

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: CLAVELL-HEAD EQUESTRIAN CENTER			
Project Description: EXISTING COMMERCIAL STABLES AND EQUESTRIAN CENTER OFFERING HORSE BOARDING, TRAINING OF HORSES, RIDING LESSONS, TRAIL RIDES AND EQUESTRIAN EVENTS			
Project Address: 2600 RHODES ROAD (AKA 1280 WILLOMONTE RD)			
Project Area (acres or square feet): 16.52 ACRES			
Project Location (with point of reference to major cross streets AND area locator): CORNER OF RHODES ROAD AND WILLOMONTE RD, SOUTH VALLEYS PLANNING AREA			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
05057107	16.52		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). AP 0006-004			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: HOLLY CLAVELL-HEAD LAND TRUST		Name:	
Address: 774 MAYS BLVD #10 PMB 399		Address:	
INCLINE VILLAGE NV Zip: 89451		Zip:	
Phone: 775 771 5974 Fax: 7758312666		Phone: Fax:	
Email: hchead@yahoo.com		Email:	
Cell: 771 775 5974 Other:		Cell: Other:	
Contact Person: HOLLY CLAVELL-HEAD		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: HOLLY CLAVELL-HEAD		Name:	
Address: 774 MAYS BLVD #10 PMB 399		Address:	
INCLINE VILLAGE NV Zip: 89451		Zip:	
Phone: 775 771 5974 Fax: 7758312666		Phone: Fax:	
Email: hchead@yahoo.com		Email:	
Cell: 775 771 5974 Other:		Cell: Other:	
Contact Person: HOLLY CLAVELL-HEAD		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: HOLLY CLAVELL-HEAD LAND TRUST

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Holly Clavell-Head
(please print name)

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

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

Assessor Parcel Number(s): 05057107

Printed Name Holly Clavell-Head

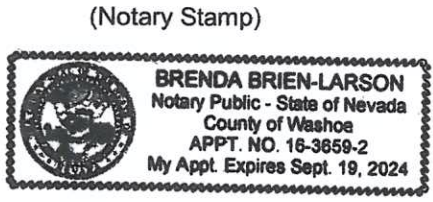
Signed [Signature]

Address 774 Mays Blvd #10 PMB 390
Incline Village NV 89451

Subscribed and sworn to before me this 7th day of February, 2022.

Brenda Brien-Larson
Notary Public in and for said county and state

My commission expires: Sept 19, 2024



*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

**Administrative Permit Application
Supplemental Information**

(All required information may be separately attached)

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

ADMINISTRATIVE PERMIT FOR COMMERCIAL STABLES

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

WASHOE COUNTY CODE 110.304.25 (c) (1)

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

INDOOR RIDING ARENA AND STALLS, OUTDOOR AND DRESSAGE ARENAS, 3-4 HORSE STALL
1-20 HORSE POOL BARN, 2 GARAGES, HORSE WASH RACK, TWO HOUSES

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?

NONE

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

N/A

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?

PROPERTY HAS BEEN A RANCH USED FOR HORSE BOARDING AND TRAINING. LEVEL AREAS FOR ARENAS

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

THE WELL MAINTAINED AND PARK LIKE SETTING WILL ENHANCE THE COMMUNITY

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

FLY, DUST AND MANUARE CONTROLS ALREADY ON THE PREMISES.

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

NONE KNOWN

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

THIRTY PLUS PARKING SPACES ON SITE, LARGE ENOUGH FOR HORSE TRAILERS AND TURNAROUND IS AVAILABLE

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

NUMEROUS TREES AND LAWNS, OVER 20% OF PROPERTY, SEE ATTACHED PLAN

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.)

OUTDOOR FLOOD LIGHTS ON BUILDING, SIGN AT ENTRANCE OF PROPERTY NOT TO EXCEED 16 SQ FT.

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.)

