streets **AND** area locator): 430 Alamosa Dr, roughly .7 mile east of Pyramid Way.	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-290-10	67.75		

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: WILLIAM & ONAGH ASH		Name: Rubicon Design Group	
Address: 430 ALAMOSA DRIVE		Address: 1610 Montclair Avenue, Suite B	
SPARKS, NV	Zip: 89441	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-527-6710	Fax:
Email: onagh.ash@gmail.com		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person: Onagh Ash		Contact Person: Derek Wilson	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: same as above		Name: Odyssey Engineering	
Address:		Address: 895 Roberta Lane, Suite 104	
	Zip:	Sparks, Nevada	Zip: 89431
Phone:	Fax:	Phone: 775-359-3303	Fax:
Email:		Email: frank@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Frank Bidart	

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?

A Special Use Permit for: grading associated with a trail; and to establish a Commercial Stable on the site. Please see the attached report for a complete project description.

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.)

The required site plan is attached, as are supporting documents on utilities and geotechnical data.

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

Buildings/infrastructure to support the stable are already in place. The proposed grading will be pursued as quickly as possible following this approval. Therefore, the project will be completed as a single phase.

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?

The site is large and well separated from other houses. There is ample room on the site to accommodate the proposed commercial stable, as evidenced by the fact that the necessary buildings and horse paddock areas are already in place, constructed by the previous owner.

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

The primary beneficial affect of granting this SUP will be to allow grading sufficient to bring the existing trail up to current County Code. Given the size of the property, the commercial stable is likely to operate without any impacts to surrounding property.

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

The trail that triggered the need for this SUP is in place now. It is possible to see parts of this driveway from surrounding property, therefore there are visual impacts. However, these impacts are consistent with other property in the area and are not out of character with the area.

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.

The attached site plan shows the required landscape and parking areas. No signs or lighting are proposed. The attached report fully outlines the project.

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.)

☐ Yes	■ No

9. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	ATT&T
d. LPG or Natural Gas Service	NV ENergy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	well

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

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

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

The site has a domestic well permit.

10. Community Services (provided and nearest facility):

a. Fire Station	TMF Station 46
b. Health Care Facility	Renown Urgent Care, Saint Mary's Urgent Care
c. Elementary School	Taylor Elem.
d. Middle School	Shaw Middle
e. High School	Spanish Springs High
f. Parks	Gator Swamp Park
g. Library	Washoe County Library Spanish Springs Branch
h. Citifare Bus Stop	RTC Route 2, Pyramid Way

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the grading?

To bring an existing trail into conformance with grading standards.

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

The project includes 1594 cubic yards of cut material and 1521 cubic yards of fill.

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

2.03 acres = 88,335 square feet

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

Cut/fill quantities are close to balancing. The 73.33 cubic yards of excess will be disposed of per Washoe County requirements.

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

No. Trail grading has already occurred.

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.)

Yes. There is a graded trail in place now, as explained in the attached report. There was an informal jeep trail on the property that existed for many years. In the last year, the current owner decided to improve this trail. Subsequently, they discovered the need for an SUP for this work.

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

Yes. Please see attached plans.

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

Yes, the trail can be seen from several offsite locations however it is not possible to see the entire trail from any one location. Area topography works to minimize visual impacts. The southern portion of the trail can be seen from Alamosa Drive. The northern portion of the trail can be seen from property to the north of the site.

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)?

It is possible to drive from the project site to neighboring properties using the trail. The new trail is a re-use of previous jeep trails that crossed the site and led to other properties. Given the lack of nearby development to the north, there is no immediate need to construct access to these properties.

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?

These steepest cut slopes are primarily rock and are not prone to erosion. These are addressed in the attached geotechnical report that provides a plan for stabilizing these slopes.

11. Are you planning any berms?

Yes	No X	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)?

No building pads are included in this request. The property was developed by previo

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

Cut/fill areas are to be revegetated. Fill areas will be graded to have a natural appearance.

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

No tree removal is proposed. The site contains very few naturally occurring trees. Any recontouring of the site can occur without the removal of trees.

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

Revegetation will conform to county standards. Seeding will occur as soon as possible to benefit from the coming spring season.

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

Disturbed areas will be watered as needed however it is planned to have seeding in place for the coming spring, to allow for natural growth.

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

The project team is familiar with local revegetation standards and is proposing to seed the site during the coming winter so that natural growth occurs this spring.

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

Yes	No X	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?

   The property owner has 3 horses for their personal use and 10 spaces for customer horses

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

   The property owner has 3 horses for their personal use and 10 spaces for customer

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.

   The only additional use/activity will be trail rides and educational activities arranged by the owner for underprivileged children. As explained in the attached report, these activities are to be coordinated through local child welfare organizations such as Boys and Girls Club.

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.

   The trail rides and educational activities identified above will be limited to a maximum of 20 children at one time.

