

**Silver Circle Ranch
3400 Holcomb Ranch Lane, Reno, NV**

Application to Washoe County for a:

Special Use Permit

**For an Existing Stable and Grading
Associated with an Accessory Indoor Riding Arena**



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Introduction

This application includes the following requests:

- A Special Use Permit to allow for grading of building area for an indoor horse arena, minor grading associated with a relocated outdoor arena, and grading associated borrow area.
- A Special Use Permit for a Commercial Stable in an HDR zone.

Project Location

The project site (APN # 040-670-12) consists 12.56 acres located at 3400 Holcomb Ranch Lane. More specifically the subject parcel is located on the south side of Holcomb Ranch Ln, and at the end of Lakeside Dr. See Figure 1 below.



Figure 1 – Vicinity Map. Project Parcel outlined in blue.

Existing Conditions

The subject property is within the Southwest Planning Area and zoned High Density Rural (HDR) with a small piece of General Rural (GR) on the Southeast corner within the Dry Creek drainage. The project site contains a Barn and Stable that have been present on the site since the 1970's.

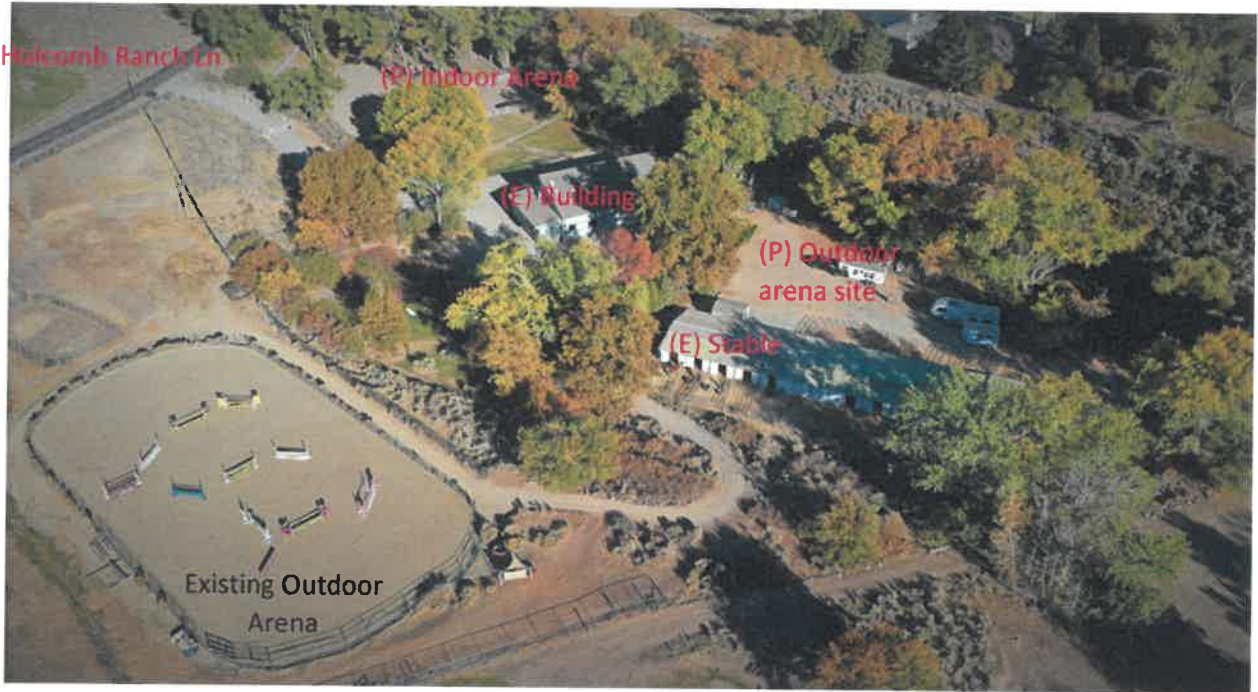


Figure 2 – Layout of existing site showing where new buildings and layouts will go.



Figure 3 – Area proposed for new Indoor Arena.

Project Request

The proposed new indoor riding arena is being proposed in a location within the AE flood zone, outside the Dry Creek floodway. The location was chosen due to its proximity to the existing stable and barn, plus the location is well screened, with the site elevations, and trees, from adjacent areas of the property. However, fill will be required to raise the building pad above the flood elevation. In addition, the owner is looking to grade a surface for a relocated Outdoor Training Arena.

A SUP is needed for the grandfathered horse stable operation, grading associated with the Indoor Arena building pad, grading the Outdoor Arena, grading the proposed on-site borrow area.

Grading Special Use Permit Description

The grading to provide a building pad for the proposed indoor arena on the north side of the project requires 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 pad height at the northeast corner.

With the current existing conditions and to alleviate the amount of material needed for import, some material on site will be used for fill material. The area labeled as “Borrow Area” (Sheet C-2) has around 2700 cubic yards of material that will be used for the proposed Indoor Riding Arena Building pad. Total amount needed for the pad of this building will be around 6000 cubic yards of material total. Slopes for the Borrow area will be cut to a 3:1 slope and will be vegetated as needed.

Material from the proposed Outdoor Arena will total roughly 800 cubic yards of cut material to ensure adequate drainage on site. The Outdoor Arena will be slanted at a 2% slope towards the North-East to ensure drainage to the natural drainage system. Cottonwood trees impacting the proposed areas will be removed as needed (See C-3). The Outdoor Arena will be bordered using wood curbing that will be relocated from another existing outdoor arena as to ensure that surface material used for the outdoor arena stays within the arena and does not mix with native soils.

Material for the proposed Indoor Arena will be a mix of material from the Borrow area, cut material from the proposed Outdoor Arena, and imported from a permitted material source. The proposed Indoor Arena is around 13,580 square feet and will be located on the South-East side of the driveway on the property. Slopes around the South-East side of the building will be graded to a 3:1 slope. The maximum building pad height above existing ground is about 10 feet at the northeast corner. Existing Cottonwood trees within the graded boundary will be removed, as well as existing fence, and brush (See C-2).

Disturbed and created 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. 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 Silver Circle Property:

Fill Quantity	6000 CY
Cut Quantity	3500 CY
Import Quantity	2500 CY
Total Disturbed Area	1.72 Acres (+/- 0.2 Ac.)

Commercial Stable Special Use Permit Description

The owners of the property want to establish a permitted commercial stable use on property which requires the approval of an SUP. This permit is to bring a non-complying grandfathered use into compliance with current code. The barn and stable facilities were constructed in the 1970’s by the previous owner, the Warren Nelson family. It has been operated as a commercial stable since that time and has a current business license to operate a commercial stable in the name of Pro Pony, LLC.

Currently 23 horses are stabled on the property of which the property owner owns 1; the trainer owns 2 personal horses and 5 lesson horses; and the assistant trainer owns 2 personal horses. The remaining 13 horses boarded are owned by riding instruction students. The owner and trainer desire to increase the total number of permitted horses to 25, as well as to increase the lesson horse total to 10 sometime in the future which would reduce the student boarded horses to 10.

The proposed new arena structure is being addressed as an accessory use, and an Administrative Permit request is included. The new structure contains an 11,580 sqft indoor riding arena with a 2000 sqft access and equipment storage area and will include a restroom. A mezzanine level is proposed over the storage to provide a viewing deck for parents to observe the training lessons. The restroom would be plumbed to the existing 2000-gal septic tank via a pump system.

Existing access and parking areas are improved with compacted, maintained gravel surfacing. It is the owners and trainers desire to continue the use of gravel in lieu of asphalt. Space will be provided to accommodate up to 31 vehicles on the lower level of the site. During a competition, the unused portion of the upper pasture area can be used for trailer parking. The lower level can accommodate trailer turning around the barn and the fire access turn around in front of the new proposed indoor arena.

All new lighting is proposed to be building mounted directed at the ground in the local area. An existing “Silver Circle Ranch” entry sign exists and is proposed to remain. The owner desires to have “Silver Circle Ranch” painted on the north end, and the westside near the north end of the new arena in hunter green lettering to match the trim on the white wall.

HDR Zoning Requirements

The current site resides in a majority High Density Rural (HDR) regulatory zone, with a small area in the Dry Creek channel designated General Rural (GR) within the Southwest Planning Area. With proposed and current buildings for the site, under 20% of the parcel square footage is used for buildings (Proposed and Existing), totaling 0.61 ac. of building on the 12.56 ac. site. This follows a requirement in section 110.306.10 that requires building use on the site to be below 20% of the site. With the proposed outdoor arena as well as current buildings, setback dimensions for an HDR zone are sufficient. Current distances laid out are more than 30 ft or grandfathered in per section 110.406.05.1. An administrative

Permit will be filed along with the Special Use Permit due to the proposed accessory structure of the new indoor arena.

Traffic Impacts

Moderate traffic is anticipated and will increase by 50-70 trips per week or 10 to 12 trips per day on lesson days to accommodate the proposed new lessons. This would equate to less than 2 peak hour trips per day. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena.

Parking

Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 15 of these parking spots being existing, while adding 16 new parking spots. A total of 17 are required by code for the site, 7 for the number of boarded horses, 5 for employees, and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. Parking spaces will be designated by use of small placards on wood posts (currently in use) with 2 designated as ADA.

Landscaping

The existing site has numerous mature trees and turf pasture, and as such no new landscaping is proposed. Cut and fill slopes will be revegetated.

Irrigation

The upper area of the site is irrigated via flood irrigation from the local ditch system. The lower area requiring irrigation is hand watered to maintain the beautiful ranch setting.

Fencing

The existing perimeter fencing is a black powder coated chain link fence. The upper area corrals, lower area paddocks, and main entry are fenced with a semi-permanent white plastic split rail. The owner desires to maintain the current fencing scheme in lieu of block walls or other screen fencing.

Signage

An existing "Silver Circle Ranch" entry sign exists and is proposed to remain. The owner desires to have "Silver Circle Ranch" painted on the north end and westside near the north end of the new arena in hunter green lettering to match the trim on the white wall.

Lighting

All new lighting is proposed to be building above doorways and at eave line mounted directed at the ground in the local area.

Code Enforcement

In order to accommodate buildings on the premises, the current Barn and Stable on site were built prior to the need for a Special Use Permit. No special use permit will be needed for these structures since there will be no modifications, other than interior and exterior moveable panel relocations of the horse stalls, to either of the buildings during the duration of the project. The addition of an Indoor Arena as previously noted requires an Administrative Permit. An Administrative Permit will be filed along with this Special Use Permit. A Geotechnical Investigation has also been submitted with the Administrative Permit which will require an update prior to building permit request.

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 High-Density Rural zone (with an SUP). This SUP request provides for consistency with Article 214 Southwest Truckee Meadows Area. The 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. The proposed grading is consistent with Washoe County standards for slopes, drainage, etc. ensuring compliance with this finding. The commercial stable use will generate very moderate traffic impacts.

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 grading needed for the project. These proposed uses are compatible with the area and with the site. The use and development of this property is consistent with other properties in the area. 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 and High Density Rural zoning district.

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: Silver Circle Ranch Special Use Permit			
Project Description: A Special Use Permit request for Grading, New Outdoor Arena, and Existing Stable			
Project Address: 3400 Holcomb Ranch Lane, Reno, NV, 89511			
Project Area (acres or square feet): 12.56			
Project Location (with point of reference to major cross streets AND area locator): 3400 Holcomb Ranch Ln, East to Lakeside Dr and Lombardi Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-670-12	12.56		
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: Pro Pony, LLC		Name: Summit Engineering Corporation	
Address: 1605 Del Monte Lane		Address: 5405 Mae Anne Avenue	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: (775) 560-4242	Fax:	Phone: (775) 787-4364	Fax: 747-8559
Email: witmers2@gmail.com		Email: clint@summitnv.com	
Cell: (775) 560-4242	Other:	Cell: (775) 745-3849	Other:
Contact Person: Landess Witmer		Contact Person: Clinton Thiesse, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Pair of Aces Stables	
Address:		Address: 10427 Chadwell Dr.	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-220-2270	Fax:
Email:		Email: paiofacesstables@yahoo.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Liz Reader	
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

1. What is the project being requested?

To acquire a permit for the already present horse stable, grading associated with the Indoor Arena, Outdoor Arena, and the proposed borrow area. A complimentary Administrative Permit is being requested for construction of the new Indoor Arena Facility.

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.)

See attached plans.

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

1 phase within 1 year of final plan acceptance and contract execution with a general contractor.

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 buildings on the premises. This gives ample room to keep accommodation for the current Barn and Stable on site, as well as the proposed Indoor and relocated Outdoor arena areas.

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

First and foremost, the project provides a climatically pleasing environment for riding during periods of extreme summer heat, winter cold, precipitation, and wind. It maintains the property as a rural, pasture equestrian use in a rural area of Reno suburbia.

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

There are no anticipated impacts on adjacent properties.

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 existing site has numerous mature trees and turf pasture, and as such no new landscaping is proposed. Cut and fill slopes will be revegetated. Existing access and parking areas are improved with compacted, maintained gravel surfacing. It is the owner's and trainer's desire to continue the use of gravel in lieu of asphalt. Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 16 of these parking spots being existing, while adding 15 new parking spots. A total of 17 are

Silver Circle Ranch – Special Use Permit

required by code for the site, 7 for the number of boarded horses, 5 for employees, and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena. All new lighting is proposed to be building mounted directed at the ground in the local area. An existing “Silver Circle Ranch” entry sign exists and is proposed to remain. The owner desires to have “Silver Circle Ranch” painted on the north end and on the westside near the north end of the new arena in hunter green lettering to match the trim on the white wall.

- 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.)**

No.

9. Utilities:

a. Sewer Service	Septic - 2000 gal tank
b. Electrical Service	NV Energy
c. Telephone Service	Cell Phone
d. LPG or Natural Gas Service	NONE
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	NONE
g. Water Service	Well - 20 gpm

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire & Rescue Station 33
b. Health Care Facility	Renown South Meadows Emergency
c. Elementary School	Marvin Picollo Elementary School
d. Middle School	Depoali Middle School
e. High School	Bishop Manogue Catholic High School
f. Parks	Crystal Lake Park
g. Library	Sierra View Library
h. Citifare Bus Stop	South Virginia Street and Holcomb Ranch Lane

**Special Use Permit Application
for Grading
Supplemental Information**

1. What is the purpose of the grading?

Grading throughout the project is for the purpose of creating a building pad above the 100-year flood elevation for a proposed indoor arena, as well as minor grading for a proposed relocated outdoor arena. The proposed borrow area is for generation of material for construction of the arena pad.

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

3500 cubic yards of material to be excavated and used for fill material for the Proposed Indoor Arena.

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

75,000 sqft of surface to be disturbed.

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

The new indoor arena requires 6000 CY of fill material. 2700 CY from proposed borrow area will be used as well as 800 CY of cut material from proposed outdoor arena area. 2500 CY of material will need to be imported.

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

No. The existing FEMA AE flood zone requires the quantity and height of the building pad while maintaining a location with minimal impact on the neighborhood.

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.)

None.

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

Yes.

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

Yes. From both directions of Holcomb Ranch Lane.

- 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)?**

No.

- 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?**

3:1. Straw Wattles, Silt fencing, revegetation, or other BMPs.

- 11. Are you planning any berms?**

No.

- 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.

- 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?**

Grading will require the removal of 14 cottonwood trees varying in size around 30ft to 50ft tall.

- 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.

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

Existing irrigation on-site is accomplished via hose and surface sprinklers as needed to maintain the well-groomed site. The new disturbed areas will be maintained in a similar manner.

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

Have not met with the Washoe Storey Conservation District. Only vegetation to be done will be for erosion control on future slopes.

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

No.

Special Use Permit Application for Stables Supplemental Information

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

A total of 23 horses are currently housed in the existing stable. The owner and trainer desire to have the future total increased to 25 horses (2 additional). Only the onsite housed horses utilize the pasture areas.

