



Board of Adjustment Staff Report

Meeting Date: July 1, 2021

Agenda Item: 9E

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0018 (Tailwater Ranch)

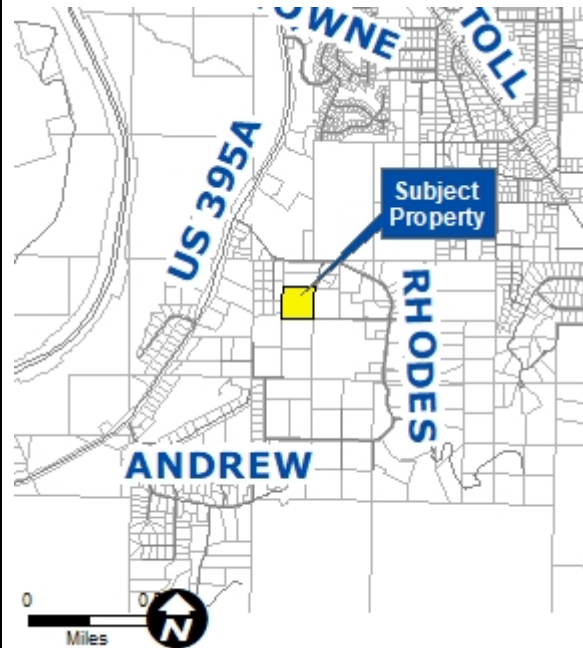
BRIEF SUMMARY OF REQUEST: A special use permit for a horse boarding, training, and rehabilitation center for a maximum of 25 horses

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for to board up to 25 horses and training and rehabilitation. The applicant also, requests modifications of paved parking spaces to allow non-paved surface and reduction of landscape standards for a commercial use.

Applicant: Bennett and Darcy Bauer
Property Owner: Bennett and Darcy Bauer
Location: 145 Ox Yoke Lane, Reno, NV 89521
APN: 017-310-21
Parcel Size: 10.89 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: South Valleys (SV)
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 810, Special Use Permits
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WSUP21-0018 for Bennett and Darcy Bauer, 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.

(Motion with Findings on Page 7)

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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:

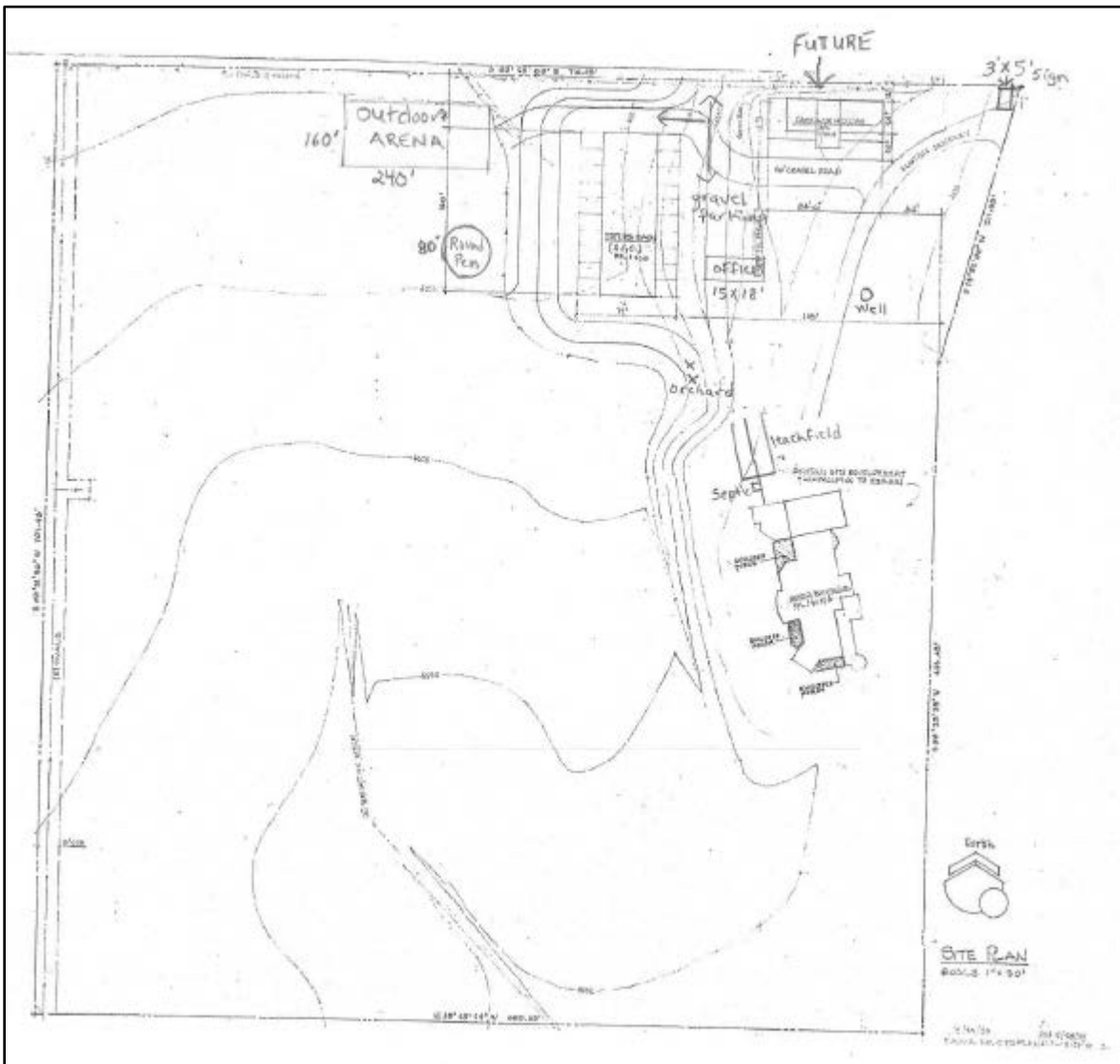
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP21-0018 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Low Density Suburban (LDS). The proposed use of a horse board facility which is classified as commercial stables which is permitted in LDS with a special use permit per WCC 110.302.05.3. 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). The Board of Adjustment will be ruling on the requests to vary standards below:

Variance(s) Requested	Relevant Code
Paved Parking Spaces	110.410.25 (e)
Reduce Landscaping	110.412.40



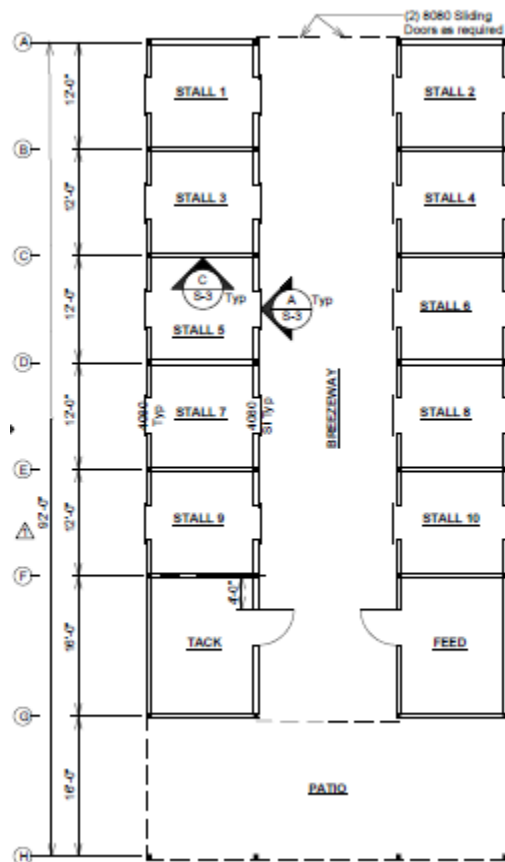
Site Plan

Project Evaluation

The applicant is requesting approval of a special use permit to allow for the operation of a commercial stable use type at 145 Ox Yoke Lane (APN: 017-310-21). The request is to board up to 25 horses with up to 5 horses owned by the property owner. The applicant is requesting a facility with boarding, training, and rehabilitation. The barn will stable 10 horses, with a tack and a feed room and other horses will be on pasture. The training will be done by professional instructors seven days a week from 7am to 7 pm, only during daylight hours, with four events throughout the year. The events will be non-sanctioned competition for clients only. The facility will specialize in safety, education and the responsibly to unite horse and rider.