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

   The commercial stable will make use of the existing barn, covered riding ring, and horse paddock area. Trail rides will also occur across the property.

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

   The barn will provide office space, restrooms, and feed storage. Including the stabling of owner's horses, the entire barn structure will be allocated to these uses.

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

   The operators of the stable live in the house on the property. Employees live off-site.

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

The property has ample space for trailer turnaround. The included site plan shows the required 3 parking spaces. There is additional space for more parking, should it be needed.

9. What are the planned hours of operation?

Hours of operation will conform to County requirements. Proposed hours are 7am to

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

No new construction is required for the commercial stable. The site was constructed by the previous owners and is presently suitable for the proposed use. The owner has secured a commercial stable permit from the Washoe County Regional Animal Services Department, as detailed in the attached report.

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

No building construction is required. The grading work will be completed in a single phase.

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

The site is large and well separated from other houses. There is ample room on the site to accommodate the proposed commercial stable, as evidenced by the fact that the necessary buildings and horse paddock areas are already in place, constructed by the previous owner.

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

The stable will provide benefits to local kids in the form of healthy outdoor activity and learning.

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

The property is large and well separated from surrounding property. No impacts are expected.

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

The proposed project is very limited in size. No additional mitigation is required.

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

Most landscaping is already in place. As described in the report, additional landscaping is proposed for the southern portion of the east property frontage.

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

No signs or lighting are required.

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.)

☐ Yes	■ No

19. Community Sewer

☐ Yes	■ No

20. Community Water

☐ Yes	■ No

Property Owner Affidavit

Applicant Name: William & Onagh Ash 2004 Family Trust

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Onagh Ash
(please print name)

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

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

Assessor Parcel Number(s): 076-290-10

Printed Name Onagh Ash

Signed Onagh M Ash

Address 430 Alamosa Drive

Sparks, NV 89441

Subscribed and sworn to before me this 31st day of October, 2019.

Jody L Wilkinson
Notary Public in and for said county and state

My commission expires: 12/22/19

(Notary Stamp)

JODY L. WILKINSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-1044-2 - Expires December 22, 2019

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

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

Legal Description
For
APN 076-290-10

All that certain real property situate within a portion of Section Twelve (12), Township Twenty-One (21) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, being more particularly described as follows:

Being Parcel 12-1-0-8 as shown on Division of Land Map of Spanish Springs Valley Ranches Unit 1, recorded June 21, 1977, as File Number 471405 of the Official Records of Washoe County, Nevada.

PROFESSIONAL LAND SURVEYOR-STATE OF NEVADA
KELLY R. COMBEST
Exp. 12/31/20
No. 16444

11/14/19

Prepared by
Odyssey Engineering, Inc.
Kelly R Combest, P.L.S.
Nevada Certificate No. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431

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

Washoe County Treasurer
Tammi Davis

Account Detail

Back to Account Detail | Change of Address | Print this Page

CollectionCart

	Items	Total	
Collection Cart	0	$0.00	Checkout View

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
07629010	Active	1/13/2020 2:08:57 AM

Current Owner:
ASH 2004 FAMILY TRUST, WILLIAM & ONAGH

430 ALAMOSA DR
SPARKS, NV 89441

SITUS:
430 ALAMOSA DR
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Block SubdivisionName SPANISH SPRINGS VLLY RANCHES 1 Lot Township 21 Section 12 Range 20

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	$6,801.96	$6,801.96	$0.00	$0.00	$0.00
2018	$6,603.85	$6,603.82	$0.00	$0.00	$0.00
2017	$6,411.66	$6,475.79	$0.00	$0.00	$0.00
2016	$6,249.05	$7,188.41	$0.00	$0.00	$0.00
2015	$6,258.43	$6,326.21	$0.00	$0.00	$0.00
				Total	$0.00

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

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

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

Mr. Frank A. Bidart, P.E.
Odyssey Engineering Inc.
895 Roberta Lane, Suite 104
Sparks, NV 89431

Project Number : 0117-25-1
November 8, 2019

RE: Geotechnical Evaluation of Grading Slopes
Ash Ranch – 430 Alamosa Drive
Washoe County, Nevada

Dear Mr. Bidart:

Black Eagle Consulting, Inc. (BEC) is pleased to present the results of our geotechnical/geological evaluation of the existing cut and fill slopes within the above-referenced, approximately 68-acre residential parcel located at 430 Alamosa Drive (APN 076-290-10) off of Pyramid Highway in Washoe County, Nevada. The slopes are associated with a path/horse trail that leads from the residential/barn areas of the parcel north into the hills and outer structures in the northern portion of the parcel. Significant portions of the existing slopes are at steeper than the 3H:1V (horizontal to vertical) ratio recommended by Washoe County for grading. It is our understanding a special use permit application is scheduled to be submitted for the grading work and also to request variance on the slopes. As part of this, a geotechnical evaluation of the existing slopes considering their stability and long-term performance is necessary, and such evaluation will also need to recommend any required additional measures; this geotechnical evaluation report summarizes our findings and recommendations.