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

Of the current 23 horses, the property owner owns 1; the trainer owns 2 personal horses and 5 lesson horses; and the assistant trainer owns 2 personal horses. The remaining 13 horses boarded are owned by riding instruction students. The trainer desires to increase the lesson horse total to 10 sometime in the future which would reduce the student boarded horses to a maximum of 10 horses.

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.

This Property will not be engaging in any ancillary uses. Uses will be limited to the housing and boarding of horses, equestrian training, and the existing minor residential use. If any future sales or veterinary services are desired, a separate permit will be requested.

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.

As alluded to above, one of the main uses and functions of the facility is equestrian training for jumping and dressage basics. Pair of Aces Stables (Liz Reader) runs and operates the instructional program. The trainer currently provides up to 70 training lessons per week to 35 students, each averaging 2-1-hour sessions per week, with up to 5 riders per session. The desire is to increase to 100 lessons on the proposed lesson horses plus training to the boarded horses/owners. In addition to her training, the trainer desires to hold up to 4 clinics per year. Clinics are generally limited to her students and are given by a "guest" horsemanship trainer. Likewise, the trainer desires to hold up to 4 competitions per year for the local horse community. Competition events are 1 or 2 days during the weekend and are limited to 50 or fewer riders. Attendance at events is non-ticketed and attended by family.

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

This permit is to bring a non-complying grandfathered use into compliance with current code. The barn and stable facilities were constructed in the 1970's by the previous owner, the Warren Nelson family. It has been operated as a commercial stable since that time and has a current business license to operate a commercial stable in the name of Pro Pony, LLC.

- 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 existing stable only houses horses, feed, and tack. The existing barn has 3 upstairs apartments each with a full bathroom. The lower level of the barn has an equipment storage area with a restroom and the trainers office which includes a restroom and shower for the trainers use.

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

All owners, operators and 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?**

Existing access and parking areas are improved with compacted, maintained gravel surfacing. It is the owners and trainers desire to continue the use of gravel in lieu of asphalt. Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 15 of these parking spots being existing, while adding 16 new parking spots. A total of 17 are required by code for the site, 7 for the number of boarded horses, 5 for employees, and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena.

- 9. What are the planned hours of operation?**

Boarders are requested to maintain their site visits to between 7AM and 7PM daily; however, they do have access to their horses at any time. Lessons are given Tuesday through Saturday between 7AM to 9PM at scheduled times between the trainer and students to avoid conflicts, such as school.

- 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?**

The proposed new structure is being addressed as an accessory use, and an Administrative Permit request is included. The new structure contains an 11,580 sqft indoor riding arena with a 2000 sqft access and equipment storage area and will include a restroom. A mezzanine level is proposed over the storage to provide a viewing deck for parents to observe the training lessons. The restroom would be plumbed to the existing 2000-gal septic tank via a pump system.

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

Phasing is not anticipated and completion within 2022.

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

This property has been utilized as a commercial stable for over 40 years. The new structure is being located in the lowest area of the property to minimize visual impacts of the new roof line. We are constrained in lowering the structure due to the existing flood plain of Dry Creek. Dry Creek flood way is not impacted by our construction.

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

First and foremost, the project provides a climatically pleasing environment for riding during periods of extreme summer heat, winter cold, precipitation, and wind. It maintains the property as a rural, pasture equestrian use in a rural area of Reno suburbia.

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?

Horse population will barely change so no new impacts should be created regarding noise, odors, dust, groundwater contamination or varmints. Traffic is anticipated to increase by 50-70 trips per week or 10 to 12 trips per day on lesson days to accommodate the proposed new lessons.

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

We do not anticipate any to be necessary but will certainly entertain any during the review and hearing process. The owner held a neighborhood open house on Dec. 5th to inform the neighborhood, with positive feedback.

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

The existing site has numerous mature trees and turf pasture, and as such no new landscaping is proposed. Cut and fill slopes will be revegetated. The site perimeter is fenced with a black powder coated chain link fence and white split rail corrals, paddocks, and entry which are proposed to remain. Minor on site fence relocation will be required to accommodate the new improvements.

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.)

All new lighting is proposed to be building mounted directed at the ground in the local area. An existing "Silver Circle Ranch" entry sign exists and is proposed to remain. The owner desires to have "Silver Circle Ranch" painted on the north end and the west side near the north end of the new arena in hunter green lettering to match the trim on the white wall.

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.)

None.

19. Community Sewer

Septic permitted through Washoe County Health. The existing tank has a 2000 gal capacity. Upgrades to this system, including application to NDEP for the septic, will be made if necessary.

20. Community Water

Currently on a domestic well system with a 20 gpm pumping capacity and pressure tank. Upgrades to this system will be made if necessary.

Silver Circle Plans

**SPECIAL USE PERMIT PLANS FOR
SILVER CIRCLE RANCH
APN 040-670-12
WASHOE CO. NEVADA**

OWNER/DEVELOPER

PRO PONTI LLC
1605 DE MOTTRE LANE
RENO, NV 89511
(775) 560-4242

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°26' 57.80785" NORTH AND 119° 46' 49.11945" WEST FOR REGIONAL GPS CORP'S "NWMM". A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197839 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATION

ELEVATIONS FOR THE PROJECT DESIGN ARE APPROXIMATELY 0.69 FEET LOWER THAN NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVDS/89) PER CITY OF RENO BENCHMARKS 1586 AND 2307 LOCATED ON THE WEST SIDE OF SOUTH VIRGINIA STREET. DESIGN ELEVATIONS WILL BE 0.67 LOWER THAN ELEVATIONS OBSERVED HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 4445.128 FEET FOR REGIONAL GPS CORP'S "NWMM" AND USING GEOID 98 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AL ALUMINUM
- BFC BENTONITE FILL
- BC BENTONITE CLAY
- CB CATCH BASIN
- CC CONCRETE
- CD CEMENT
- CE CENTERLINE
- CF CURB
- CH CONCRETE
- CL CURB LINE
- CM CURB MANHOLE
- CO CONCRETE
- CP CURB PROFILE
- CR CURB
- CS CURB
- CU CURB
- CV CURB
- DVD DRAIN VALVE
- EVC EXISTING
- FL FL
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- UB UNIT
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- UI UNIT
- UJ UNIT
- UK UNIT
- UL UNIT
- UM UNIT
- UN UNIT
- UO UNIT
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- YG Y
- YB Y
- YC Y
- YD Y
- YE Y
- YF Y
- ZA Z
- ZB Z
- ZC Z
- ZD Z
- ZE Z
- ZF Z

ENGINEER



SUMMIT ENGINEERING CORPORATION

SITE DATA

APN: 040-670-12
 ADDRESS: 3420 HOLCOMB RANCH LANE, RENO, NV 89511
 ZONING: 93% HIGH DENSITY RURAL (HDR) 7% GENERAL RURAL (GR)
 MASTER PLAN: RURAL RESIDENTIAL/RURAL
 AREA PLAN: SOUTHWEST TRUCKEE MEADOWS

SHEET INDEX

T-1.....TITLE SHEET
 C-1.....EXISTING CONDITIONS
 C-2.....SITE AND GRADING PLAN
 C-3.....SITE AND GRADING PLAN
 C-4.....GRADING PROFILES

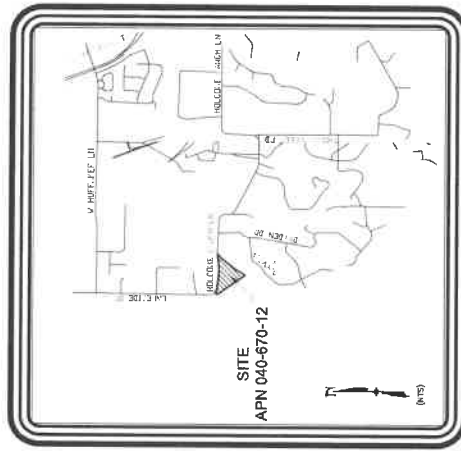
SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SPONSORED AND DISTRIBUTED BY THE DIVISION OF HIGHWAYS, WASHOE COUNTY, AS WELL AS TO THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE DATED JUNE 18, 2020.

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

CLINTON G. THIESSE P.E. #08169



VICINITY MAP

REV.	DATE	DESCRIPTION	BY	APP'D

**SPECIAL USE PERMIT PLANS FOR
SILVER CIRCLE RANCH
TITLE SHEET**

DESIGNED BY: NRP
 CHECKED BY: CGT
 SCALE:
 HORIZ: N/A
 VERT: N/A
 JOB NO: 31027

SHEET 1-1 OF 5

SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523
 PHONE: (775) 747-8550 FAX: (775) 747-8559

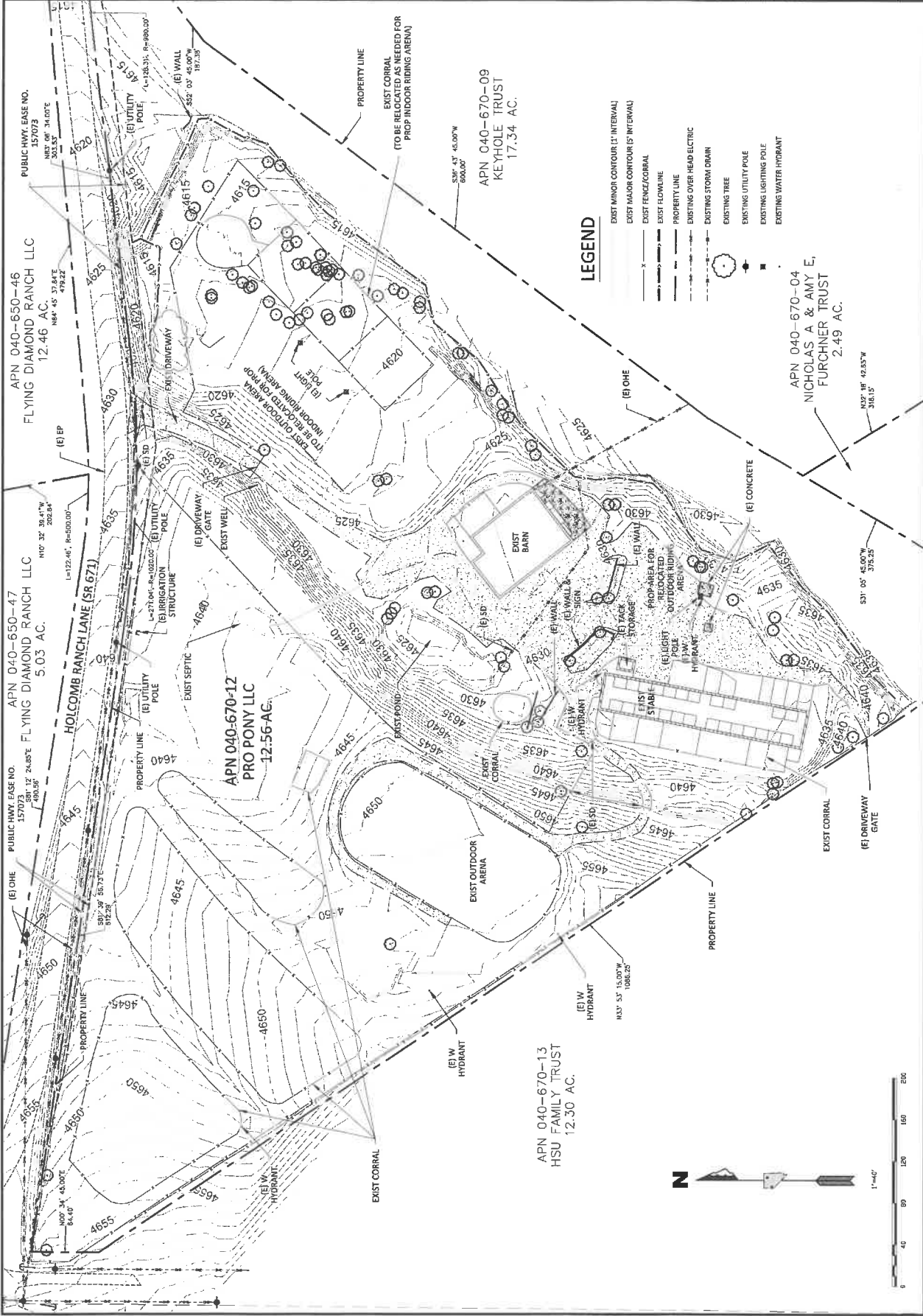
REV.	DATE	DESCRIPTION	BY	APP'D.

DESIGNED BY: NRP
 CHECKED BY: CST

SCALE:

HORIZ: 1"=40'
 VERT: N/A

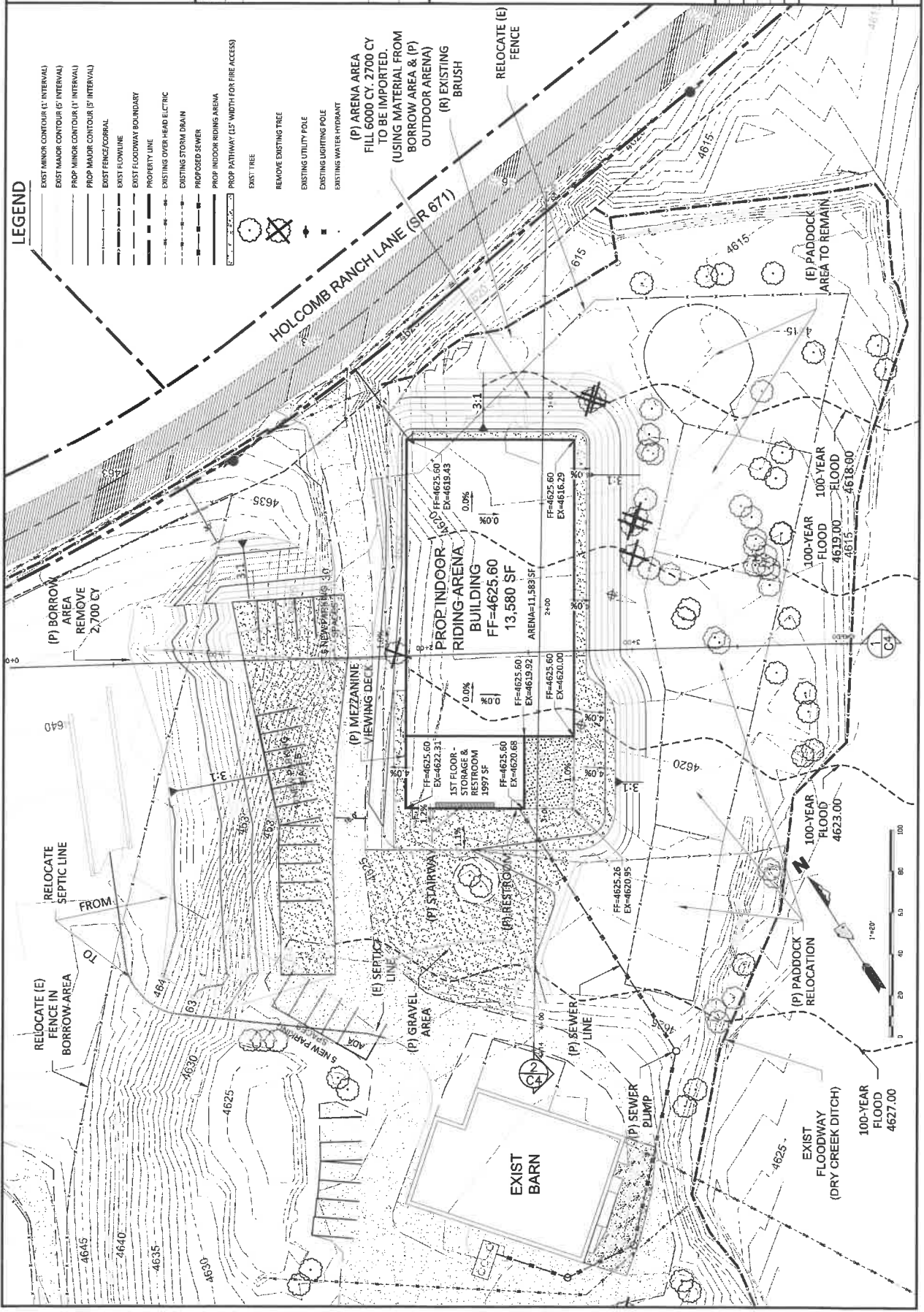
JOB NO: 31027



REV.	DATE	DESCRIPTION	BY	APP'D

**SPECIAL USE PERMIT PLANS FOR
 SILVER CIRCLE RANCH
 INDOOR ARENA GRADING/SITE**

WASHOE COUNTY
 CHECKED BY: NRP
 SCALE: 1"=20'
 HORIZ: 1"=20'
 VERT: N/A
 JOB NO: 31027



LEGEND

- EXIST MINOR CONTOUR (1' INTERVAL)
- EXIST MAJOR CONTOUR (5' INTERVAL)
- PROP MINOR CONTOUR (1' INTERVAL)
- PROP MAJOR CONTOUR (5' INTERVAL)
- EXIST FENCE/CORRAL
- EXIST FLOWLINE
- EXIST FLOODWAY BOUNDARY
- PROPERTY LINE
- EXISTING OVER-HEAD ELECTRIC
- EXISTING STORM DRAIN
- PROPOSED SEWER
- PROP INDOOR RIDING ARENA
- PROP PATHWAY (15' WIDTH FOR FIRE ACCESS)
- EXIST TREE
- REMOVE EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING LIGHTING POLE
- EXISTING WATER-HYDRANT