The facilities on the site will include, a 10 stalls barn, with attached 12 ft. x16 ft. paddocks (see barn layout below), a 204 ft. x 60 ft. outdoor riding arena, a round pen and 6 turn out pastures (see site plan above). A separate adjacent building will house the office and restrooms. There is also, an existing 7,180 SF residence where the property owners live, who will be available to address any issues on site. The driveway, parking areas and trailer turn around area will be constructed with

compact gravel. The applicant is asking to waive the paved parking area requirement for the safety of horses and riders. Also, the landscape requirement of 20% for commercial use is requested to be waived. Staff is in support of waiving the landscaping requirements because of the rural and pasture environment, except when any structure is within 30 feet of the property line. At those locations at least one tree shall be planted every twenty linear feet on the property line, as required in Article 412.



Barn Layout

The applicant will have manure removal weekly by a professional service and a pest company will manage any pest or rodent issues. The applicant indicates that there will be no ground water contamination as horses will not be pastured in flood irrigation areas. All lighting will be low voltage and not impact the neighboring properties. A sign will be placed at the entrance of the property.

There are other commercial horse stables in the area, off the southern portion of Rhodes Road, the applicant sees a need for additional horse boarding/equestrian facilities. The applicant indicates that there are waiting lists at the surrounding facilities. The applicant does want to keep the facilities' structures a distant from existing neighbors and to keep the "agriculture environment" and maintain the "beautiful landscape". The applicant will maintain the look of the area and the existing ranch type fencing will be maintained with post and redwood boards to continue the ranch like atmosphere of the area.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The South Valley Area Plan speaks to the care and use of various livestock animals as a core component of the South Valleys' community character and should be protected. The Plan states, "The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character." The Plan also states, "The

breeding, care, display and use of horses for both commercial and personal benefit is a core component of the area's character." The following is a pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV.2.18	Livestock animals found throughout area	Yes	

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STMWV CAB)

The regularly scheduled Citizen Advisory Board meeting on June 3, 2021, was canceled. **Reviewing Agencies**

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram Behrman, vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walt West, wwest@washoecounty.us
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, dkelly@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer, shafferjam51@gaill.com

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

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.

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

Staff Comment: *There are no policies or action programs within the South Valleys Area Plan that prohibit the proposed use. The Area Plan states that, "the existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The breeding, care, display, and use of horses for both commercial and personal benefit is a core component of the area's character." Therefore, the proposed Commercial Stables use type is consistent with the Area Plan's adopted character statement.*

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

Staff Comment: Based on agency review comments received to date and proposed conditions of approval, it appears that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are either available or have been provided. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

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

Staff Comment: The site is physically suitable for the type of development. The surrounding properties are large properties with livestock. The site is primarily pasture with a residence is located on a portion of the 10 acre site.

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

Staff Comment: The use is very similar to several other uses in the vicinity. The conditions of approval will further provide requirements for the facility to operate without significant negative impact upon the surrounding area and 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.

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

Staff Comment: 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 WSUP21-0018 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 WSUP21-0018 for Bennett and Darcy Bauer, 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:

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

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: Bennett and Darcy Bauer
145 Ox Yoke Ln
Reno, NV 89521
Email: darcyobauer@gmail.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0018

The project approved under Special Use Permit Case Number WSUP21-0018 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 1, 2021. 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 – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us or Katy Stark, Planner Trainee, 775.328.3618, krstark@washoecounty.us

- 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 demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. 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.

- e. The maximum number of horses boarded and trained on the property shall not exceed twenty-five (25) at any time.
- f. A landscaping buffer located along property lines where any type of riding facilities are located within 30 feet of the property line with at least one (1) tree every twenty (20) linear feet on the property line, planted in off-set rows or groupings to achieve maximum screening per Article 410.60
- g. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- h. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- i. All horse type activities on the site shall only occur between 7 AM and 7 PM during daylight hours.
- j. All outdoor lighting shall be down shielded and no lighting shall cross property lines.
- k. There shall be no amplification on site.
- l. A business license will be obtained to for the use.
- m. The facility shall manage any dust control issues so as to not impact neighboring properties.

- n. The facility will utilize a professionally managed manure waste disposal process weekly
- o. Riding arenas shall be at least 150 feet from adjacent residential property lines.
- p. 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 two years.
 - 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.

Washoe County Engineering and Capital Projects

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

Contact Name – Walter West, P.E., 775.328.2310, wwest@washoecounty.us

- 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. Applicant shall indicate, on the plans, where exported materials will be taken and a grading permit shall be obtained for the import site.
- c. Exported materials shall not be sold without the proper business license.
- d. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- e. 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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- f. 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."