Project Description and Site Conditions

The project consists of a rectangular site of approximately 68 acres located in Washoe County, Nevada. The site is entirely contained in Section 12, Township 21 North, Range 20 East, Mount Diablo Meridian. The site is bordered to the north by undeveloped land, to the west and east by residential parcels with minimal development, and to the south by Alamosa Drive. The site is currently a single-family residence with several detached structures, including a barn.

The existing pathway subject to a variance application is a rough graded trail/pathway that extends north from the homesite in the southern portion of the parcel, traverses up to a ridgeline, and continues down to the north end of the property for a total distance of about 2,200 feet. The pathway required moderate grading (generally less than 2 feet of cut or fill), but 3 locations along the path required greater cuts and fills. These areas generally have cuts and fills of around 4 feet, with a maximum cut of 8 feet and up to 7 feet of fill.

The site contains several buildings within the southern portion and is in hilly terrain. The overall site topography rises up from Alamosa Drive to a ridgeline and back down at the rear (north end) of the parcel. The subject pathway traverses the hillside to the west and north from the home, crosses the ridgeline, and continues to the west and then north to the rear of the property. The existing hillsides have sparse vegetation and a generally rocky surface. At the back of the property are small stables and outbuildings. The pathway has been graded but remains unsurfaced.

Slope Assessment

The existing graded cut and fill slopes were evaluated to determine their constituent materials, approximate height (cut or fill), slope ratio, and erosion characteristics. The results of the assessment are presented in Table 1 (Slope Assessment Summary) and are correlated to locations shown on Plate 1 (Plot Plan). The geotechnical/geological evaluations of the existing slopes were performed by a BEC geologist and also the undersigned BEC engineer. The soils exposed in the slopes in the field were classified in accordance with American Society for Testing and Materials D 2488, and the Unified Soils Classification System (USCS) soil types are presented in Table 1 where applicable.

TABLE 1 – SLOPE ASSESSMENT SUMMARY[1]

Slope No.	Slope Location	Type (Cut or Fill)	Approximate Height (feet)	Material Type (USCS Classification or Bedrock)[1]	Approximate Slope Ratio	Global Stability Concerns	Erosion Characteristics/ Potential
1	South Shade Structure	Cut	5.5 – 8.0	Bedrock, SC cover	0.9 – 1.1H:1V	No	None observed
2	South Shade Structure	Fill	~7.0	SCG	1.75 – 2.2H:1V	No	Minor to moderate runnels
3	South Traverse	Cut	2.0 – 4.0	Bedrock, SC cover	Up to 0.6H:1V	No	Minor slough in soil cover
4	South Traverse	Fill	Up to 3.0	GP-GC	1H:1V	No	Very rocky, none observed
5	North Descent	Cut	Up to 4.0	Bedrock, 1.5 foot SC cover	1.3 – 1.5H:1V	No	Minor slough in soil cover
6	North Descent	Fill	Up to 3.5	SCG	Up to 2.2H:1V	No	Moderate potential exists
7	Ravine Crossing	Cut	Up to 2.5	SCG	2.5H:1V	No	Minor potential exists
8	Ravine Crossing	Fill	Up to 2.0	SCG	2.5H:1V	No	Low potential
9	Northern Approach	Fill	Up to 2.5	SCG	1.5H:1V	No	Very rocky, none observed
10	Pad Grading	Fill	Up to 4.0	SCG	2 – 3H:1V	No	Low potential
11	North Corral	Cut	Up to 5.0	SCG	1H:1V	No	Minor potential exists
12	Combination	Fill on Cut	Up to 6.0	SCG	2.3H:1V	No	Fill has potential, Native low potential
13	North Cut	Cut	Up to 6.0	SCG	0.7:1	Yes	Potential exists

[1] SC – Clayey Sand; SCG – Clayey Sand with Gravel; GP-GC – Poorly Graded Gravel with Sand and Clay.

Discussion and Recommendations

A vast majority of the slopes associated with the existing pathway are globally stable and exhibit no or minimal erosional concerns for their adequate long-term performance. Photographs of selected prominent slopes are included in Appendix A (Photos of Prominent Slopes). In particular, based on our evaluation, the most prominent cut slopes on the pathway which exist within the southern limits of the pathway (Slope Nos. 1 and 3 identified in Table 1 and Plate 1), near the south shade structure, are stable and do not require any mitigation. However, there are segments of the slopes that can benefit from various levels of mitigation discussed below considering slope stability and long-term performance. These segments are discussed in the order of importance/need for mitigation. Refer to Plate 1 for approximate locations of these slope segments and Table 1 for associated concerns.