(P) ARENA AREA
 FILL 6000 CY. 2700 CY
 TO BE IMPORTED.
 (USING MATERIAL FROM
 BORROW AREA & (P)
 OUTDOOR-ARENA)
 (R) EXISTING
 BRUSH
 RELOCATE (E)
 FENCE

(P) BORROW
 AREA
 REMOVE
 2,700 CY

PROP INDOOR
 RIDING ARENA
 BUILDING
 FF=4625.60
 13,580 SF
 ARENA=11,585 SF

PROP 1ST FLOOR -
 STORAGE &
 RESTROOM
 1997 SF
 FF=4625.60
 EX=4620.68

PROP MEZZANINE
 VIEWING DECK
 FF=4625.60
 EX=4625.92

EXIST BARN
 FF=4625.26
 EX=4620.95

100-YEAR
 FLOOD
 4619.00

100-YEAR
 FLOOD
 4618.00

100-YEAR
 FLOOD
 4623.00

100-YEAR
 FLOOD
 4627.00

EXIST
 FLOODWAY
 (DRY CREEK DITCH)

(E) PADDOCK
 AREA TO REMAIN

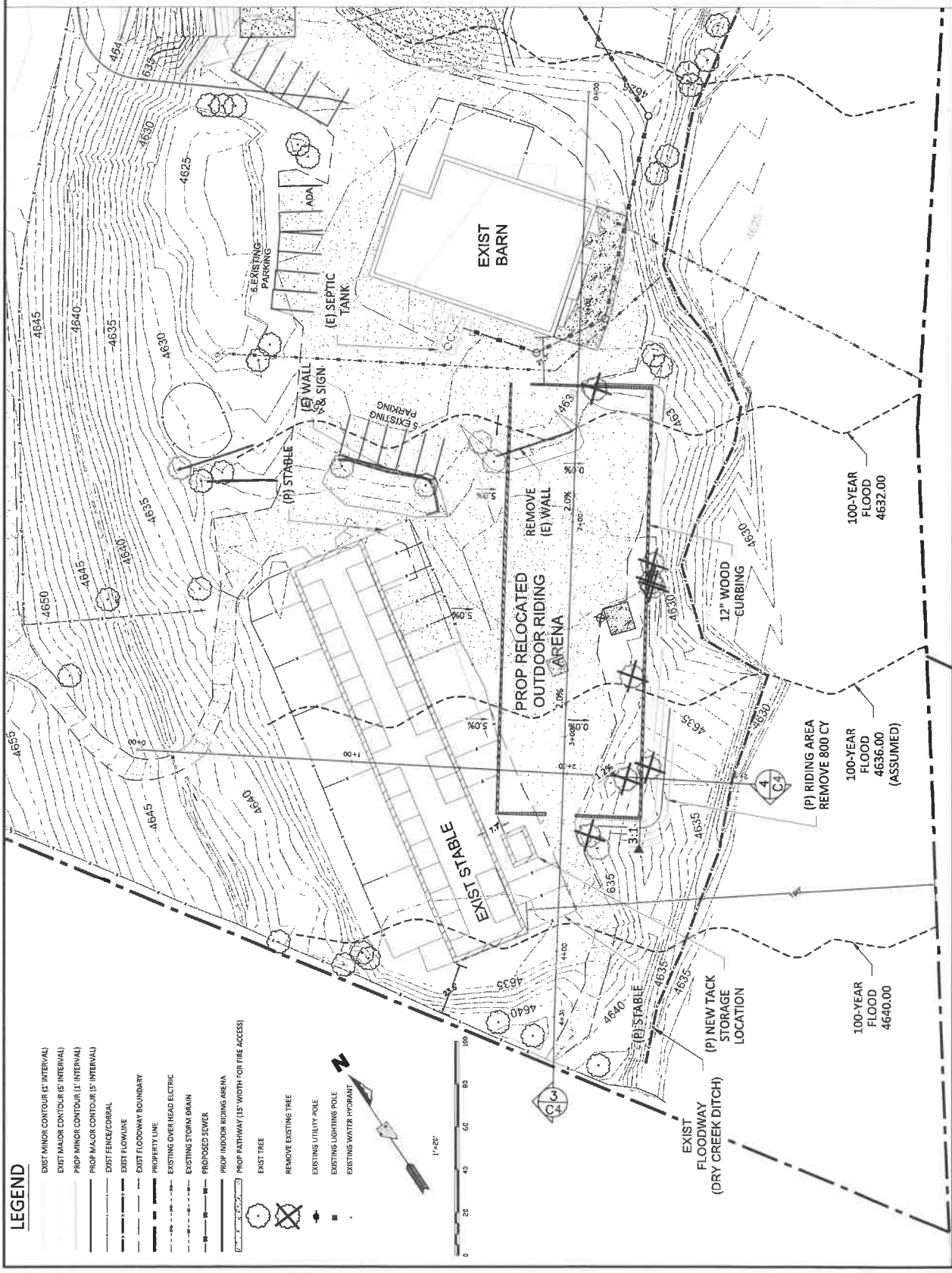
(P) PADDOCK
 RELOCATION



REV.	DATE	DESCRIPTION	BY	APP'D

**SPECIAL USE PERMIT PLANS FOR
 SILVER CIRCLE RANCH
 OUTDOOR ARENA GRADING/SITE**
 NEVADA

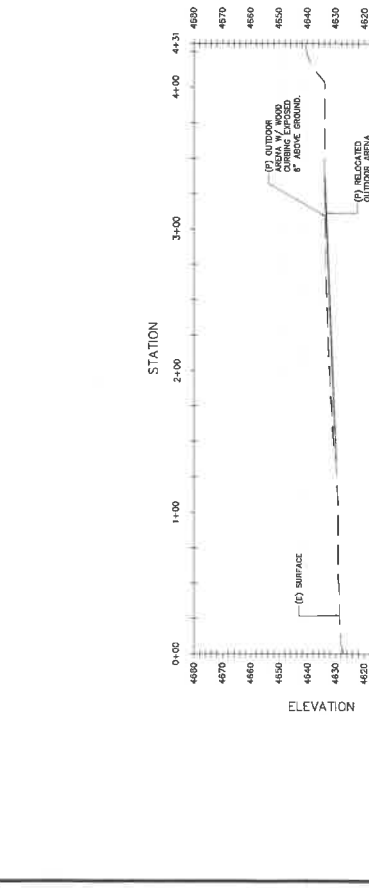
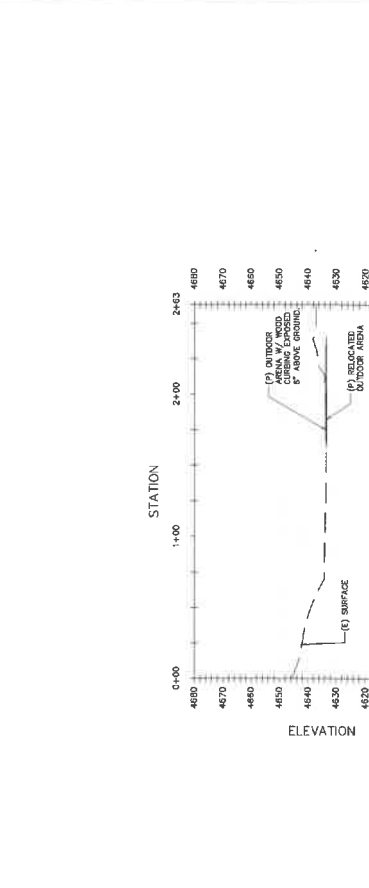
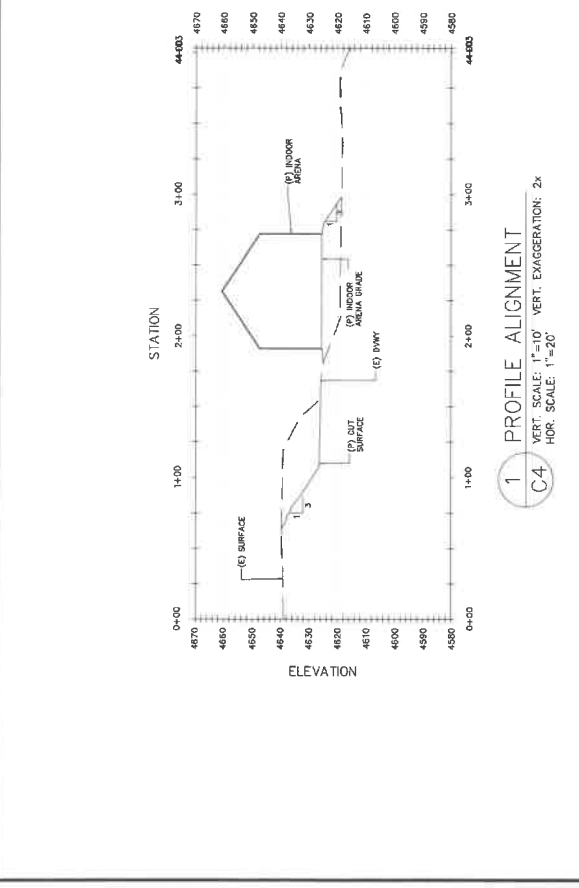
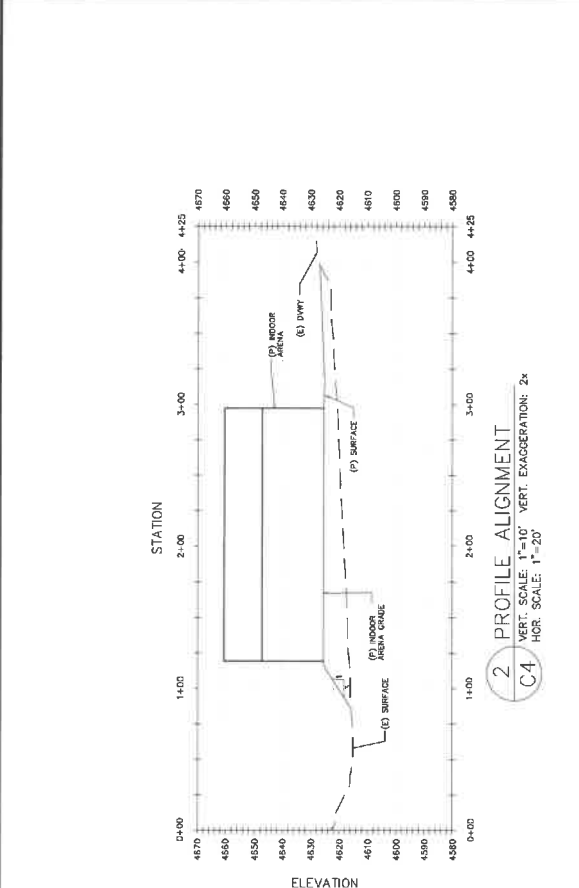
WASHOE COUNTY
 DESIGNED BY: NRP
 CHECKED BY: CGT
 SCALE:
 HORIZ: 1"=20'
 VERT: N/A
 JOB NO: 31027



REV.	DATE	DESCRIPTION	BY	APP'D

**SPECIAL USE PERMIT PLANS FOR
 SILVER CIRCLE RANCH
 ARENA PROFILES**

WASHOE COUNTY
 DESIGNED BY: NRP
 CHECKED BY: CGT
 SCALE
 HORIZ. AS LABELED
 VERT. AS LABELED
 JOB NO: 31027





SILVER CIRCLE RANCH
NEW INDOOR RIDING ARENA
& SITE IMPROVEMENTS

HOOVER RANCH LANE (DR 671)

NEW PARKING AREA

EXIST. PARKING

EXIST. PARKING

EXIST. PARKING

EXIST. STABLE

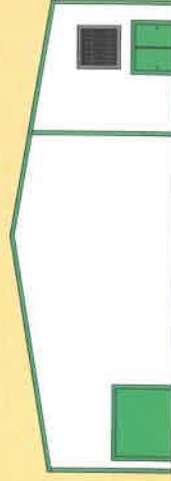
RELOCATED
OUTDOOR RIDING
ARENA

EXIST. STABLE



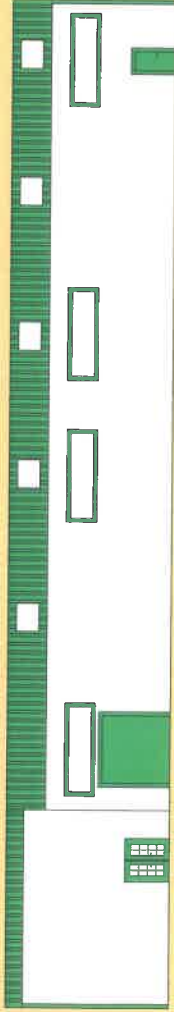


NORTHEAST VIEW

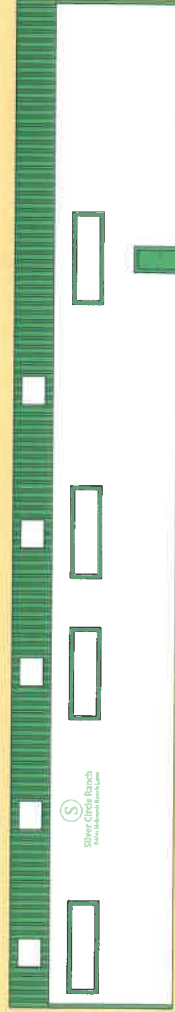


SOUTHWEST VIEW

SCALE: 1"=10'