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Dale Way/Brittany Lemon, 775.326.6000,
dway@tmfpd.us/blemon@tmfpd.us**

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

Washoe County Health District- Air Quality

4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – David Kelly, 775-328.2434, dkelly@washoecounty.us

- a. All Building permits associated with this construction must be routed for review and approval by EHS.
- b. Septic systems for commercial entities are regulated by Nevada Division of Environmental Protection, Bureau of Water Pollution Control (BWPC). EHS will require BWPC approval of any modifications or tie ins prior to approving any associated Building permits.
- c. A Public Water System permit from Nevada Division of Environmental Protection, Bureau of Safe Drinking Water (BSDW) may be required. EHS will require verification of permitting or evidence from BSDW that no permit is required prior to approving any associated Building permits.

Water Rights and Water Resources Management

5. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

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

- a. The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination process.
- b. Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada Division of Water Resources.
- c. The water rights shall be in conformance with Article 422 of the Washoe County development code and in conformance with the South Valley's Area Plan.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 21, 2021

To: Katy Stark, Planner Trainee

From: Walter West, P.E., Licensed Engineer

Re: Special Use Permit for ***Tailwater Ranch and Equestrian Center, WSUP21-0018***
APN 017-310-21

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a horse boarding, training, and rehabilitation center and is located on approximately 10.89 acres off of Rhodes Road and Old 395. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Bennett and Darcy Bauer. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Walter West, P.E. (775) 328-2310

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. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
3. Exported materials shall not be sold without the proper business license.
4. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
5. 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.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WSUP21-0018
EXHIBIT B

Subject: ***Tailwater Ranch and Equestrian Center, WSUP21-0018***
Date: May 21, 2021
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walter West, P.E. (775) 328-2310

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: Mitch Fink, (775) 328-2050

No comment or conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comment or conditions

From: [Rosa, Genine](#)
To: [Stark, Katherine](#)
Cc: [Restori, Joshua](#)
Subject: Agency Review Memo II
Date: Monday, May 24, 2021 4:56:10 PM

Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood) –
No Comments – we already have an application from the facility.

Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch & Equestrian Center)

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

Dust Control Permit Required call AQMD at 775-784-7200 with any questions.

Link to application: [Dust Control Permit Application](#)

Regardless of size would be subject to comply with our dust regulations:

https://www.washoecounty.us/health/files/air-quality/Current%20Regulations/040.030-Dust%20Control_20191003.pdf

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



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

June 1, 2021

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

RE: 145 Ox-Yoke; 017-310-21
Special Use Permit; SUP21-0018

Dear Washoe County Staff:

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

- a) All Building permits associated with this construction must be routed for review and approval by EHS.
- b) Septic systems for commercial entities are regulated by Nevada Division of Environmental Protection, Bureau of Water Pollution Control (BWPC). EHS will require BWPC approval of any modifications or tie ins prior to approving any associated Building permits.
- c) A Public Water System permit from Nevada Division of Environmental Protection, Bureau of Safe Drinking Water (BSDW) may be required. EHS will require verification of permitting or evidence from BSDW that no permit is required prior to approving any associated Building permits.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District



Katy Stark, Planner Trainee
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3627

May 21, 2021

Re: WSUP21-0018 (Tailwater Ranch and Equestrian Center)

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brett Lee, 775.326.6000, dway@tmfpd.us / blee@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).





1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

May 26, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP21- 0018 Tailwater Ranch & Equestrian Center

Dear Katy,

In reviewing the special use permit to approve a horse facility, the Conservation District has the following comments.

The District recommends as a condition of approval the office, restrooms and all structures color palette be an earth tone tint including the roofing material.

We will require a minimum of 3 to 5 trees planted at the carriage house and office to filter these buildings from the driveway entrance.

With manure professionally disposed of weekly we will require prior to pick up manure placed in enclosed storage bins to prevent the breeding of flies being a nuisance to adjacent residents.

With lighting proposed for the horse facility, the applicant follow Washoe County code as it relates to dark sky illumination.

Thank you for the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

May 19, 2021

TO: Katy Stark, Planner Trainee, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch & Equestrian Center).

Project description:

The applicant is proposing to approve a horse boarding, training, and rehabilitation center for a maximum of 25 horses. An 18-stall barn, an arena, a round pen, and six turnout pastures are proposed.

Location: 145 Ox Yoke Lane, Reno, NV 89521, Assessor's Parcel Number: 017-310-21.