Slope Nos. 12 and 13 (North Cut and Cut/Fill Slopes)

Slope Nos. 12 and 13 within the northern limits of the pathway exhibit clayey sand with gravel soils. The cut slope on the uphill side (Slope No. 13) is too steep, could slough with seismic loading, and will undergo significant erosional issues. Because the pathway is significantly wide in this turnaround area, we recommend the materials from the pathway and the fill slope below (Slope No. 12) be removed to grade a buttress slope at a 3H:1V or flatter ratio. During the fill removal, Slope No. 12 should also be regraded to be at a 3H:1V ratio.

Slope No. 6 (North Decent of Pathway)

This fill slope can undergo long-term erosion. We recommend this slope be regraded to a 3H:1V ratio or flatter. The materials from the pathway could be scrapped and placed with adequate densification along the side of the slope.

Slope No. 2 (Fill Slope near South Shade Structure)

This is a prominent fill slope within the southern limit of the pathway near the south shade structure. The slope is estimated to be 7 feet in height. The slope face exhibits a significant amount of gravels and cobbles; however, surface runoff from the uphill side (graded pathway) has caused runnels on the slope face and eroded the surficial soils. As a minimum, it is recommended that the runnels be stabilized via placing 6-inch median size rocks. The slope should be monitored for vegetation growth (vegetation has already started to grow in isolated areas) and any future erosion issues. Additional measures to promote vegetation growth such as hydroseeding should also be considered for this slope for sufficient long-term performance.

Closing

This geotechnical evaluation report has been prepared in accordance with generally accepted geotechnical engineering practices to provide our opinions regarding the stability of the existing cut and fill slopes. The recommendations for any needed mitigation for sufficient long-term performance of the graded slopes are also included in this report. The opinions and recommendations are based on our field assessment discussed within

this report. The geotechnical engineer makes no other warranties, either express or implied, as to the professional advice provided under the terms of this agreement and included in this report.

We appreciate having the opportunity to work with you on this project. If you have any questions regarding the content of the attached report, please do not hesitate to contact us.

Sincerely,

Black Eagle Consulting, Inc.