SOUTHEAST VIEW



NORTHWEST VIEW

SK1
 SHEET NUMBER: N21J0794A
 PRELIMINARY FLOOR PLAN
 REVISED 9/7/21

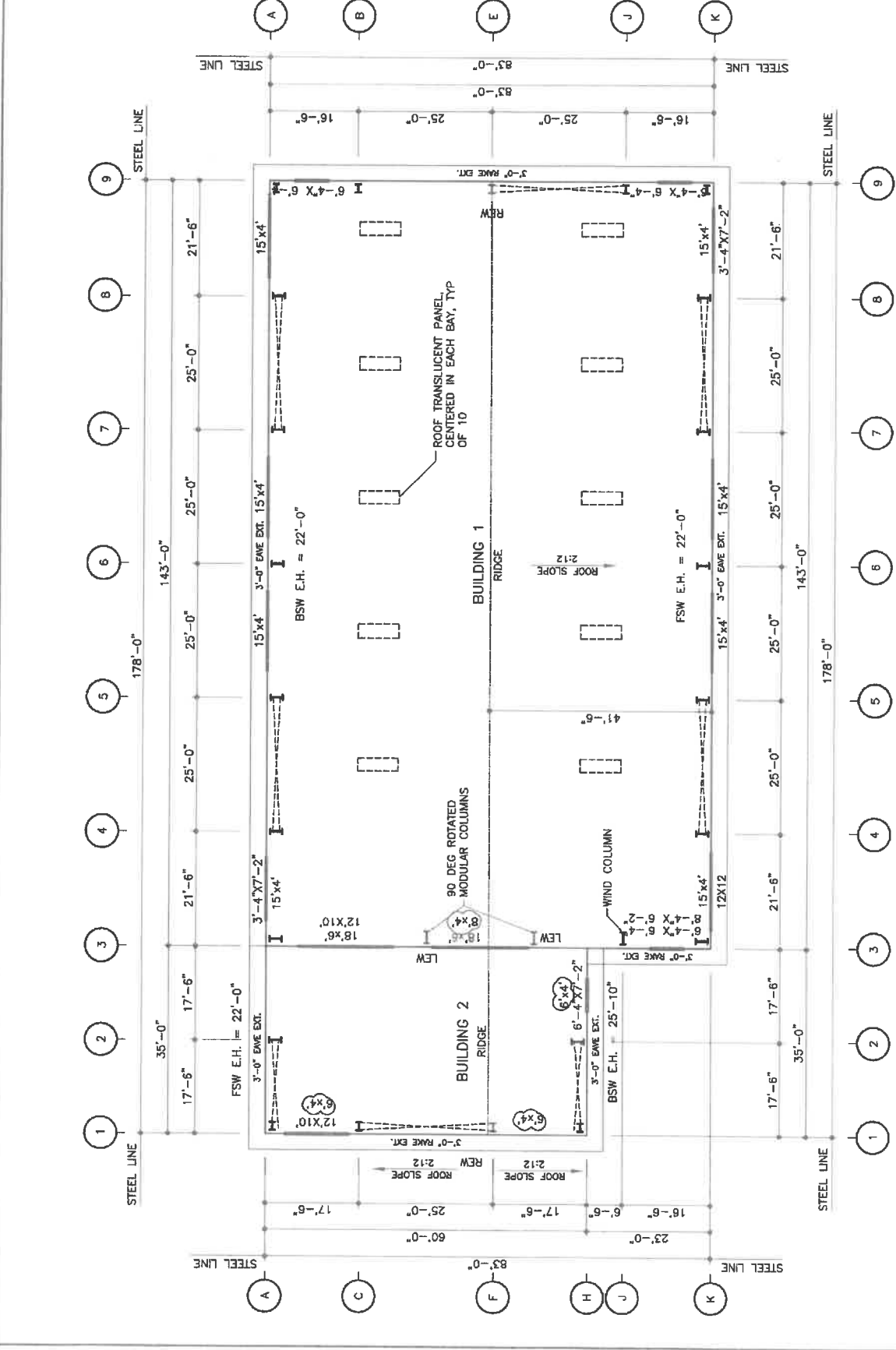
PROJECT NAME: HOLCOMB RIDING ARENA NEW
 RENO, NV
 CUSTOMER NAME: AMERICAN INNOVATIVE STRUCTURES, LLC
 RENO, NV



DO NOT USE FOR FINAL CONSTRUCTION

REVISED TO
 INCLUDE CO#1&2

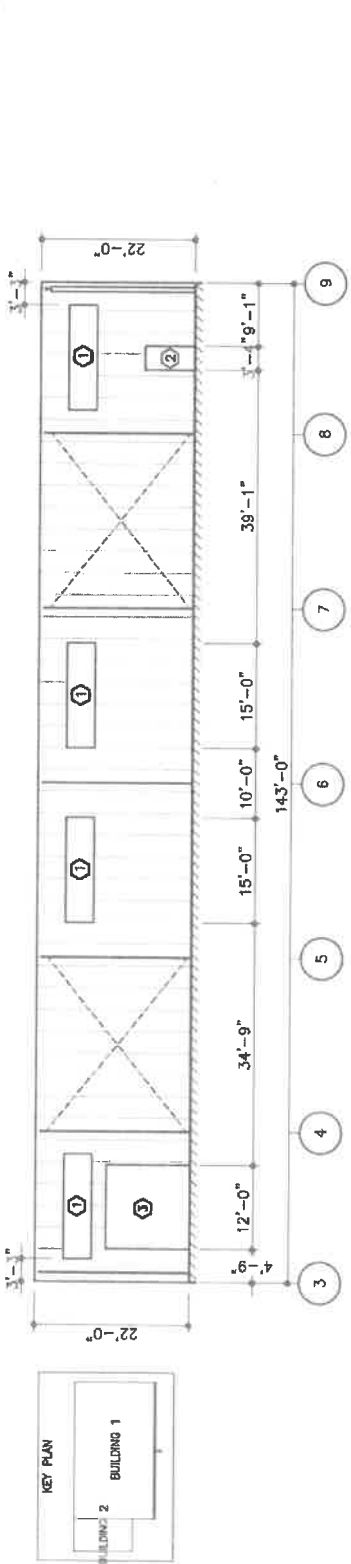
SOFFIT PANELS @ RAKE/EAVE EXTENSIONS:
 - - RUN PERPENDICULAR TO SIDEWALLS
 - - RUN PARALLEL W/ ENDWALLS



REVISED TO
INCLUDE CO.#1&2

DO NOT USE FOR FINAL CONSTRUCTION
REVISIONS
RENO, NV
PRELIMINARY SHEETING ELEVATIONS
SHEET NUMBER: SK2
QUOTE NUMBER: N21J0794A

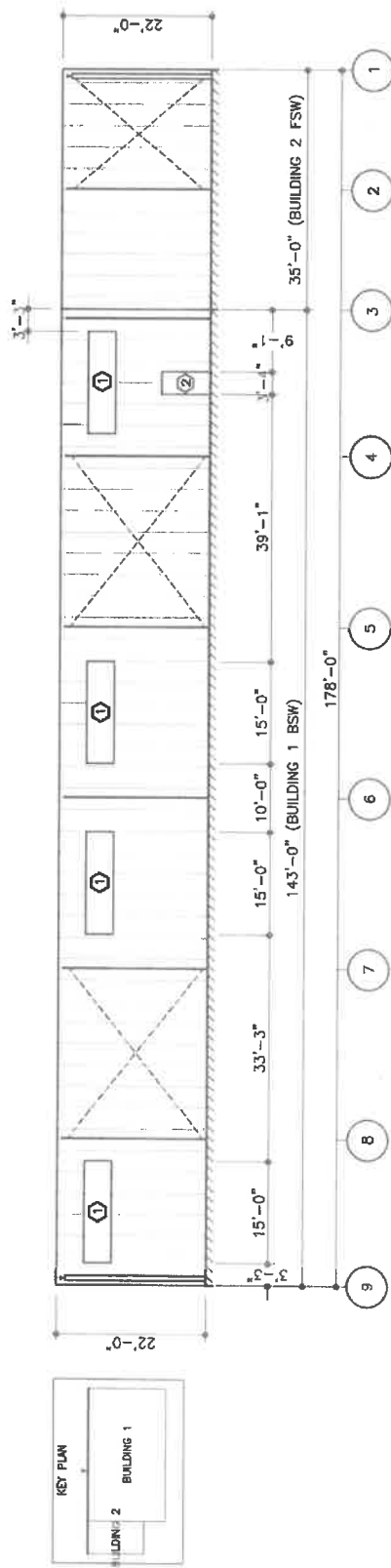
PROJECT MAKE: HOLCOMB RIDING ARENA NEW
PROJECT NAME: AMERICAN BUILDING COMPANY
AMERICAN INNOVATIVE STRUCTURES, LLC
RENO, NV



WALL SHEETING ELEVATION AT LINE K (BLDG 1 FSW)

PANELS: 26 GA. Longspan III - POLAR WHITE

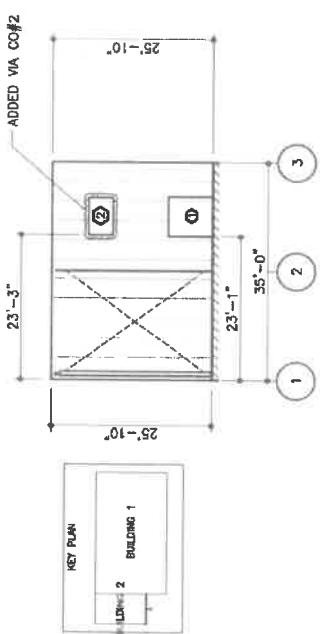
QTY	WIDTH	HEIGHT	LOCATED
1	15'-0"	4'-0"	FACTORY
2	15'-0"	14'-0"	FACTORY
3	12'-0"	7'-2"	FACTORY
3	12'-0"	12'-0"	FACTORY



WALL SHEETING ELEVATION AT LINE A (B1 BSW / B2 FSW)

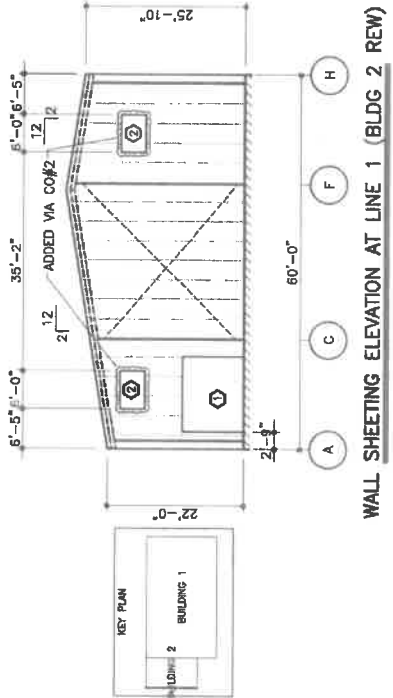
PANELS: 26 GA. Longspan III - POLAR WHITE

QTY	WIDTH	HEIGHT	LOCATED
1	15'-0"	4'-0"	FACTORY
2	3'-4"	7'-2"	FACTORY
1	15'-0"	14'-0"	FACTORY
1	15'-0"	0'-0"	FACTORY



WALL SHEETING ELEVATION AT LINE H (BLDG 2 BSW)
PANELS: 26 GA. Longspan III - POLAR WHITE

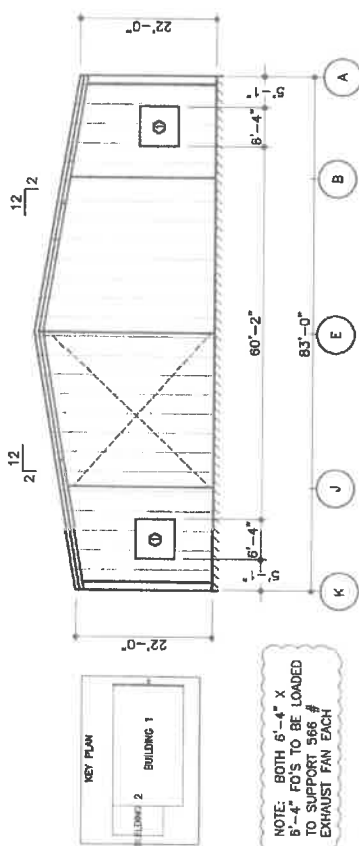
FRAMED OPENING SCHEDULE			
QTY	WIDTH	HEIGHT	LOCATED
1	6'-4"	6'-0"	FACTORY
2	6'-4"	6'-0"	FACTORY



WALL SHEETING ELEVATION AT LINE 1 (BLDG 2 REW)
PANELS: 26 GA. Longspan III - POLAR WHITE

FRAMED OPENING SCHEDULE			
QTY	WIDTH	HEIGHT	LOCATED
1	12'-0"	10'-0"	FACTORY
2	6'-0"	4'-0"	FACTORY

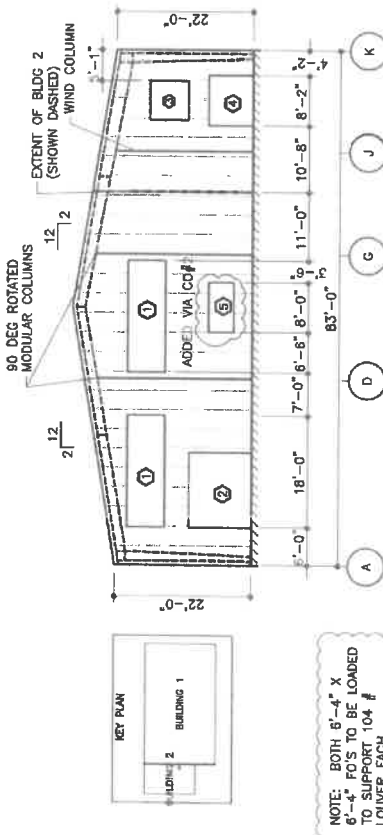
REVISED TO
INCLUDE CO#1&2



WALL SHEETING ELEVATION AT LINE 9 (BLDG 1 REW)
PANELS: 26 GA. Longspan III - POLAR WHITE

FRAMED OPENING SCHEDULE			
QTY	WIDTH	HEIGHT	LOCATED
1	6'-4"	6'-0"	FACTORY
2	6'-4"	6'-0"	FACTORY

NOTE: BOTH 6'-4" X 6'-4" FOS TO BE LOADED TO SUPPORT 566 # EXHAUST FAN EACH



WALL SHEETING ELEVATION AT LINE 3 (BLDG 1 LEW)
PANELS: 26 GA. Longspan III - POLAR WHITE

FRAMED OPENING SCHEDULE			
QTY	WIDTH	HEIGHT	LOCATED
1	18'-0"	14'-0"	FACTORY
2	6'-4"	10'-4"	FACTORY
3	6'-4"	10'-4"	FACTORY
4	6'-4"	0'-0"	FACTORY
5	6'-4"	3'-0"	FACTORY

NOTE: BOTH 6'-4" X 6'-4" FOS TO BE LOADED TO SUPPORT 104 # LOUVER EACH

Owner Affidavit & Proof of Property Tax Payment

Property Owner Affidavit

Applicant Name: Pro Pony LLC

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, Landess Witmer Trustee of the Bruce and Landess Witmer Family Trust, Managing Member of Pro Pony, LLC 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): 040-670-12

Printed Name Landess Witmer

Signed Landess Witmer

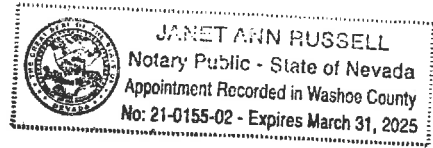
Address 1605 Del Monte Lane
Reno NV 89511

Subscribed and sworn to before me this 5th day of November, 2021.

Janet Russell
Notary Public in and for said county and state

My commission expires: March 31, 2025

(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



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

KRISTINA L. SWALLOW, P.E., *Director*

District II
310 Galletti Way
Sparks, NV 89431
November 17, 2020

Pro Pony, LLC
Attn: Felise Canterini
3400 Holcomb Ranch Lane
Reno, NV 89511

Re: Permit No. 212426-20 (SR 671 WA 2.04 – 2.03) – Permit Release

Dear Permittee:

The Nevada Department of Transportation has issued your permit to install a new modified Type 2A approach on SR 671 in Washoe County. The additional terms and conditions are listed on pages one through twelve of the attached permit. It is the Permittee's responsibility to obtain any additional permits and/or approval from the other governmental agencies as may be required by Federal law, State law, or local ordinances.