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

Comments:

The applicant has been in communication with CSD staff regards water rights and water service to the proposed project. The applicant has identified suitable water rights to acquire which can support this project. A water rights transfer application through the Nevada Division of Water Resources is necessary to transfer the newly acquired water rights to the well and place of use of this project.

Conditions:

- 1) The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination process.
- 2) Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada Division of Water Resources.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the South Valley's Area Plan.

From: [Jim Grimes](#)
To: [Olander, Julie](#)
Subject: Tailwater Ranch and Equestrian Center
Date: Tuesday, June 8, 2021 6:59:54 AM
Attachments: [image001.png](#)

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

Ms. Olander,

I live next door the proposed project. Myself and my son also own another 3 lots and one house on Ox Yoke and Rhodes rd. I want to state that we are in support of Darcy's project. She has ample parking and a large enough piece of ground to support it. This area has several Equestrian centers, and it does not seem fair to me to not let this one go forward. What I envision is 10 little girls getting to have a horse and all the enjoyment that brings, vs not having a place to keep one. The actions by our mutual neighbor is borderline psychotic. She calls the county on us for everything she can think of. She is illegally putting things in our mail boxes. She is threatening Darcy and Ben. They have received two threatening letters in their mailbox. One stating that something "unfortunate may happen to their boarded horses and they would be responsible". If this type of project is allowed by the county, then I respectfully ask that the County gives it their support. Please do not allow us to be bullied by a few.

Sincerely,
Jim



Jim Grimes . President
Concrete North Inc . 10274 Iron Rock way . Elk Grove . Ca 95624
Nevada Office . 140 Inventors Place . Sparks . Nevada 89441
Serving . California . Nevada
o. 209.745.7400 f. 209.745.7477 c. 916.997.1991
jim@concretenorth.net
www.concretenorth.net

From: [Robert Field](#)
To: [Stark, Katherine](#); [Olander, Julee](#)
Subject: WSUP21-0018 Tailwater Ranch and Equestrian Center
Date: Wednesday, June 16, 2021 10:03:03 AM

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

Hello Planning Commission and CAB,
Attn; Katy Stark

I am a resident at 185 Cedar Lane and neighbor to the proposed development of the property at 145 Oxyoke Lane, Reno, NV 89521. WSUP21-0018. This property sits in the middle of the flood plain of Steamboat Valley. The owners home is on high ground. The proposed development is in the low lands and flood plain of the valley. I have grave concerns about this development because any development to this area of their property will require fill to avoid flooding. But the size of the project and the amount of fill would raise the ground level and act as a dam altering the natural flow of water through the valley. This would direct water to our property and severely impact us.

In the 10 years I have been a resident here I have seen 3 separate flooding incidents. Luckily with prior planning and sandbagging we have saved our home from flood damage. But our entire street has been completely washed out and rebuilt as a result of two of those flooding events. The proposed project would literally block the flood plain of this section of the valley and force water our direction rather than continue on towards Rhodes Road. This is my greatest concern and will not only effect my property but 12 other properties off of Cedar Lane.

I am also concerned about noise, dust, water quality and the impact on our aquifer, as well as traffic impact on Rhodes Road and neighboring Oxyoke Lane. Please do not allow this project to proceed. The impact is far too great to our community

Please enter this letter into the record and all future planning commission dealings about the proposed project.

Thank you,
Sincerely,
Robert Field
185 Cedar Lane,
Reno, NV 89521
775-303-4003
robertfieldhomeopath@hotmail.com .

Sent from [Mail](#) for Windows 10

From: [Lynda Fisher](#)
To: TahoeHills@att.net; [Stanley, Brad](#); [Thomas, Clay E](#); [Lawrence, Lee](#); rlkkst1@yahoo.com
Subject: Meeting July 1 for Tailwater Ranch and equestrian center application
Date: Sunday, June 20, 2021 4:17:37 PM

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

Dear Board of Adjustment,

I am appealing to your commitment as a board members to serve your community. I would like to ask you if you have an opportunity if you would please come visit the area where this application has been applied, 145 Rhodes Rd. And the surrounding areas such as Cedar Lane.

As far as I can tell there are a great many concerns in how this will affect our health, safety, air pollution, light pollution, traffic and noise. This property was bought in a residential area, it is zoned residential , we would like to keep it that way.

Right now Rhodes Road it's still not completed at the bridge and has been that way for 2 1/2 years as the county cannot get a grant to fix the bridge. We all work with that and we understand the challenges that the county and the state have in the upkeep of our roads and highways. Firetrucks, ambulances have to go Andrew Lane around to Ox-Yoke or Cedar Lane if someone is a need. Increased traffic and horse trailers over that bridge will cause more damage to the bridge.