PROFESSIONAL ENGINEER-STATE OF NEVADA
PANCHALINGAM
VIMALARAJ
Exp. 6-30-20
CIVIL
No. 19732

Vimalaraj 11/8/19

Vimal P. Vimalaraj, P.E.
Engineering Division Manager

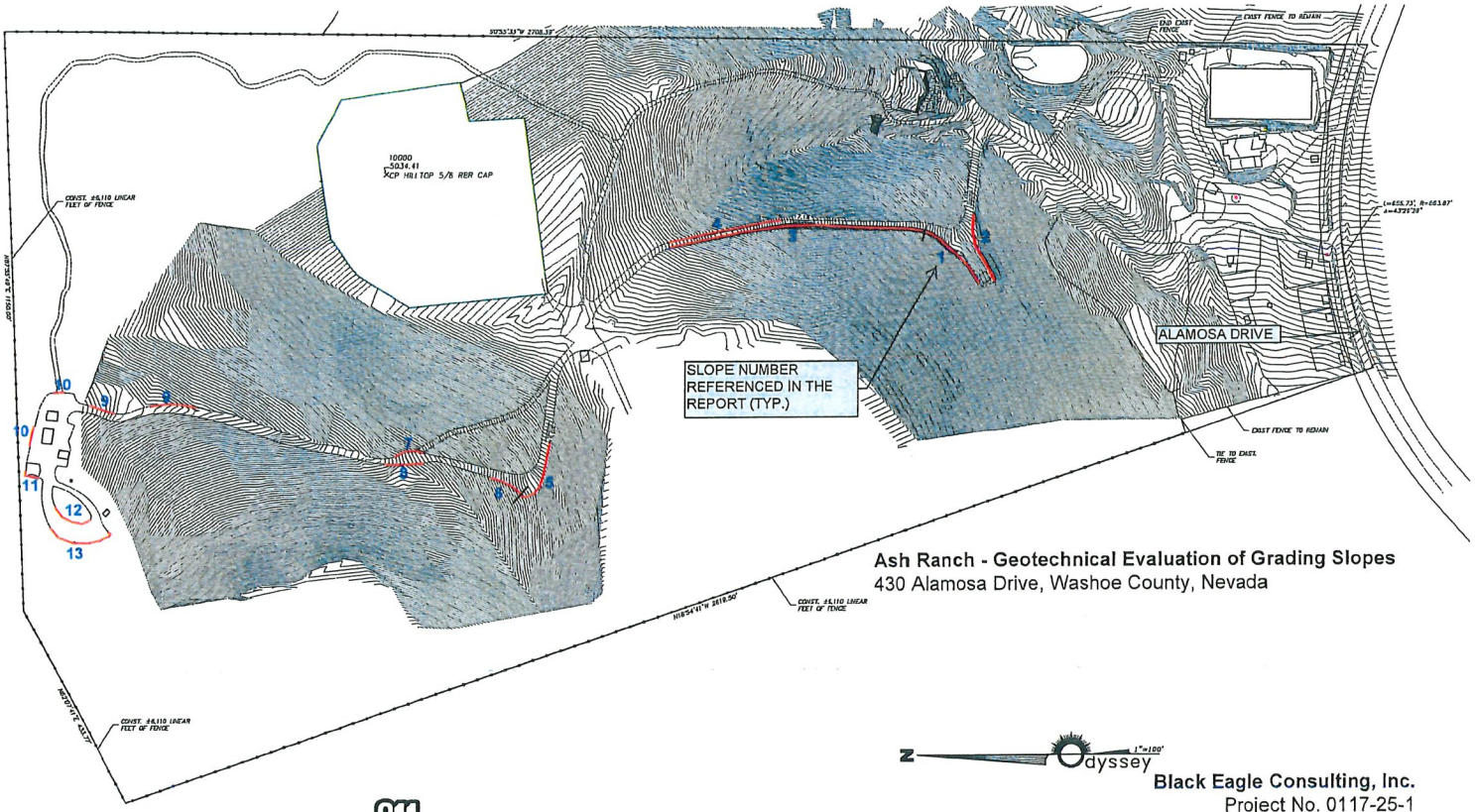
PV:cjr

Enclosures: Plate 1 – Plot Plan
Appendix A – Photos of Prominent Slopes

References

American Society for Testing and Materials, 2018, *Soil and Rock (I and II)*, Volumes 4.08 and 4.09.

PLATES



Ash Ranch - Geotechnical Evaluation of Grading Slopes
430 Alamosa Drive, Washoe County, Nevada

Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

1"=100'