- Permittee is required to comply with the terms and conditions listed in the *Terms and Conditions Relating to Right-of-Way Occupancy Permits* booklet, as well as the additional terms and conditions stated in the permit. A copy of the booklet can be found on www.nevadadot.com. A hard copy can be provided upon request.
- A copy of the permit is required to be posted at the job site. Work will be suspended if the permit is not at the job site as required.
- Please ensure temporary pollution control and erosion control work conforms to the requirements of NDOT's *Construction Site Best Management Practices* manual. The Permittee shall fully comply with the manual, and Federal, State, and local regulations governing storm and non-storm water discharges from both the project site and areas of disturbance outside the project limits during construction. For information regarding this manual can be found on www.nevadadot.com.
- Please ensure your contractor contacts the District Permit Office to notify the District Inspector of any work in the NDOT right-of-way.
- For emergencies during non-business hours, notify the NDOT District Utilities 24/7 Hotline at (775) 834-8488.

- All work authorized by this permit shall be completed within one year from the date of issuance.
- All formal requests shall be processed through the District Permit Office. This includes, but not limited to, modifying work hours, working on holidays, construction time extensions and amendments. A formal request letter shall be submitted to the District Permit Office and addressed to the District Engineer for consideration. NDOT will not be responsible for any administration delay as a result of the PERMITTEE or a representative of the PERMITTEE not submitting the formal request to the District Permit Office for processing.

If you have any questions or need additional information, contact the District Permit Office at (775) 834-8330 or Dist2Permits@dot.nv.gov.

Sincerely,

DocuSigned by:
Paula Diem

F76A2E5995A8438...

Paula J. Diem

NDOT District II Permit Coordinator

PJD/kdk

Attachment – Permit

cc: Anthony Newton – Summit Engineering Corporation
NDOT HQ Permit Coordinator
District Inspector
District File

Fee:	\$50.00	Permit No.:	212426
Milepost:	SR 671 (WA 2.04 – 2.03)	District:	II
District No.:	212426-20		
Applicant:	Pro Pony, LLC		
Type of Work:	Install NDOT modified Type 2A Approach		
Work Order No.:	20151231		
Reviewed By:	Paula J. Diem	ds	PD

**REVOCABLE PERMIT FOR OCCUPANCY OF
NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
(Under the provisions of NRS 408.423, 408.210 and NAC 408)**

1. Location where excavation, construction, installation and/or occupancy is proposed

<u>SR 671</u>	<u>3400 Holcomb Ranch Lane</u>
Location name of highway	Street address or nearest cross street

2. Type, scope of work, and any additional information:
 On SR 671 (3400 Holcomb Ranch Lane) from HES "X" 107+00, 12' Lt. (WA 2.04/2.04) to HES "X" 106+30, 12' Lt. (WA 2.03/2.03), install new modified NDOT Type 2A Approach.

3. **SPECIFIC TERMS AND CONDITIONS APPURTENANT TO THIS PERMIT ARE LISTED ON PAGE 2.**

4. Permit Contact Information:

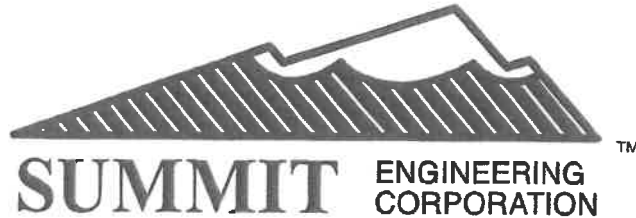
Pro Pony, LLC
Felise Canterini
 Name of PERMITTEE

3400 Holcomb Ranch Lane
 Address

Reno, NV 89511
 City, State, Zip

(512) 415-3352 Felise.frc@icloud.com
 Phone No. Email

040-670-12
 Permittee's I.D. No. or Parcel No.



November 12, 2021

NDOT District II
Attn. Mike Fuess, P.E., District Engineer
310 Galletti Way
Sparks, Nevada 89431

RE: Permit No. 212426-20 (SR 671 WA 2.04 - 2.03)

Dear Mr. Fuess:

On behalf of the owner, Pro Pony LLC., Landess Witmer, Trustee, Summit Engineering Corporation is requesting a twelve month extension of the referenced permit, Permit No. 212426-20 for SR 671, Holcomb Ranch Lane) between milepost WA 2.04 - 2.03.

This permit was to bring a non-permitted driveway into conformance and improve the driveway to NDOT standards in association with on-site development that does not impact the State right-of-way. The project has been delayed when it was realized that Washoe County is requesting a Special Use Permit for the on-site development. The on-site development is a new indoor equestrian riding arena for an existing stable facility. The stable facility was grandfathered; however, with the new structure, the County is likewise requesting compliance and conformance for the facility. The SUP is in final preparation and will be heard by the County in February. Construction should commence shortly thereafter. We anticipate the driveway work to occur in the time frame of May - July, subject to the civil contractor's schedule at that time.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to call at (775) 787-4364.

Sincerely
SUMMIT ENGINEERING CORPORATION

Clinton G. Thiesse, P.E.
Executive Vice President

CGT:jar

**Silver Circle Ranch
3400 Holcomb Ranch Lane, Reno, NV**

Application to Washoe County for an:

Administrative Permit

**For an Indoor Riding Arena as
An Accessory Structure**



Prepared by:



Clinton Thiesse, P.E.
Executive Vice President
Summit Engineering Corp.
5405 Mae Anne Avenue
Reno, NV 89523
(775) 787-4364
clint@summitnv.com

Prepared for Owner:

Pro Pony LLC
Landess and Bruce Witmer
1605 Del Monte Lane
Reno, NV 89511
(775)-560-4242

December 8th, 2021

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Introduction

This application includes the following requests:

- An Administrative Permit to allow for the building of an Indoor Horse-Riding Arena.

Project Location

The project site (APN # 040-670-12) consists 12.56 acres located at 3400 Holcomb Ranch Lane. More specifically the subject parcel is located on the south side of Holcomb Ranch Ln, and at the south end of Lakeside Dr. See Figure 1 below.

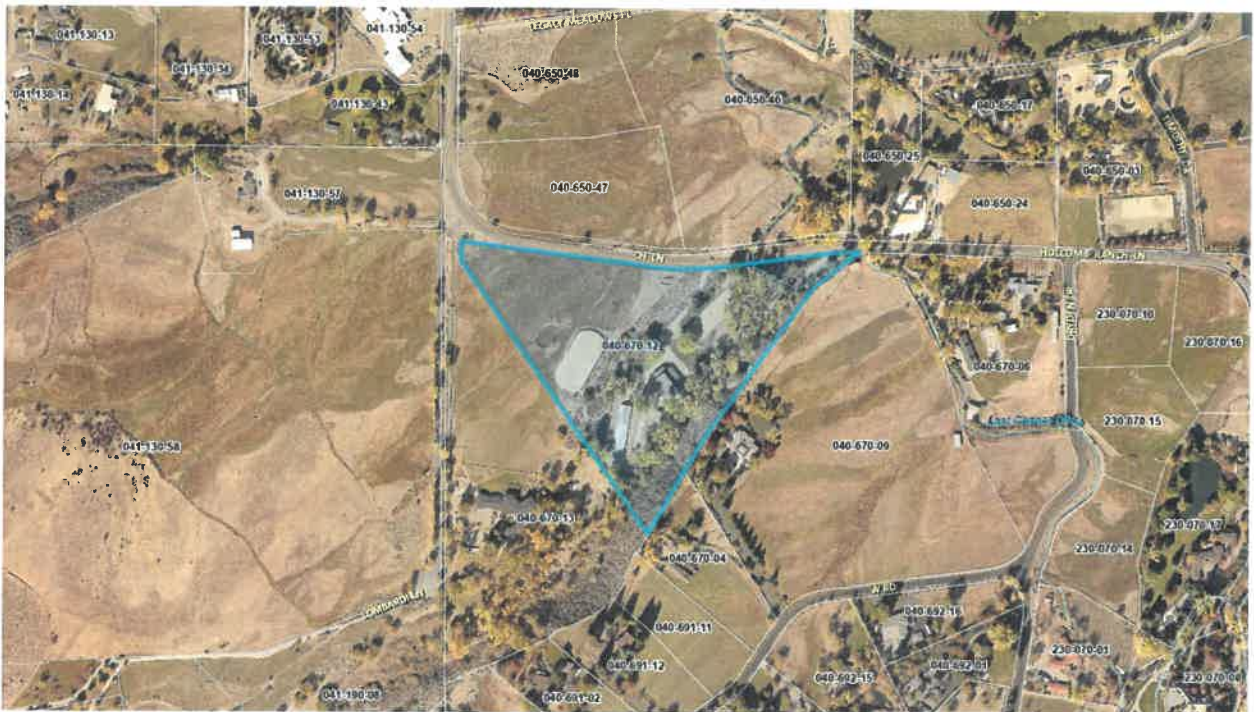


Figure 1 – Vicinity Map. Project Parcel outlined in blue.

Existing Conditions

The subject property is within the Southwest Planning Area and zoned High Density Rural (HDR) with a small piece of General Rural (GR) on the Southeast corner within the Dry Creek drainage. The project site contains a Barn and Stable that have been present on the site since the 1970's.



Figure 2 – Layout of existing site showing where new buildings and layouts will go.



Figure 3 – Area proposed for new Indoor Arena.

Project Request

This Administrative Permit request is to allow construction of a new Indoor Riding Arena associated with an existing Commercial Stable business. The indoor arena will provide a year-round training facility that is not constrained by weather conditions such as snow, extreme cold, wind, rain, or excessive heat. The Administrative Permit is required by Development Code Section 110.306.10(d) as the accessory structure footprint will be larger than the main structure in an HDR zone.

The new structure contains an 11,580 sqft indoor riding arena with a 2000 sqft access and equipment storage area and will include a restroom. A mezzanine level is proposed over the storage to provide a viewing deck for parents to observe the training lessons. The restroom would be plumbed to the existing 2000-gal septic tank via a pump system.

HDR Zoning Requirements

The current site resides in a majority High Density Rural (HDR) regulatory zone within the Southwest Planning Area. With proposed and current buildings for the site, under 20% of the parcel square footage is used for buildings (Proposed and Existing), totaling 0.61 ac. of building on the 12.56 ac. site. This follows a requirement in section 110.306.10 that requires building use on the site to be below 20% of the site. With the proposed outdoor arena as well as current buildings, setback dimensions for an HDR zone are sufficient. Current distances laid out are more than 30 ft or grandfathered in per section 110.406.05.1. A Special Use Permit will be filed along with the Administrative Permit bringing the existing commercial stable in an HDR zone in compliance with county code.

Traffic Impacts

Moderate traffic is anticipated and will increase by 50-70 trips per week or 10 to 12 trips per day on lesson days to accommodate the proposed new lessons. This would equate to less than 2 peak hour trips per day. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena.

Parking

Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 16 of these parking spots being existing, while adding 15 new parking spots. A total of 17 are required by code for the site, 7 for the number of boarded horses, 5 for employees, and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. Parking spaces will be designated by use of small placards on wood posts (currently in use) with 2 designated as ADA.

Landscaping

The existing site has numerous mature trees and turf pasture, and as such no new landscaping is proposed. Cut and fill slopes will be revegetated.

Irrigation

The upper area of the site is irrigated via flood irrigation from the local ditch system. The lower area requiring irrigation is hand watered to maintain the beautiful ranch setting.

Fencing

The existing perimeter fencing is a black powder coated chain link fence. The upper area corrals, lower area paddocks, and main entry are fenced with a semi-permanent white plastic split rail. The owner desires to maintain the current fencing scheme in lieu of block walls or other screen fencing.

Signage

An existing “Silver Circle Ranch” entry sign exists and is proposed to remain. The owner desires to have “Silver Circle Ranch” painted on the north end and westside near the north end of the new arena in hunter green lettering to match the trim on the white wall.

Lighting

All new lighting is proposed to be building mounted above doorways and at eave line directed at the ground in the local area.

In addition to the information provided in the following Supplemental Information, please refer to the Special Use Permit Application for Commercial Stable being submitted in conjunction with this application. The Geotechnical Investigation filed with this permit will require a future update.

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: Silver Circle Ranch			
Project Description: An Administrative Permit request for a New Indoor Riding Arena as an accessory use associated with an existing stable.			
Project Address: 3400 Holcomb Ranch Lane, Reno, NV, 89511			
Project Area (acres or square feet): 12.56			
Project Location (with point of reference to major cross streets AND area locator): 3400 Holcomb Ranch Ln, East of Lakeside Dr and Lombardi Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-670-12	12.56		
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: Pro Pony LLC		Name: Summit Engineering Corporation	
Address: 1605 Del Monte Lane		Address: 5405 Mae Anne Avenue	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: (775) 560-4242	Fax:	Phone: (775) 787-4364	Fax: 747-8559
Email: witmers2@gmail.com		Email: clint@summitnv.com	
Cell: (775) 560-4242	Other:	Cell: (775) 745-3849	Other:
Contact Person: Landess Witmer		Contact Person: Clinton Thiesse, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Pair of Aces Stables	
Address:		Address: 10427 Chadwell Dr.	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-220-2270	Fax:
Email:		Email: pairofacesstables@yahoo.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Liz Reader	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

1. What is the type of project or use being requested?

Construction of a proposed 13,580-SF Accessory Indoor Riding Arena.

2. What section of the Washoe County code requires the Administrative permit required?

Section 110.306.10d

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

This request is to compliment the existing stable operation, which is being addressed under a separate SUP application.

4. What improvements (e.g. new structures, roadway 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?

The new structure contains an 11,580 sqft indoor riding arena with a 2000 sqft access and equipment storage area and will include a restroom. A mezzanine level is proposed over the storage to provide a viewing deck for parents to observe the training lessons. The restroom would be plumbed to the existing 2000-gal septic tank via a pump system. An NDOT Encroachment Permit with entry improvements was obtained and recently requested for extension. Existing access roads and designated parking areas are proposed to remain as they exist. A new parking area is being created by our grading. A new fire/emergency turn around is being created at the front of the new arena. The existing well is proposed for water service.

5. Is there a phasing schedule for the construction and completion of the project?

1 phase within 1 year of final plan acceptance and contract execution with a general contractor.

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

This property has been utilized as a commercial stable for over 40 years. The new structure is being in the lowest area of the property to minimize visual impacts of the new roof line. We are constrained in lowering the structure due to the existing flood plain of Dry Creek. Dry Creek flood way is not impacted by our construction.

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

First and foremost, the project provides a climatically pleasing environment for equestrian riding training and lessons during periods of extreme summer heat, winter cold, precipitation, and wind. It

maintains the property as a rural, pasture equestrian use in a rural area of Reno suburbia, close in proximity to the existing and potential users.

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

There are no anticipated impacts on adjacent properties.

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

We do not anticipate any to be necessary but will certainly entertain any during the review and hearing process. The owner held a neighborhood open house on Dec. 5th to inform the neighborhood, with positive feedback.

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Existing access and parking areas are improved with compacted, maintained gravel surfacing. It is the owners and trainers desire to continue the use of gravel in lieu of asphalt. Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 16 of these parking spots being existing, while adding 15 new parking spots. A total of 17 are required by code for the site, 7 for the number of boarded horses, 5 for employees, and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena.

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

The existing site has numerous mature trees and turf pasture, and as such no new landscaping is proposed. Cut and fill slopes will be revegetated.

12. 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.)

All new lighting is proposed to be building mounted directed at the ground in the local area. An existing "Silver Circle Ranch" entry sign exists and is proposed to remain. The owner desires to have "Silver Circle Ranch" painted on the north end and the west side near the north end of the new arena in hunter green lettering to match the trim on the white wall.

13. 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.)

None.