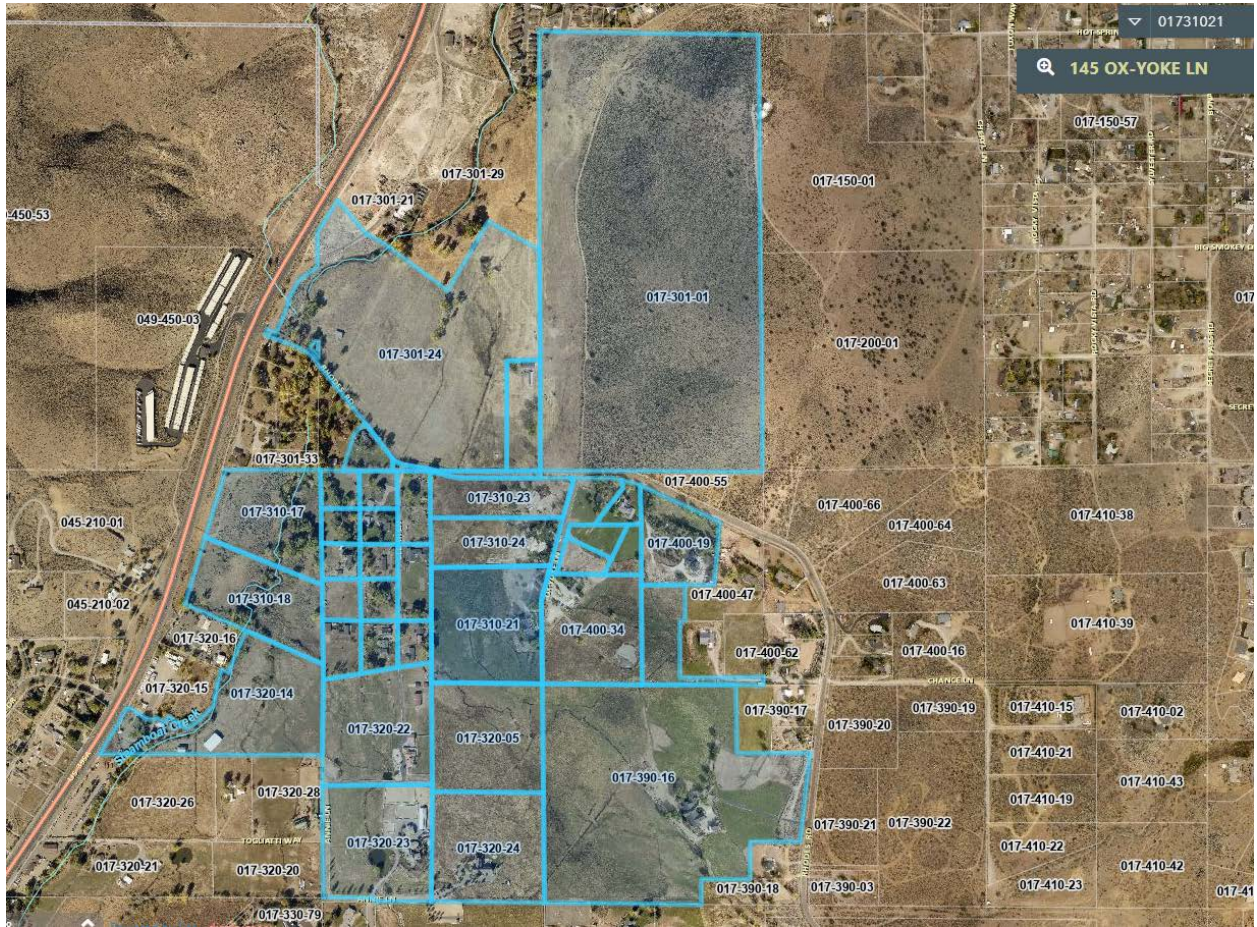
You have a very difficult job and my only hope is that you will at least come out and look at the property and understand the concerns of our little community.

Thanking you in advance for your time with this matter. Look forward to seeing you on July 1 at 1:30.