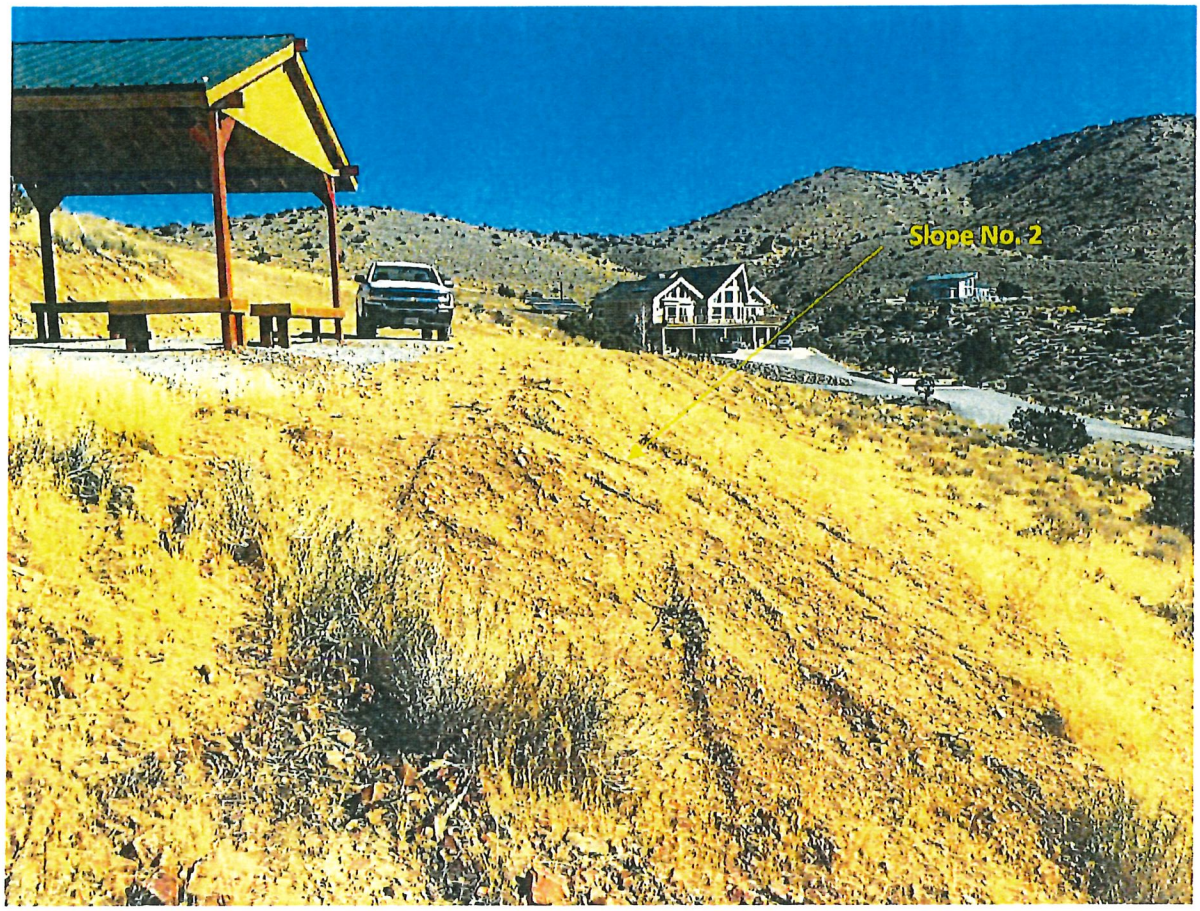
Odyssey

Black Eagle Consulting, Inc.
Project No. 0117-25-1
Plate 1 - Plot Plan

APPENDIX A

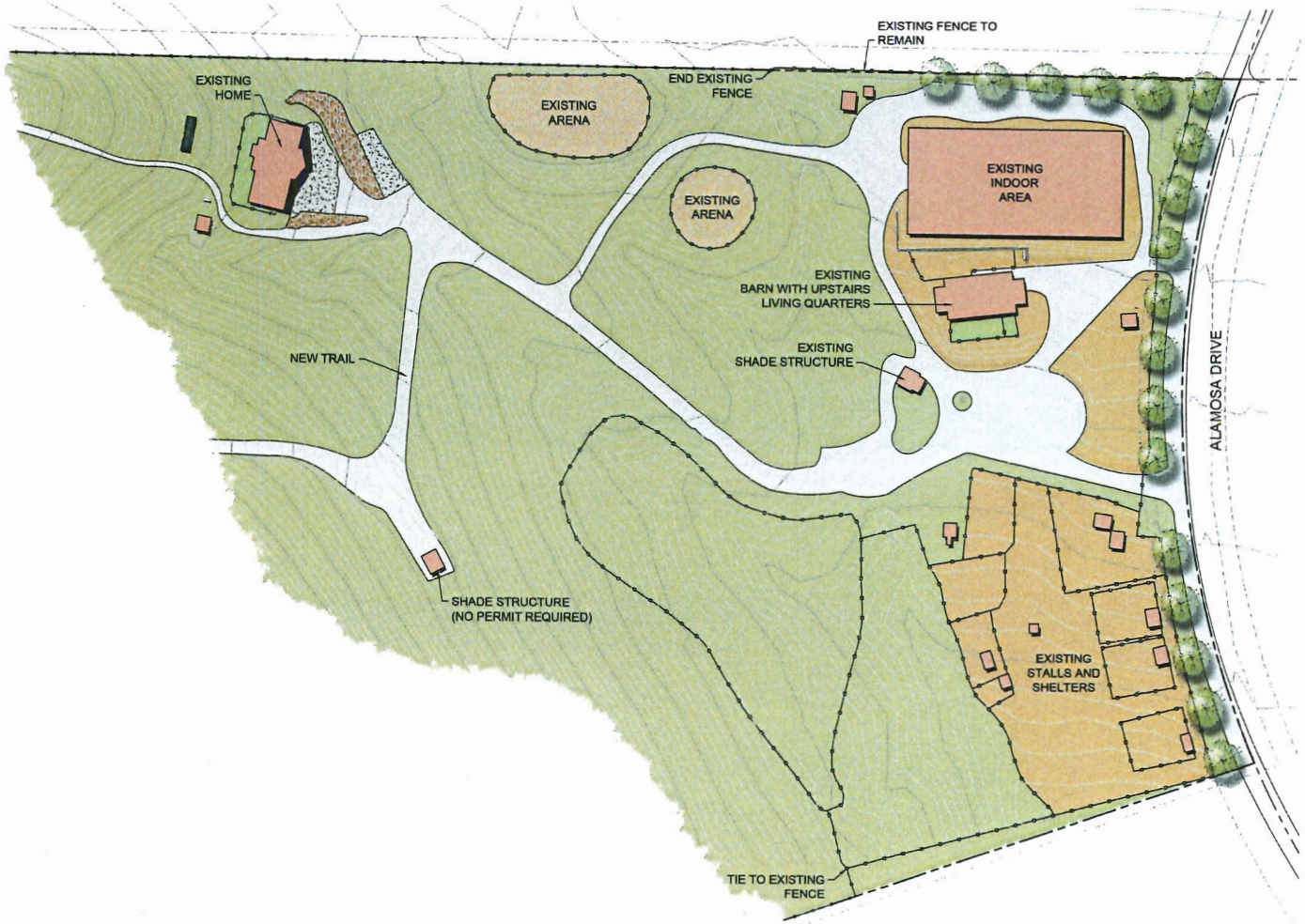
PHOTOS OF PROMINENT SLOPES

Slope No. 1


Slope No. 2

Slope No. 3

Slope No. 12
Slope No. 13



** revised landscaping, per planner**

GENERAL NOTES

1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

3) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

LANDSCAPE LEGEND/DATA

STREET TREES
PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAL FEET OF STREET FRONTAGE OR FRACTION THEREOF

UNDISTURBED OPEN SPACE

0' 50' 100' 150'

Scale in Feet

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All rights reserved. No part of this drawing may be used for any purpose without written consent.