14. Utilities:

a. Sewer Service	Septic - 2000 gal tank
b. Water Service	Well - 20 gpm

Geotechnical Investigation

Ms. Felise Canterini
Pro Pony LLC
3400 Holcomb Ranch Lane
Reno, NV 89511

Project No.: 2410-01-1
June 19, 2020

**RE: Geotechnical Investigation
Indoor Riding Area at 3400 Holcomb Ranch Lane
Washoe County, Nevada**

Dear Ms. Canterini:

Black Eagle Consulting, Inc. (BEC) is pleased to present the results of our geotechnical investigation for the proposed indoor riding area and corral expansion at the above-referenced parcel in Washoe County, Nevada. Our investigation consisted of research, field exploration, laboratory testing, and engineering analysis to allow formulation of geotechnical conclusions and recommendations for design and construction of this facility. Our scope of work on this project consisted of the following:

1. Determine general soil and groundwater conditions pertaining to design and construction of the proposed prefabricated metal building addition.
2. Provide recommendations for design and construction of the project as related to these geotechnical conditions.

The area covered by this report is shown on Plate 1 (Plot Plan). Our investigation included field exploration, laboratory testing, and engineering analysis to determine the physical and mechanical properties of the various on-site materials. Results of our field exploration and testing programs are included in this report and form the basis for all conclusions and recommendations.

The services described above were conducted in accordance with the BEC scope and fee proposal dated May 27, 2020, which was signed by Ms. Felise Canterini of Pro Pony LLC.

Project Description

The project will involve the design and construction of an indoor riding area consisting of an approximately 65-foot-wide by 150-foot-long metal building. The building will be supported by conventional Portland cement concrete (PCC) shallow spread footings (both exterior wall footings and interior columns footings). The indoor riding area will be located in the southern portion of the parcel, within the floodplain of Dry Creek. Structural fill will be needed to raise the building pad. The project also includes the expansion of the horse corral in west-central portion of the site. The corral will be expanded to the northwest and northeast as well as lowered approximately 1 to 2 feet from existing grades. The excavated material from the corral expansion will be used as structural fill for the indoor riding area.

Site Conditions

The proposed project site is located within a triangular parcel of approximately 13.0 acres assigned Assessor's Parcel Number APN 040-670-12 in Washoe County, Nevada. The site is entirely contained in



1345 Capital Boulevard, Suite A
Reno, Nevada 89502-7140

Tel: 775/359-6600 Fax: 775/359-7766
Email: mail@blackeagleconsulting.com

Section 12, Township 18 North, Range 19 East, Mount Diablo Meridian. The parcel is bordered to the north by Holcomb Ranch Lane, to the south and east by Dry Creek, and to the west by a single-family, ranch style home. The site presently hosts a single-family home, horse corrals and stables. Access to the site is obtained by a gate on Holcomb Ranch Lane.

The site is currently used as horse stables and pasture, with a training corral in the west-central portion of the site. The stables sit in the southern corner of the site and consist of a long, rectangular building running north to south. The new indoor riding area will be constructed east of the stables. A garage/storage structure is present in the central portion of the site. The northwestern portion of the site is pasture with fencing for corrals. The corral located in the west-central portion of the site will be expanded and will be the borrow source for structural fill.

Overall site topography slopes to the east, with several terraces separated by moderate to steep slopes. The corrals are located on the western terrace and highest elevations of the site. The stables and storage building are on the lower terrace adjacent to Dry Creek. Overall vertical relief throughout the site is approximately 45 feet, with a high in the northwestern corner and a low in the northeastern corner. Dry Creek runs along the eastern perimeter of the property from southwest to northeast and has about 40 feet of local relief along its eastern bank.

Site Investigation

The site was explored on June 5, 2020, by excavating 4 test pits using a Cat® 420F backhoe. Locations of the test pits are shown on Plate 1. The maximum depth of exploration was 9.5 feet below the existing ground surface. Bulk samples for index testing were collected from the trench wall sides at specific depths in each soil horizon. The test pits were backfilled immediately after exploration. Backfill was loosely placed and the area re-graded to the extent possible with equipment on hand.

A geotechnical engineering technician examined and identified all soils in the field in accordance with American Society for Testing and Materials (ASTM) D 2488. During test pit exploration, representative bulk samples were placed in sealed plastic bags and returned to our Reno, Nevada, laboratory for testing. Additional soil classification was subsequently performed in accordance with ASTM 2487 (Unified Soil Classification System [USCS]) upon completion of laboratory testing, as described in the **Laboratory Testing** section. Logs of the test pits are presented as Plate 2 (Test Pit Logs), and a USCS chart has been included as Plate 3 (USCS Soil Classification Chart).

Laboratory Testing

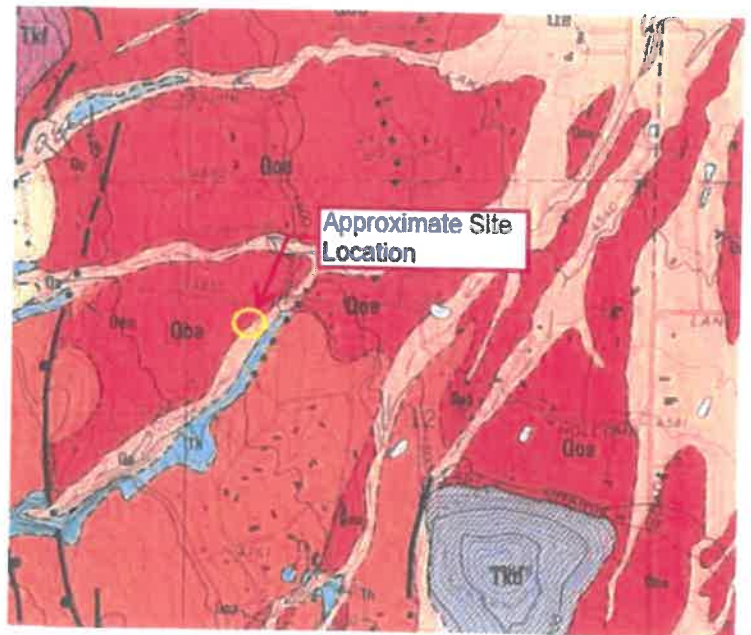
All soils testing performed in the BEC soils laboratory is conducted in accordance with the standards and methodologies described in Volume 4.08 of the ASTM Standards. Representative samples were analyzed to determine their in-situ moisture content (ASTM D 2216), grain size distribution (ASTM D 422), and plasticity index (ASTM D 4318). The results of these tests are shown on Plate 4 (Index Test Results) and were used to classify the soils according to ASTM D 2487 and to verify the field classification.



Soluble sulfate testing was performed on a representative sample of site foundation soils to evaluate the material's potential to corrode buried PCC in contact with the ground. The results of the chemical testing (sulfate testing) are shown on Plate 5 (Chemical Test Results). Chemical testing was performed by Silver State Analytical Laboratories of Reno, Nevada.

Geology and Soil Conditions

The site lies in an area mapped by the Nevada Bureau of Mines and Geology ([NBMG] Bonham and Rogers, 1983) as Quaternary Age *Alluvial Bajada Deposits* (Qa) and *Older Alluvium* (Qoa). The NBMG describes the older alluvium unit as *highly dissected remnants of muddy, sandy small pebble gravel in alluvial deposits transported from Thomas Creek; soil profile 1-2 m (3-6 ft) thick with strongly developed argillic B-horizon; local duripan development*. The alluvial bajada unit is similar but has little or no soil development. The native materials encountered during exploration are consistent with the NBMG geologic map.



Geologic Map

The site soils consist of exclusively granular sand and gravel deposits through the maximum depth of exploration, 9.5 feet beneath the existing ground surface. Some soil profile development is present that contributes to somewhat low concentrations of plastic fines. The overall soils range from clayey sand with gravel to silty gravel with sand soils. The site soils are described as brown to dark brown, slightly moist, loose to dense, and as containing about 5 to 26 percent non-plastic to medium plasticity fines and 14 to 55 percent gravel. Cobbles and boulders up to 2 feet in diameter make up about 5 to 30 percent of the total soil mass.

Groundwater was not encountered during exploration and is expected to lie at a depth well below that which would affect design or construction.

Geologic Hazards

Seismicity and Faults

The site is located within an area with a high potential for strong earthquake shaking. It is generally accepted that a maximum credible earthquake in this area would be in the range of magnitude 7 to 7.5



along the frontal fault system of the eastern Sierra Nevada. The most active segment of this fault system in the Reno area is located at the base of the mountains near Thomas Creek, Whites Creek, and Mt. Rose Highway, some 2 miles southwest of the project site.

The NBMG *MyHazards* web-mapping tool (NBMG, 2020) shows several faults west of the proposed indoor riding area. One fault is 1,500 feet west of the site and another is 2,300 feet west, and both are denoted as splays of the *Mount Rose fault zone* (NBMG, 2020). No faults are mapped as passing through the proposed site. Regardless, because the indoor riding area will not be considered an occupied structure, the project will not be subject to fault setback requirements.

Ground Motion and Liquefaction

The United States Geological Survey seismic design maps that have been incorporated with the American Society of Civil Engineers (ASCE) Online *ASCE 7 Hazard Tool* indicate that there is a 2 percent probability that a *bedrock* ground acceleration of 0.79 g will be exceeded in any 50-year interval (ASCE, 2020). Only localized amplification of ground motion would be expected during an earthquake.

Because the site is underlain by dense granular soils and groundwater is expected to lie relatively deep, liquefaction potential is considered low at this site.

Floodplains

The Federal Emergency Management Agency (FEMA) has identified the site as lying in Zone A with a 100-year base flood elevation of 4,615 to 4,640 feet above mean sea level (FEMA, 2009). The design elevations for the indoor riding area should consider the flood hazard, as necessary.

Other Geologic Hazards

A moderate to high potential for dust generation is present if grading is performed in dry weather. No other geologic hazards were identified.

Discussion and Recommendations

The site is suitable to host the proposed metal building. The site soils are exclusively granular sand and gravel deposits. The native soils will provide adequate support for the improvements when properly prepared in cuts and also as structural fills after exclusion of oversized particles. Some excavation difficulty may be encountered due to the presence of small to large boulders. Neat-line trenching should not be expected due to small to large boulders.

The recommendations provided herein are intended to minimize risks of structural distress related to consolidation or expansion of native soils and/or structural fills. These recommendations, along with proper design and construction of the structure and associated improvements, work together as a system to improve overall performance. If any aspect of this system is ignored or poorly implemented, the performance of the project will suffer. Sufficient quality control should be performed to verify that the recommendations presented in this report are followed.



Structural areas referred to in this report include all areas of the building, concrete slabs, and asphalt pavements as well as pads for any minor structures. The term engineer, as presented below, pertains to the civil or geological engineer that has prepared the geotechnical engineering report for the project or who serves as a qualified geotechnical professional on behalf of the owner.

All compaction requirements presented in this report are relative to ASTM D 1557.

Any evaluation of the site for the presence of surface or subsurface hazardous substances is beyond the scope of this investigation. When suspected hazardous substances are encountered during routine geotechnical investigations, they are noted in the exploration logs and immediately reported to the client. No such substances were revealed during our exploration.

Construction Recommendations:

1. Test pits TP-01 and TP-02 were excavated by a backhoe at the approximate locations near the proposed building footprint shown on Plate 1. The test pits were backfilled to the extent possible with the equipment on hand; however, the backfill was not compacted to the requirements for structural fill. As a result, over-excavation and recompaction of the test pit backfill must be performed in accordance with the specifications of this report. Failure to properly compact backfill will result in excessive settlement of improvements located over test pit backfill.
2. All vegetation should be stripped and grubbed from structural areas and removed from the site. A stripping depth of 12 inches is anticipated in soil areas. Tree roots greater than one-half inch in diameter should be removed to a minimum depth of 12 inches below finished grade. Larger roots should be removed to the maximum depth possible. The resulting excavation should be backfilled to the specifications in Item 9 of this report.
3. It is our understanding there are several buried utilities in the project area. All utilities shall be rerouted around the building footprint, and the abandoned piping shall be completely removed from beneath the proposed building footings. Resulting excavations should be backfilled to the specifications in Item 9 of this report.
4. All areas to receive structural fill or structural loading shall be scarified to a depth of 6 inches, moisture-conditioned to near optimum moisture content, and compacted to a minimum 90 percent relative compaction (ASTM D 1557). Where greater than 30 percent by weight is retained on the $\frac{3}{4}$ inch sieve, standard density testing is not valid and soils will be considered rock fill. Rock fill shall be compacted in footing trenches by a proof rolling of a minimum 5 passes with a 10-ton or greater sheeps-foot roller or 5 passes with handheld equipment. The final surface should be firm and exhibit no signs of deflection.



5. If construction takes place during winter or spring snowmelt runoff, localized site soils will be well over optimum moisture content and difficult to compact to the specified levels. In some situations, moisture-conditioning may be possible by scarifying the top 12 inches of subgrade and allowing it to air-dry to near optimum moisture prior to compaction. Where this procedure is ineffective or where construction schedules preclude delays, mechanical stabilization will be necessary. Mechanical stabilization may be achieved by over-excavation and/or placement of an initial 12- to 18-inch-thick lift of 12-inch-minus, 3-inch-plus, well graded, angular rock fill. Some of the on-site cobbles may be suitable for this purpose. The more angular and well graded the rock is, the more effective it will be. This fill should be densified with large equipment, such as a self-propelled sheeps-foot or large loader, until no further deflection is noted. Additional lifts of rock may be necessary to achieve adequate stability. The use of a geotextile will prevent mud from pumping up between the rocks, thereby increasing rock-to-rock contact and decreasing the required thickness of stabilizing fill. The geotextile should meet or exceed the following minimum properties.

Trapezoid Strength (ASTM D 4533)	80 x 80 lbs.
Puncture Strength (ASTM D 4833)	105 lbs.
Grab Tensile/Elongation (ASTM D 4632)	200 x 200 @ 50 %

As an alternate to rock fill, a geotextile/gravel system may be used for stabilization. Aggregate base (*Standard Specifications for Public Works Construction [SSPWC]*, 2016), Class C or D drain rock (*SSPWC*, 2016), or approved pit-run gravels should be placed above the geotextile. Regardless of which alternate is selected, a test section is recommended to determine the required thickness of stabilization.

6. The presence of cobbles and boulders in the surficial materials may make trenching and excavation difficult in some areas. Any large boulders that protrude into footing excavations should be removed or trimmed. Resulting excavations from large boulders or other obstructions should be backfilled with densified structural fill.
7. Temporary trenches with near-vertical sidewalls should be stable in soils to a depth of approximately 5 feet. Excavations to greater depths in soils will require laying back of sidewalls at a slope no steeper than 2H:1V (horizontal to vertical) to maintain adequate stability. All trenching and excavation should conform to Occupational Safety and Health Administration (OSHA) standards.

8. The maximum particle size in trench backfill should be 4 inches. Bedding and initial backfill 12 inches over the pipe will require import of Class A bedding sand (SSPWC, 2016) and should conform to the requirements of the utility having jurisdiction. Bedding and initial backfill should be densified to at least 90 percent relative compaction. Native soils will provide adequate final backfill and should be placed in maximum 8-inch-thick loose lifts that are compacted to a minimum of 90 percent relative compaction in all structural areas.
9. All structural fill shall be moisture conditioned to near optimum moisture content, spread in maximum 8-inch-thick loose lifts, and densified to 90 percent relative compaction. Native soils within the building pad and corral expansion areas are suitable for use as structural fill provided particles greater than 6 inches are removed. Imported structural fill is not anticipated for this project. If imported structural fill is necessary, we recommend it satisfy the specifications of Table 2 (Guideline Specification for Imported Structural Fill).