Yes No

14. Utilities:

a. Sewer Service	SEPTIC SYSTEM
b. Water Service	WELL

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

c. Permit #	66450 AND 66451	acre-feet per year	3.32 AND 1.57
d. Certificate #	17800 AND 17801	acre-feet per year	3.32 AND 1.57
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

HOLLY CLAVELL-HEAD LAND TRUST



Washoe County
Department of
Community
Development

1001 East Ninth Street
Building A
Post Office Box 11130
Reno, NV 89520-0027
Telephone 775-328-6100
Facsimile 775-328-6133

WASHOE COUNTY
ADMINISTRATIVE PERMIT ACTION ORDER

To: Holly Clavell-Head, Clavell-Head Equestrian Center
From: Washoe County Department of Community Development
Re: Administrative Permit Case No. AP0006-004 for Clavell-Head Equestrian Center
Date: July 13, 2000

REQUEST

This Administrative Permit has been requested to allow the operation of a commercial stables and equestrian center offering horse boarding, training of horses, riding lessons, trail rides, and equestrian events [Washoe County Code 110.304.25(c)(1)]. **The maximum number of horses boarded on the property, including those of the property owner and employees will be limited to 75. No more than six (6) equestrian events with more than 100 participants and spectators will be allowed per year.** The Administrative Permit is required for the expansion of the equestrian uses currently recognized by Washoe County. The applicant plans to construct an indoor arena of $\pm 33,000$ square feet with stalls for 25 horses, a pole barn of $\pm 7,200$ square feet with stalls for 20 horses, and a horse wash area. The ± 31.62 -acre parcel, formerly the home parcel of the Willomonte Ranch, is located at the southeast corner of the intersection of Willomonte Road and Rhodes Road, approximately two and one-half miles southeast of US 395 South. The property is alternately addressed as **1280 Willomonte Road** or **1280 Rhodes Road**. The property is zoned High Density Rural (HDR) and General Rural (GR) in the South Valleys Area Plan, is in Washoe County Commission District No. 2, and is located within Section 3, T17N, R20E, MDM, Washoe County, Nevada. (APN: 050-520-33)

ACTION/FINDINGS

Based on staff analysis, information submitted, and the site inspection, and in accordance with Article 808 of the Washoe County Development Code, the Zoning Administrator conditionally approves Administrative Permit Case No. AP0006-004, having made the following findings:

1. That, as conditioned, the Administrative Permit does not conflict with the policies of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
2. That the conditions of approval will prevent violation of any policies, action programs, or standards of the Washoe County Comprehensive Plan or the South Valleys Area Plan;