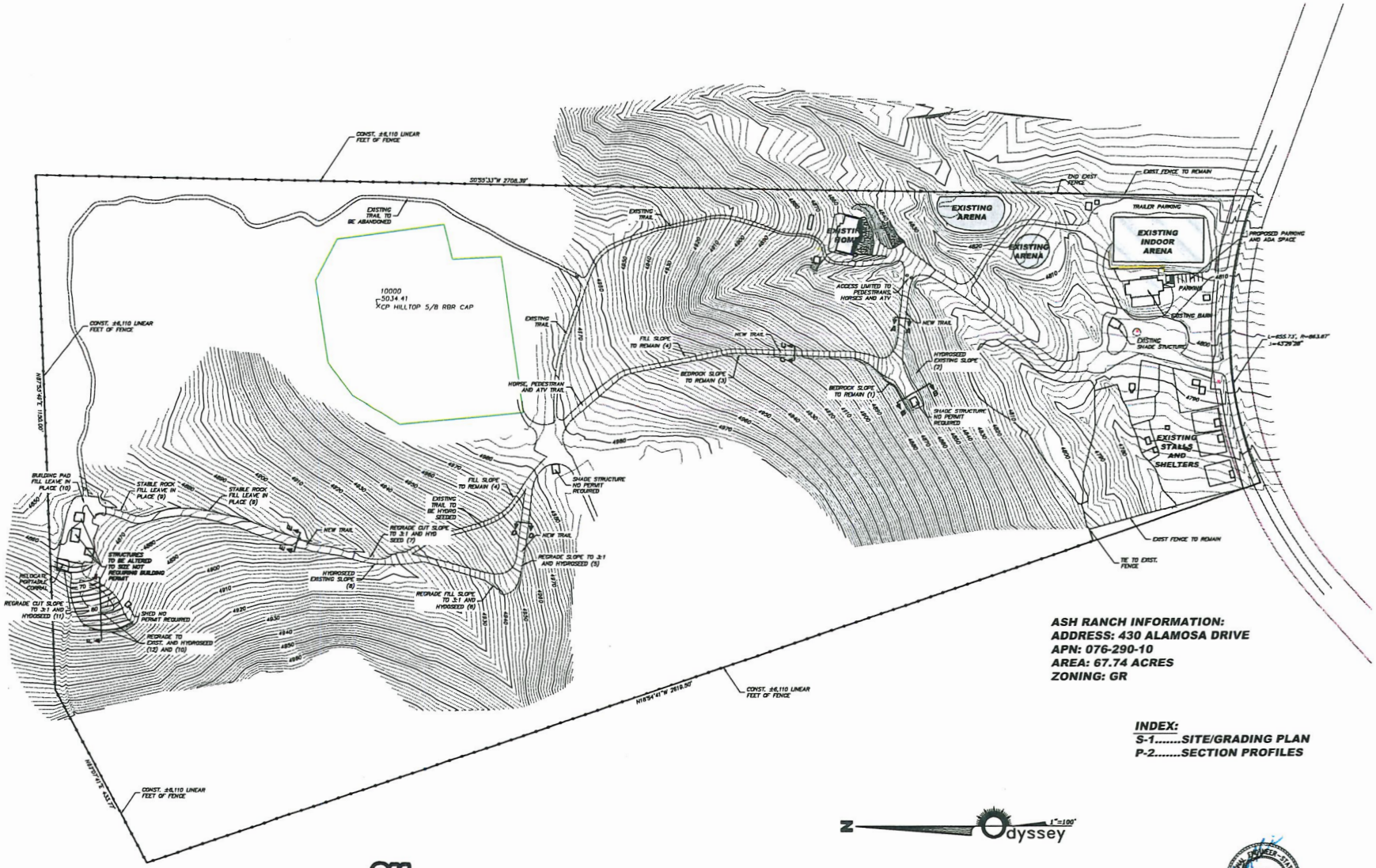
L.A. Studio Nevada
1552 C Street
Sparks, NV 89431
(775) 323-2223
www.lastudionevada.com
NV RLA #440

Preliminary Landscape Plan
ASH RANCH
Odyssey Engineering
Washoe Co Nevada Sparks

No.	Revision Date

LA No: 004-919-01-20
Designed: RPH
Drawn: KHK
Checked: RPH
Date: 1/15/20

Sheet
L1
of
1



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: NOVEMBER 2019
DRAWN BY: F.B.
DESIGNED BY: F.B.
CHECKED BY: F.B.