TABLE 2 - GUIDELINE SPECIFICATION FOR IMPORTED STRUCTURAL FILL

Sieve Size	Percent by Weight Passing	
6 Inch	100	
3/4 Inch	70 – 100	
No. 40	15 – 70	
No. 200	5 – 30	
Percent Passing No. 200 Sieve	Maximum Liquid Limit	Maximum Plastic Index
5 – 10	50	20
11 – 20	40	15
21 – 30	35	10

These recommendations are intended as guidelines to specify readily available, prequalified material. Adjustments to the recommended limits can be provided to allow the use of other granular, non-expansive material in specific areas, but any such adjustments must be made and approved by the geotechnical engineer, in writing, prior to importing fill to the site.

10. All footings of the structure should be placed a minimum 2 feet below adjacent finished grade for frost protection.



11. If footing excavations are open for extended periods of time and disturbed soils are encountered at the foundation subgrade at the time of concrete placement, these soils should be recompacted or removed to expose undisturbed soils and the resulting over-excavation backfilled with compacted structural fill. The base of all excavations should be dry and free of loose soils at the time of concrete placement.
12. No major cut or fill slopes are planned for this project. Temporary (during construction) and permanent (after construction) erosion control of disturbed areas will be required in accordance with local standards. Dust potential at this site will be moderate to high during dry periods. The project specifications should include an indemnification by the contractor of the owner and engineer for any dust generation during the construction period. The owner will be responsible for mitigation of dust after his acceptance of the project.
13. Stem wall backfill should be thoroughly compacted to decrease permeability and reduce the potential for irrigation and stormwater to saturate foundation soils.
14. Adequate surface drainage should be provided away from the structure.
15. A surface swale should be installed along the upper shoulder of any cut slope and graded to drain around and away from the slope face.
16. Soluble sulfate content has been determined for representative samples of the site foundation soils, and the results of the testing indicate that concrete in contact with the site foundation soils should experience negligible degradation due to reaction with soil sulfate. Therefore, Type II cement should be used for all concrete work.
17. All placement and curing of concrete should be performed in accordance with procedures outlined by the American Concrete Institute (2011). Concrete should not be placed on frozen in-place soils.

Geotechnical Design Criteria

1. The 2018 *International Building Code* ([IBC] International Code Council, 2018), adopted by Washoe County, requires a detailed soils evaluation to a depth of 100 feet to develop appropriate soils criteria. Based on our experience with the subsurface soil conditions and geology at the Holcomb Ranch Lane site as well as our previous deep borings and geophysical surveys in the general area of the project site lying on the same or similar geological deposits, a Site Class D is appropriate. The Site Class D soil profile is for stiff soils with a shear velocity between 600 and 1,200 feet per second, or with an N (Standard Penetration Test) value between 15 and 50, or an undrained shear strength between 1,000 and 2,000 pounds per square foot (psf).



The 2018 *IBC* seismic design loads are based on the ASCE 7-16 Standards titled *Minimum Design Loads and Associated Criteria for Buildings and Other Structures* (ASCE, 2017). The recommended seismic design criteria using the 2018 *IBC* are presented in Table 3 (Seismic Design Criteria Using 2018 *International Building Code*). It is noted that for Site Class D and the site location, the determination of site coefficient (F_v) as well as site-adjusted and design spectral response values at long periods (S_{M1} and S_{D1} , respectively) follows an exception provided under Section 11.4.8 of ASCE 7-16 for Site Class D to alleviate detailed, site-specific ground motion hazard analyses for the project. The assumption related to this exception is shown in the footnote, and additional discussion is provided below Table 3.

TABLE 3 - SEISMIC DESIGN CRITERIA USING 2018 <i>INTERNATIONAL BUILDING CODE</i> (ASCE, 2020)	
Approximate Latitude	39.4437
Approximate Longitude	-119.8054
Spectral Response at Short Periods, S_s , percent of gravity	196.7
Spectral Response at 1-Second Period, S_1 , percent of gravity	69.9
Site Class	D
Risk Category (to be verified by the structural engineer)	II
Site Coefficient F_a , decimal	1.0
Site Coefficient F_v , decimal	1.7*
Site Adjusted Spectral Response at Short Periods, S_{MS} , percent of gravity	196.7
Site Adjusted Spectral Response at Long Periods, S_{M1} , percent of gravity	113.7*
Design Spectral Response at Short Periods, S_{DS} , percent of gravity	131.1
Design Spectral Response at Long Periods, S_{D1} , percent of gravity	75.8*
Seismic Design Category	D
*These values assume the use of seismic response coefficient (C_s) to calculate seismic base shear is determined by the structural engineer in accordance with Section 11.4.8 (Exception Note 2 for Site Class D) and Section 12.8.1 of ASCE 7-16 (ASCE, 2017).	

As noted earlier and in Table 3, the determination of site coefficient (F_v) as well as site-adjusted and design spectral response values at long periods (S_{M1} and S_{D1} , respectively) assumes the seismic response coefficient (C_s) for the structure/structural elements will be calculated by a structural engineer in accordance with Exception Note 2 of Section 11.4.8 of ASCE 7-16 for Site Class D and then following Section 12.8.1 of ASCE 7-16 (ASCE, 2017). The equation to calculate C_s shall be selected based on the fundamental period of the structure (T) in seconds. It is emphasized that this assumption requires the seismic response coefficient calculated from Section 12.8.1 of ASCE 7-16 be increased by 50 percent when the fundamental period of the structure is greater than



1.5 times the short period for the site (T_s). The short period, T_s , for the site is equal to S_{D1}/S_{Ds} , or 0.578 seconds based on the parameters provided in Table 3. The fundamental period of the proposed single-story building will be significantly lower than the above-discussed criteria needing a 50 percent increase in seismic response coefficient and associated seismic loads.

2. Individual column footings and continuous wall footings underlain by properly prepared native granular soils or compacted structural fill can be designed for a net maximum allowable bearing pressure of 2,500 psf. This bearing value may be increased by one-third for total loads. With this allowable bearing pressure, total foundation movements of $\frac{3}{4}$ of an inch or less should be anticipated. Differential movements between footings with similar loads, dimensions, and base elevations should not exceed $\frac{1}{2}$ inch. The majority of the anticipated movement will occur during the construction period as the loads are applied.
3. Lateral loads, such as wind or seismic, may be resisted by passive soil pressure and friction on the bottom of the footing. The recommended coefficient of base friction is 0.45 and has been reduced by a factor of 1.5 on the ultimate soil strength. Design values for active and passive equivalent fluid pressures are 35 and 400 psf per foot of depth, respectively. These design values are based on spread footings bearing on properly prepared native granular soils, bedrock or structural/rock fill and backfilled with structural fill.

Closing

1. All plans and specifications should be reviewed for conformance with this geotechnical report by the geotechnical engineer prior to submitting to the building department for review.
2. The recommendations presented in this report are based on the assumption that sufficient field testing and construction review will be provided during all phases of construction. We should review the final plans and specifications for conformance with the intent of our recommendations. Prior to construction, a pre-job conference should be scheduled to include, but not be limited to, the owner, design engineer, general contractor, building official, and geotechnical engineer. The conference will allow parties to review the project plans, specifications, and recommendations presented in this report and discuss applicable material quality and mix design requirements. All quality control reports should be submitted to and reviewed by the geotechnical engineer.
3. During construction, we should have the opportunity to provide sufficient on-site observation of site preparation and grading, foundation excavation, fill placement, and



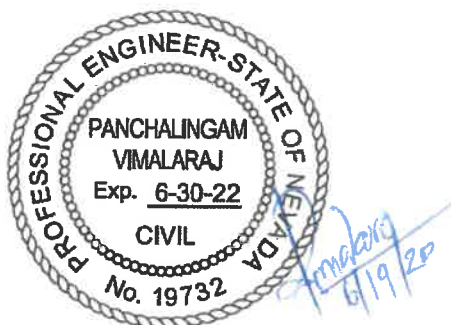
foundation and drainage installation. These observations would allow us to verify that the geotechnical conditions are as anticipated and that the contractor's work is in conformance with the approved plans and specifications.

4. This report has been prepared with generally accepted geotechnical practices. The analyses and recommendations submitted are based upon field exploration performed at the locations described in this report. This report does not reflect soils or groundwater variations that may become evident during the construction period, at which time re-evaluation of the recommendations may be necessary.
5. This report has been prepared to provide information allowing the architect and/or engineer to design the project. The owner is responsible for distribution of the report to all designers and contractors whose work is affected by geotechnical aspects. In the event of changes in the design, location, or ownership of the project from the time of this report, recommendations should be reviewed and possibly modified by the geotechnical engineer. If the geotechnical engineer is not granted the privilege of making this recommended review, he can assume no responsibility for misinterpretation or misapplication of his recommendations or their validity in the event changes have been made in the original design concept without his prior review. 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 being of service to you on this project. If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

Black Eagle Consulting, Inc.



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

Jonathan Payne, P.G.
Project Geologist

KC:JP:PV:cjr

Enclosures: Plate 1 - Plot Plan
Plate 2 - Test Pit Logs
Plate 3 - USCS Soil Classification Chart
Plate 4 - Index Test Results
Plate 5 - Chemical Test Results

Copies to: Addressee (3 copies and PDF via email)

References

- American Concrete Institute, 2011, *ACI Manual of Concrete Practice: Parts 1 through 5*.
- American Society of Civil Engineers (ASCE), 2017, *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*, ASCE Standard ASCE/SEI 7-16.
- ASCE, 2020, *ASCE 7 Hazard Tool* at <https://asce7hazardtool.online/ASCE/SEI 7-16> seismic load values, accessed June 2020.
- American Society for Testing and Materials (ASTM), 2018, *Soil and Rock (I and II)*, Volumes 4.08 and 4.09.
- Bonham, H. F. and D. K. Rogers, 1983, *Geologic Map, Mt. Rose NE Quadrangle*: Nevada Bureau of Mines and Geology, Map 4Bg.
- Federal Emergency Management Agency (FEMA), 2009 (March 16, 2009), Flood Insurance Rate Map 32031C3233G, Washoe County, Nevada.
- International Code Council, 2018, *International Building Code (IBC)*.
- Nevada Bureau of Mines and Geology (NBMG), 2020, *MyHazards* web-mapping tool, located at <https://gisweb.unr.edu/MyHAZARDS/>, accessed June 2020.
- Standard Specifications for Public Works Construction (SSPWC)*, 2016 (Washoe County, Sparks-Reno, Carson City, Yerington, Nevada).



PLATES



LEGEND

 TP-01 Approximate Test Pit Location



Pro Pony LLC
PLOT PLAN
 Indoor Riding Area at 3400 Holcomb Ranch Ln
 Reno, Nevada

Black Eagle Consulting, Inc.
 Project No. 2410-01-1

TEST PIT LOG

TEST PIT NO.: TP-01




DATE: 6/5/2020

EXCAVATOR TYPE: Cat 420F2 Backhoe

DEPTH TO GROUND WATER (ft): NE

LOGGED BY: KC

GROUND ELEVATION (ft): NA

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
A	GRAB					GM		<p>Silty Gravel with Sand Dark brown, slightly moist, medium dense, with an estimated 20% non-plastic fines, 25% fine to coarse sand, and 55% subangular to subrounded gravel up to 3 inches in diameter.</p> <p>Cobbles and boulders up to 2 feet in diameter make up about 30% of the total soil mass (tsm).</p>
B	GRAB					SW		<p>Well-Graded Sand with Gravel Dark brown, moist, medium dense, with an estimated 5% non-plastic fines, 55% fine to coarse sand, and 40% subangular to subrounded gravel up to 3 inches in diameter.</p> <p>Cobbles and boulders up to 2 feet in diameter make up about 15% of the tsm.</p>
C	GRAB				5	GM		<p>Silty Gravel with Sand Dark brown, moist, medium dense, with an estimated 15% non-plastic to low plasticity fines, 25% fine to coarse sand, and 60% subangular to subrounded gravel up to 3 inches in diameter.</p> <p>Cobbles and boulders up to 2 feet in diameter make up about 30% of the tsm.</p>
					10			

TEST PIT 2410011.GPJ BLACK EAGLE.GDT 6/18/20



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Pro Pony LLC
 Indoor Riding Area
 at 3400 Holcomb Ranch Lane
 Washoe County, Nevada

PROJECT NO.:
 2410-01-1
 PLATE:
 2
 SHEET 1 OF 1

TEST PIT LOG

TEST PIT NO.: TP-02


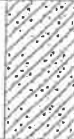

DATE: 6/5/2020

EXCAVATOR TYPE: Cat 420F2 Backhoe

DEPTH TO GROUND WATER (ft): NE

LOGGED BY: KC

GROUND ELEVATION (ft): NA

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
A	GRAB					SM		Silty Sand with Gravel Brown, slightly moist, loose, with 15% non-plastic fines, 70% fine to coarse sand, and 15% subangular to subrounded gravel up to 2 inches in diameter.
B	GRAB		15.5	18		SC		Clayey Sand Dark brown, moist, medium dense, with 26% medium plasticity fines, 60% fine to coarse sand, and 14% subangular to subrounded gravel up to 1 inch in diameter.
C	GRAB					GM		Silty Gravel with Sand Dark brown, moist, medium dense, with an estimated 20% non-plastic fines, 25% fine to coarse sand, and 55% subangular to subrounded gravel up to 3 inches in diameter.
					5			Cobbles and boulders up to 2 feet in diameter make up about 30% of the tsm.
					10			

TEST_PIT_2410011.GPJ BLACKEAGLE.GDT 6/18/20



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Pro Pony LLC
 Indoor Riding Area
 at 3400 Holcomb Ranch Lane
 Washoe County, Nevada

PROJECT NO.:
 2410-01-1
 PLATE:
 2
 SHEET 1 OF 1

TEST PIT LOG

TEST PIT NO.: TP-03






DATE: 6/5/2020

EXCAVATOR TYPE: Cat 420F2 Backhoe

DEPTH TO GROUND WATER (ft): NE

LOGGED BY: KC

GROUND ELEVATION (ft): NA

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
A	GRAB					SM		Silty Sand with Gravel Brown, slightly moist, medium dense, with an estimated 25% low plasticity fines, 60% fine to coarse sand, and 15% subangular to subrounded gravel up to 3 inches in diameter.
B	GRAB		15.6	NP		SM		Silty Sand Dark brown, moist, medium dense, with 23% non-plastic fines, 62% fine to coarse sand, and 15% subangular to subrounded gravel up to 3 inches in diameter. Cobbles up to 1 foot in diameter make up about 10% of the tsm.
					5	GM		Silty Gravel with Sand Dark brown, moist, medium dense, with an estimated 15% non-plastic to low plasticity fines, 40% fine to coarse sand, and 45% subangular to subrounded gravel up to 3 inches in diameter. Cobbles up to 1 foot in diameter make up about 30% of the tsm.
C	GRAB					SM		Silty Sand with Gravel Brown, slightly moist, dense, with an estimated 25% non-plastic fines, 60% fine to coarse sand, and 15% subangular to subrounded gravel up to 3 inches in diameter. Cobbles up to 6 inches make up about 5% of the tsm.
D	GRAB					SM		
					10			

TEST PIT 241001.GPJ BLACKEAGLE.GDT 6/18/20



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Pro Pony LLC
Indoor Riding Area
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Washoe County, Nevada

PROJECT NO.:	2410-01-1
PLATE:	2
SHEET	1 OF 1

TEST PIT LOG

TEST PIT NO.: TP-04


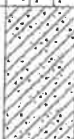
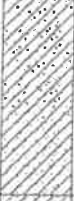
DATE: 6/5/2020

EXCAVATOR TYPE: Cat 420F2 Backhoe

DEPTH TO GROUND WATER (ft): NE

LOGGED BY: KC

GROUND ELEVATION (ft): NA

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
A	GRAB					SM		Silty Sand with Gravel Brown, slightly moist, medium dense, with an estimated 25% low plasticity fines, 60% fine to coarse sand, and 15% subangular to subrounded gravel up to 3 inches in diameter.
B	GRAB					SC		Clayey Sand with Gravel Dark brown, moist, medium dense, with an estimated 30% medium plasticity fines, 45% fine to coarse sand, and 25% subangular to subrounded gravel up to 3 inches in diameter. Cobbles and boulders up to 2 feet in diameter make up about 15% of the tsm.
C	GRAB				5	SC		Clayey Sand with Gravel Brown to black, moist, medium dense, with an estimated 25% low to medium plasticity fines, 50% fine to coarse sand, and 25% subangular to subrounded gravel up to 3 inches in diameter. Cobbles up to 1 foot in diameter make up about 10% of the tsm.
D	GRAB							
					7.5			Digging refusal at 7.5 feet below ground surface (bgs).