Respectfully, Lynda Fisher

Sent from my iPad

Noticing Map



38 parcels at 700 feet

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

Property Owner Affidavit

Applicant Name:

Darcy Bauer

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

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Darcy Bauer

(please print name)

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

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

Assessor Parcel Number(s):

17-310-21

Printed Name

Darcy Bauer

Signed

Darcy Bauer

Address

145 Ox Yoke Ln

Reno, NV 89521

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

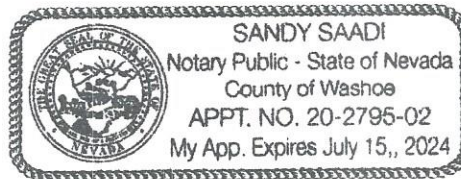
S. Saadi

Notary Public in and for said county and state

My commission expires:

07/15/2024

(Notary Stamp)



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

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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: TAIL WATER RANCH & EQUESTRIAN CENTER			
Project Description: Horse Boarding, Training, rehabilitation			
Project Address: 145 Ox Yoke LN Reno, NV 89521			
Project Area (acres or square feet): 10.89			
Project Location (with point of reference to major cross streets AND area locator): Off Rhodes Road & Old 395			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
17-310-21	10.89		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Bennett & Darcy Bauer		Name:	
Address: 145 Ox Yoke LN		Address:	
Reno, NV Zip: 89521		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Bennett & Darcy Bauer		Name:	
Address: 145 Ox Yoke LN		Address:	
Reno, NV Zip: 89521		Zip:	
Phone: 650 888 6157 Fax:		Phone:	
Fax:		Fax:	
Email: darcybauer@gmail.com		Email:	
Cell: 650 888 6157 Other:		Cell:	
Other:		Other:	
Contact Person: Darcy Bauer		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

possible horse supplements for sale. (not decided)

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

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

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

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

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

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

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

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

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

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

9. What are the planned hours of operation?

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

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

We submitted full plans, Structural etc for an 18 stall barn (2 stalls used for tack + feed) 5,120 sqft barn, Compacted gravel driveway & parking added to existing. 240X160 sqft outdoor arena, round pen. Begin construction by mid June (or end) and complete by August. 2-3 months total.

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

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

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

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

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

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

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

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

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

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

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

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

9. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	Cell Service only
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	United Waste disposal / if necessary
f. Cable Television Service	Spectrum
g. Water Service	Well

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

h. Permit #	76111	acre-feet per year	40.23
i. Certificate #	18797	acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Bennett + Bauer and Darcy Bauer

10. Community Services (provided and nearest facility):

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

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

we plan to maintain the beautiful existing landscape as it is colorful and conducive for an equestrian center. We are an agricultural environment and plan to maintain its natural beauty. We also have a fruit tree orchard. Fencing is existing railroad ties w/ redwood panels? no climb horse panels.

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

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

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

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

19. Community Sewer

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

20. Community Water

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

Washoe County Treasurer
Tammi Davis

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

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

CollectionCart

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

No payment due for this account.