ASH RANCH
SPECIAL USE PERMIT APPLICATION
SITE/GRADING PLAN
WASHOE COUNTY, NEVADA

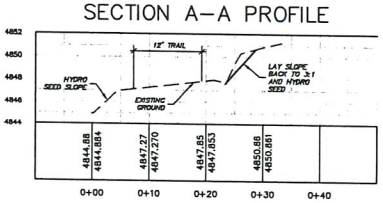
Odyssey ENGINEERING INCORPORATED
855 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303 FAX (775) 359-3329
CIVIL ENGINEERS • SURVEYORS

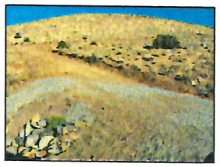
SCALE
HORIZ. ____
VERT. ____
JOB NO. X

SHEET S-1 OF 2

revised site plan/parking, per planner

SECTION A–A PROFILE





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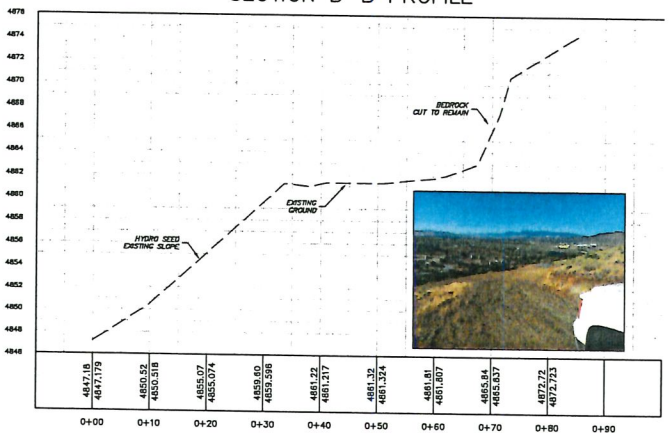

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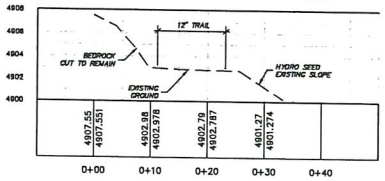

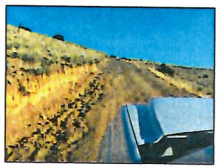

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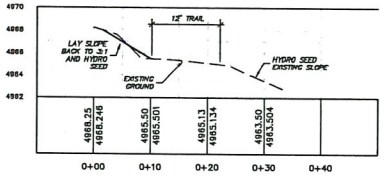

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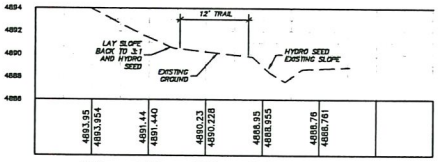
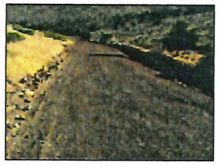
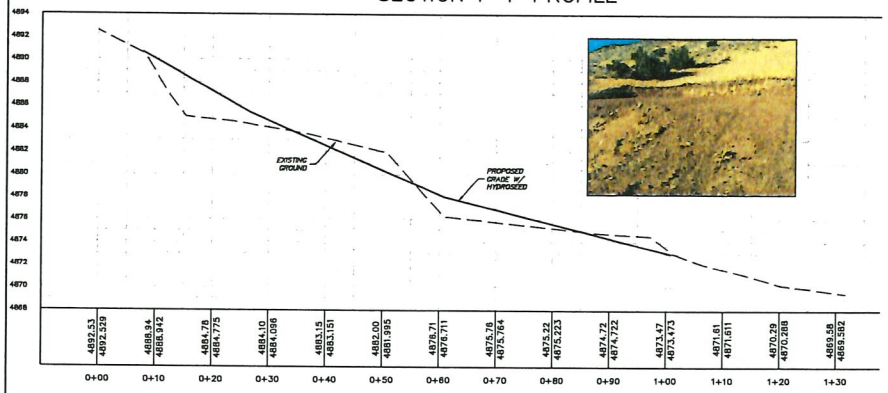




SECTION F–F PROFILE



PROFESSIONAL ENGINEER-STATE OF NEVADA
FRANK A. BIDART
exp. 12-31-20
CIVIL
No. 10504

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: NOVEMBER 2019
DRAWN BY: F.B.
DESIGNED BY: F.B.
CHECKED BY: F.B.

ASH RANCH
SPECIAL USE PERMIT APPLICATION
SECTION PROFILES
WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 355-0202 FAX (775) 355-0203
ODYSSEY@YEONO.COM

SCALE
HORIZ. 1"=20'
VERT. N.T.S.
JOB NO.
X

SHEET
P–1
OF
2

H:\ASH RANCH\SOURCE DRAWINGS\ASH RANCH BASE SUP.DWG