TEST PIT 2410011 GPJ BLACKEAGLE.GDT 6/18/20



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Pro Pony LLC
Indoor Riding Area
at 3400 Holcomb Ranch Lane
Washoe County, Nevada

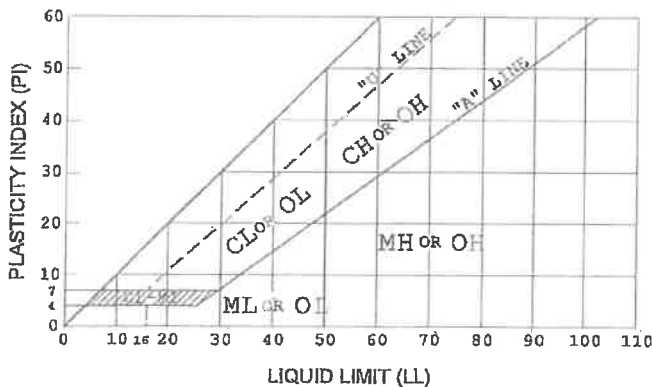
PROJECT NO: 2410-01-1
PLATE: 2
SHEET 1 OF 1

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS <small>MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE</small>	CLEAN GRAVELS <small>(LITTLE OR NO FINES)</small>		GW	WELL-GRADED GRAVEL, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
	SAND AND SANDY SOILS <small>MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE</small>	CLEAN SANDS <small>(LITTLE OR NO FINES)</small>		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SM	SILTY SANDS, SAND-SILT MIXTURES
FINE GRAINED SOILS <small>MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE</small>	SILTS AND CLAYS <small>LIQUID LIMIT LESS THAN 50</small>	CLEAN SANDS <small>(LITTLE OR NO FINES)</small>		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
		CLAYEY SILTS <small>(APPRECIABLE AMOUNT OF FINES)</small>		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		ORGANIC SILTS <small>(APPRECIABLE AMOUNT OF FINES)</small>		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS <small>LIQUID LIMIT GREATER THAN 50</small>	INORGANIC SILTS <small>(APPRECIABLE AMOUNT OF FINES)</small>		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
		CLAYEY SILTS <small>(APPRECIABLE AMOUNT OF FINES)</small>		CH	INORGANIC CLAYS OF HIGH PLASTICITY
		ORGANIC CLAYS <small>(APPRECIABLE AMOUNT OF FINES)</small>		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS
FILL MATERIAL				--	FILL MATERIAL, NON-NATIVE

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS.

PLASTICITY CHART



FOR CLASSIFICATION OF FINE-GRAINED SOILS AND FINE-GRAINED FRACTION OF COARSE-GRAINED SOILS

EXPLORATION SAMPLE TERMINOLOGY

Sample Type	Sample Symbol	Sample Code
Auger Cuttings		Auger
Bulk (Grab) Sample		Grab
Modified California Sampler		MC
Shelby Tube		SH or ST
Standard Penetration Test		SPT
Split Spoon		SS
No Sample		

GRAIN SIZE TERMINOLOGY

Component of Sample	Size Range
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75mm)
Sand	# 4 to #200 sieve (4.75mm to 0.074mm)
Silt or Clay	Passing #200 sieve (0.074mm)

RELATIVE DENSITY OF GRANULAR SOILS

N - Blows/ft	Relative Density
0 - 4	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
greater than 50	Very Dense

CONSISTENCY OF COHESIVE SOILS

Unconfined Compressive Strength, psf	N - Blows/ft	Consistency
less than 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,000 - 2,000	5 - 8	Firm
2,000 - 4,000	9 - 15	Stiff
4,000 - 8,000	16 - 30	Very Stiff
8,000 - 16,000	31 - 60	Hard
greater than 16,000	greater than 60	Very Hard

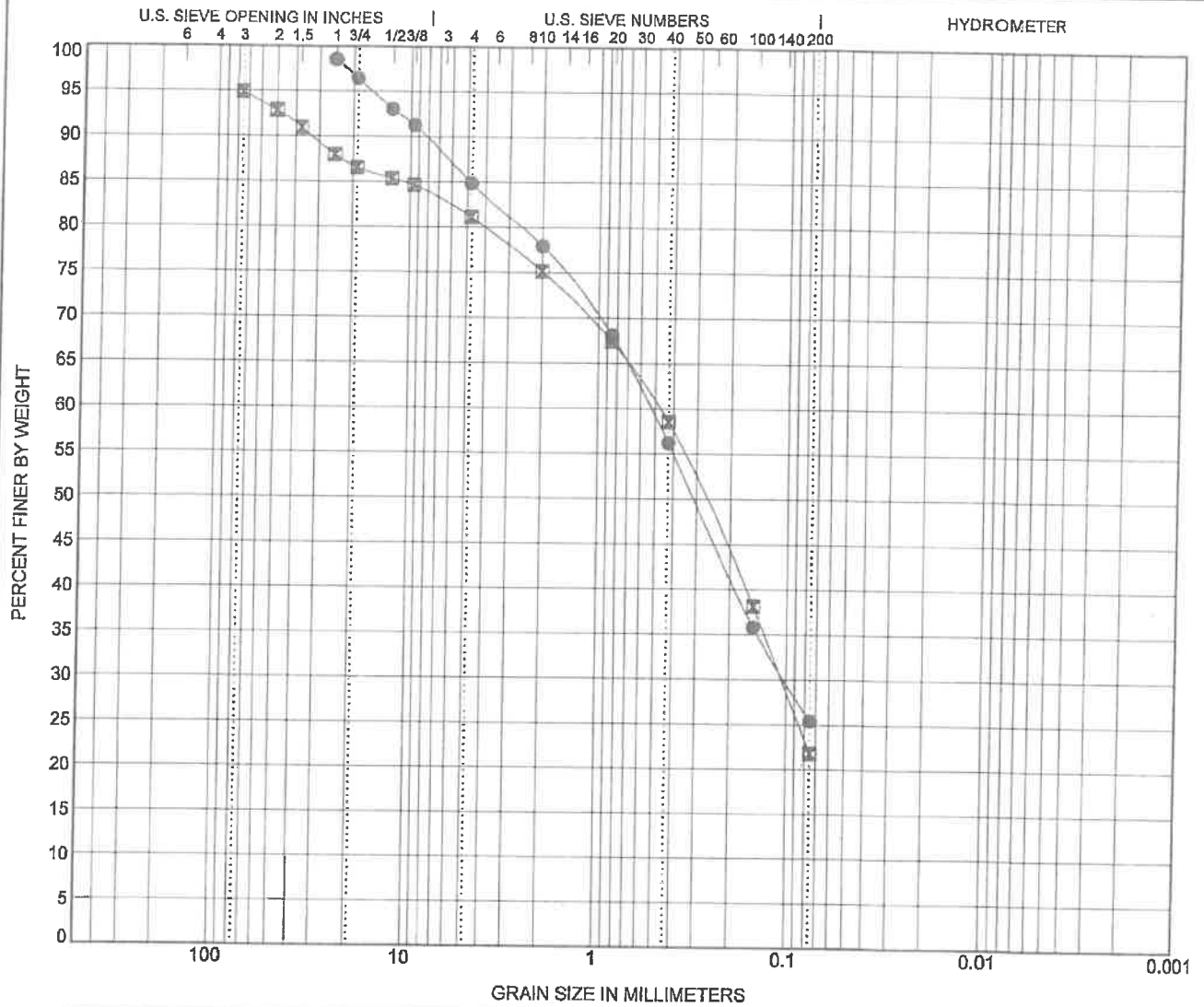
USCS CHART 1826041.GPJ US LAB.GDT 7-2-2019



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USCS Soil Classification Chart

Project: Indoor Riding Arena at 3400 Holcomb Ranch Lane
Location: Washoe County, Nevada
Project Number: 2410-01-1 Plate: 3



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
● TP-02	1.0	CLAYEY SAND with GRAVEL(SC)	34	16	18		
☒ TP-03	2.0	SILTY SAND(SM)	NP	NP	NP		

BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● TP-02	1.0	25	0.529	0.102		13.7	59.4	25.4	
☒ TP-03	2.0	75	0.474	0.106		13.8	59.3	21.8	

GRAIN SIZE 241001.GPJ GINT STD US LAB.GDT 6/19/20

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GRAIN SIZE DISTRIBUTION

Project: Indoor Riding Area at 3400 Holcomb Ranch Lane
 Location: Washoe County, Nevada
 Project Number: 2410-01-1
 PLATE: 4a



SilverState
Analytical Laboratories
 Sierra Environmental Monitoring

Silver State Labs-Reno
 1135 Financial Blvd
 Reno, NV 89502
 (775) 857-2400 FAX: (888) 398-7002
 www.ssalabs.com

Analytical Report

Workorder#: 20060443
 Date Reported: 6/15/2020

Client: Black Eagle Consulting, Inc
Project Name: 2410-01-1 / 2410-01-1 TP-02B 1'-2'
PO #:

Sampled By: KC

Laboratory Accreditation Number: NV015/CA2990

Laboratory ID	Client Sample ID	Date/Time Sampled	Date Received
20060443-01	2410-01-1 TP-02B 1'-2'	06/05/2020 8:30	6/8/2020

Parameter	Method	Result	Units	PQL	Analyst	Date/Time Analyzed	Data Flag
Sulfate	EPA 9056	15	mg/Kg	2	MA	06/09/2020 23:29	S

Right-of-Way Occupancy & Legal Description

Exhibit A

All that certain real property situate in the W ½ of Section 12, T18N, R19E, M.D.M., County of Washoe, State of Nevada, and being more particularly described (using bearings based on the grid of the Nevada State Plane Coordinate System) as follows:

Commencing at the Southwest corner of said Section 12; thence, N 00°34'45" E, 4002.82 feet along the West line of said Section 12 to the intersection of said West line with the South line of Holcomb Lane; thence S 81°39'56" E, 50.46 feet along said South line to the POINT OF BEGINNING; thence the following nine (9) courses;

S 00°34'45" W, 64.40 feet;

S 33°53'15" E, 1086.25 feet to the Northwesterly boundary of Fairview Farms Subdivision as filed on February 10, 1947

N 31°05'45" E, 375.25 feet along said Northwesterly boundary,

N 36°43'45" E, 600.00 feet along said Northwesterly boundary,

N 52°03'45" E, 187.38 feet along said Northwesterly boundary to the South line of Holcomb Lane,

Along said South line through a non-tangent curve to the left having a tangent bearing of N 89°23'21" W a central angle of 07°30'06", a radius of 980.00 feet and an arc length of 128.31 feet,

S 83°06'34" W, 303.53 feet along said South line,

Along said South line through a tangent curve to the right having a central angle of 15°13'30", a radius of 1020.00 feet and an arc length of 271 feet,

N 81°39'56" W, 612.30 feet along said South Line, to the Point of Beginning.

Reference is also hereby made to Parcel B of Record of Survey Map No. 3951, recorded Jun 29, 2001, as Document No. 2569521, Official Records.

The above legal description was taken from prior Document No. 2569461.

SPACE BELOW FOR RECORDER



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

KRISTINA L. SWALLOW, P.E., *Director*

District II
310 Galletti Way
Sparks, NV 89431
November 17, 2020

Pro Pony, LLC
Attn: Felise Canterini
3400 Holcomb Ranch Lane
Reno, NV 89511

Re: Permit No. 212426-20 (SR 671 WA 2.04 – 2.03) – Permit Release

Dear Permittee:

The Nevada Department of Transportation has issued your permit to install a new modified Type 2A approach on SR 671 in Washoe County. The additional terms and conditions are listed on pages one through twelve of the attached permit. It is the Permittee's responsibility to obtain any additional permits and/or approval from the other governmental agencies as may be required by Federal law, State law, or local ordinances.

- Permittee is required to comply with the terms and conditions listed in the *Terms and Conditions Relating to Right-of-Way Occupancy Permits* booklet, as well as the additional terms and conditions stated in the permit. A copy of the booklet can be found on www.nevadadot.com. A hard copy can be provided upon request.
- A copy of the permit is required to be posted at the job site. Work will be suspended if the permit is not at the job site as required.
- Please ensure temporary pollution control and erosion control work conforms to the requirements of NDOT's *Construction Site Best Management Practices* manual. The Permittee shall fully comply with the manual, and Federal, State, and local regulations governing storm and non-storm water discharges from both the project site and areas of disturbance outside the project limits during construction. For information regarding this manual can be found on www.nevadadot.com.
- Please ensure your contractor contacts the District Permit Office to notify the District Inspector of any work in the NDOT right-of-way.
- For emergencies during non-business hours, notify the NDOT District Utilities 24/7 Hotline at (775) 834-8488.

- All work authorized by this permit shall be completed within one year from the date of issuance.

- All formal requests shall be processed through the District Permit Office. This includes, but not limited to, modifying work hours, working on holidays, construction time extensions and amendments. A formal request letter shall be submitted to the District Permit Office and addressed to the District Engineer for consideration. NDOT will not be responsible for any administration delay as a result of the PERMITTEE or a representative of the PERMITTEE not submitting the formal request to the District Permit Office for processing.

If you have any questions or need additional information, contact the District Permit Office at (775) 834-8330 or Dist2Permits@dot.nv.gov.

Sincerely,

DocuSigned by:
Paula Diem

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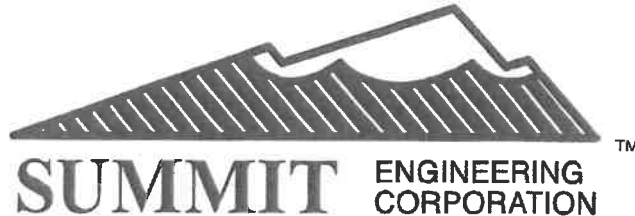
Paula J. Diem

NDOT District II Permit Coordinator

PJD/kdk

Attachment – Permit

cc: Anthony Newton – Summit Engineering Corporation
NDOT HQ Permit Coordinator
District Inspector
District File



November 12, 2021

NDOT District II
Attn. Mike Fuess, P.E., District Engineer
310 Galletti Way
Sparks, Nevada 89431

RE: Permit No. 212426-20 (SR 671 WA 2.04 - 2.03)

Dear Mr. Fuess:

On behalf of the owner, Pro Pony LLC., Landess Witmer, Trustee, Summit Engineering Corporation is requesting a twelve month extension of the referenced permit, Permit No. 212426-20 for SR 671, Holcomb Ranch Lane) between milepost WA 2.04 - 2.03.

This permit was to bring a non-permitted driveway into conformance and improve the driveway to NDOT standards in association with on-site development that does not impact the State right-of-way. The project has been delayed when it was realized that Washoe County is requesting a Special Use Permit for the on-site development. The on-site development is a new indoor equestrian riding arena for an existing stable facility. The stable facility was grandfathered; however, with the new structure, the County is likewise requesting compliance and conformance for the facility. The SUP is in final preparation and will be heard by the County in February. Construction should commence shortly thereafter. We anticipate the driveway work to occur in the time frame of May - July, subject to the civil contractor's schedule at that time.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to call at (775) 787-4364.

Sincerely
SUMMIT ENGINEERING CORPORATION

Clinton G. Thiesse, P.E.
Executive Vice President

CGT:jar