Washoe County Parcel Information

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

Current Owner:
BAUER, BENNETT J & DARCY O

145 OX YOKE LN
RENO, NV 89521

SITUS:
145 OX-YOKE LN
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

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

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

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

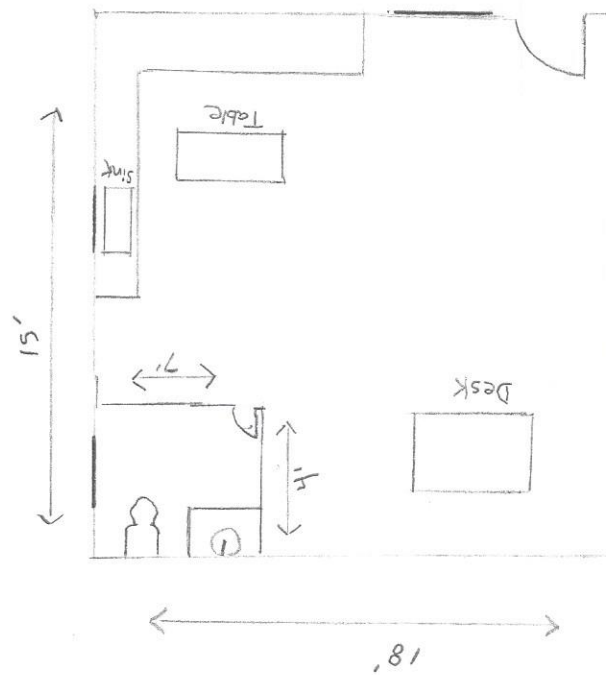
 **Payment Information**

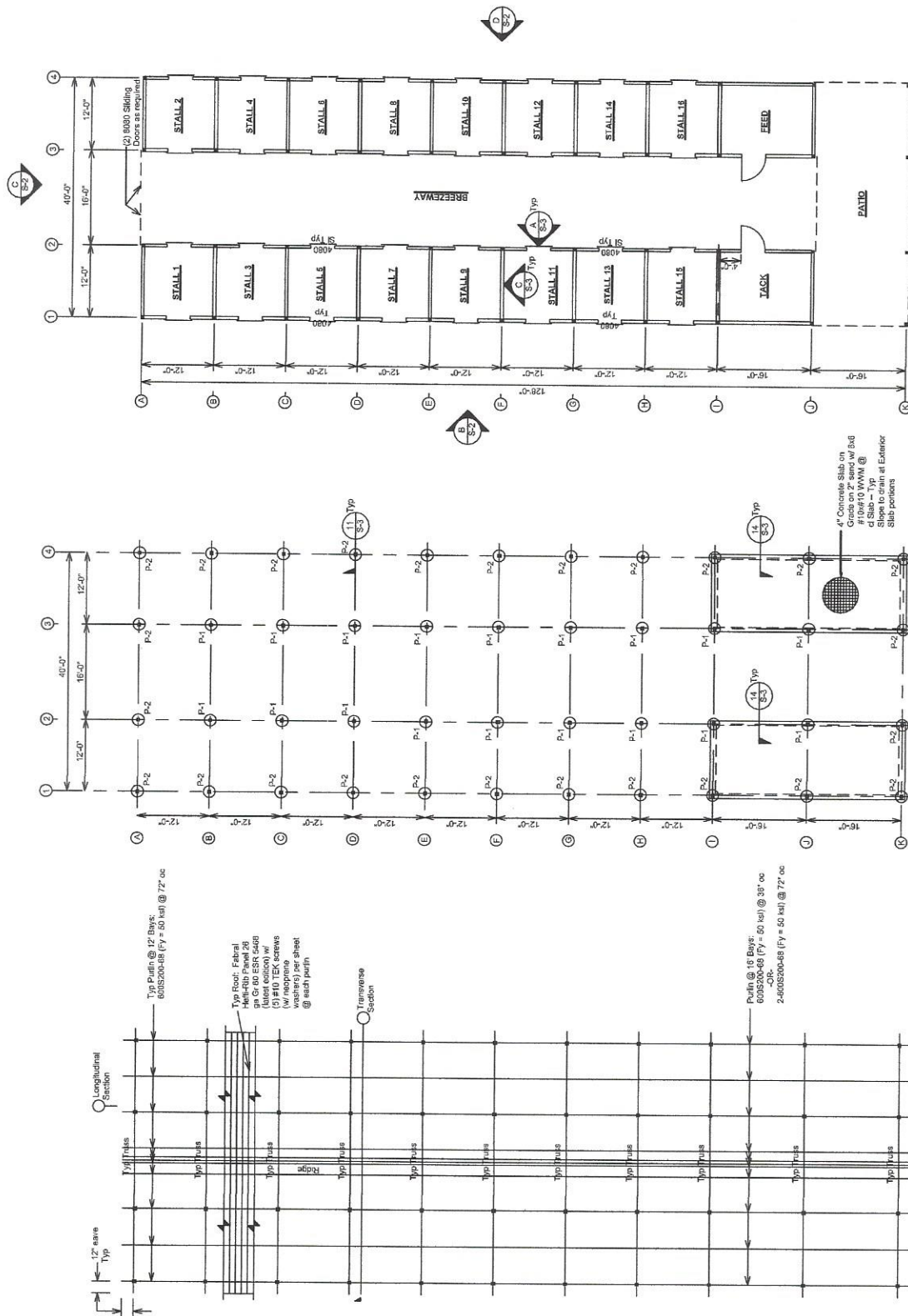
 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

PROPOSED OFFICE AND BATHROOM





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

A (18) Stall RCA Roof Barm w/ (1) Patio for
Darcy Bauer (650/888-6157)
145 OX Yoke Lane
Reno, Nevada 89521

117-A South Main Street, Lake Elsinore, California 92530
 George McCurdy
 Structural Engineer
 e-mail: hethousegeorgie@yahoo.com
 web site: georgiemccurdystructuralengineering.com



Revisions Δ