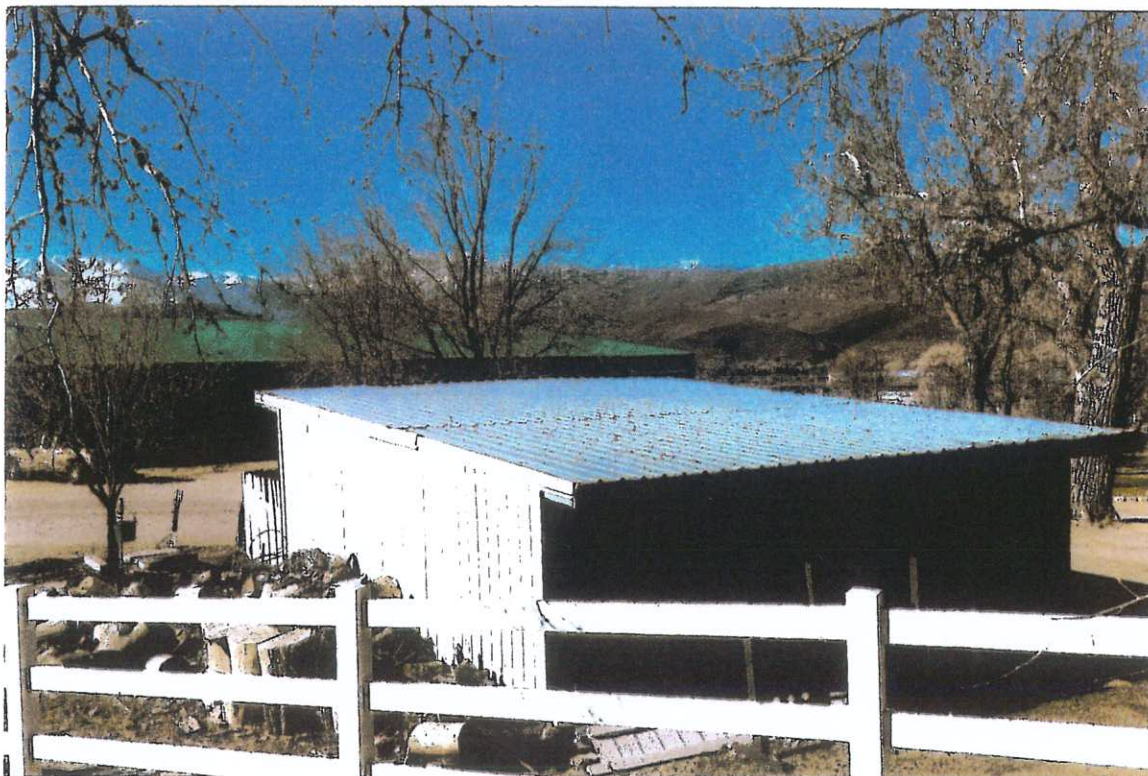
Robert W. Sellman
Director

W. Dean Diederich, AICP
Planning Manager



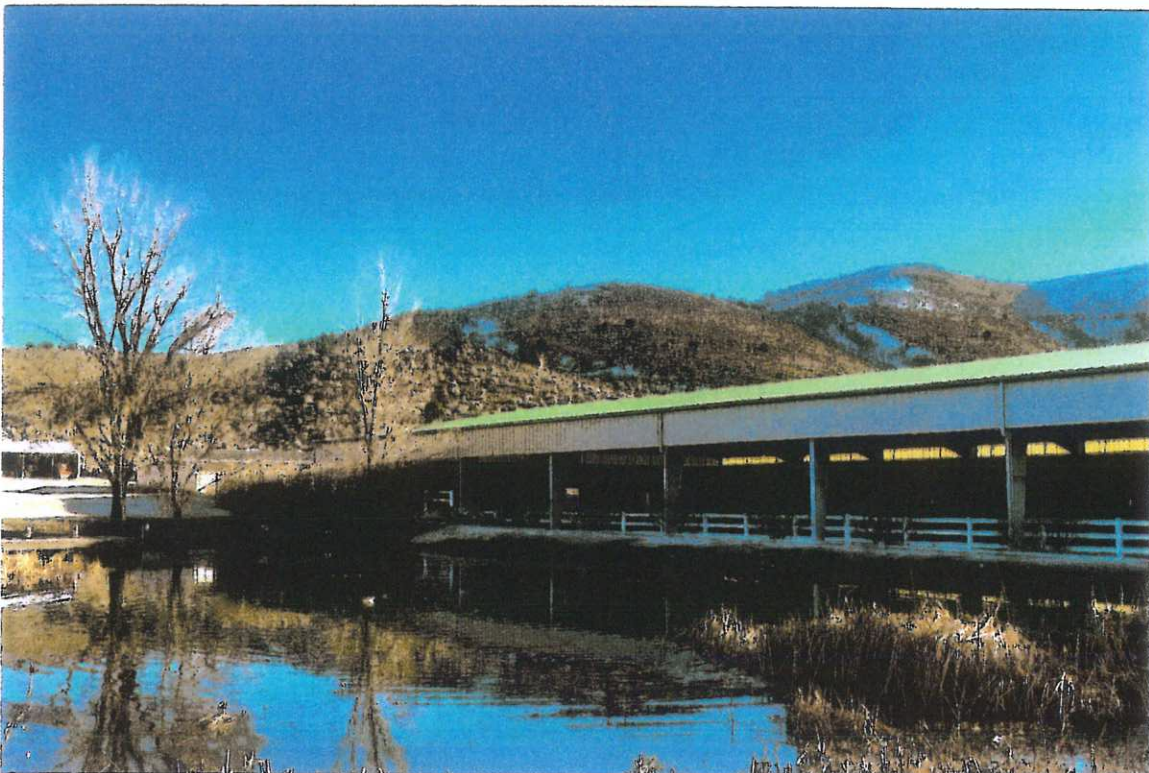
STORAGE

Dimensions are 22.5 ft long, 20 ft wide, 10 ft high



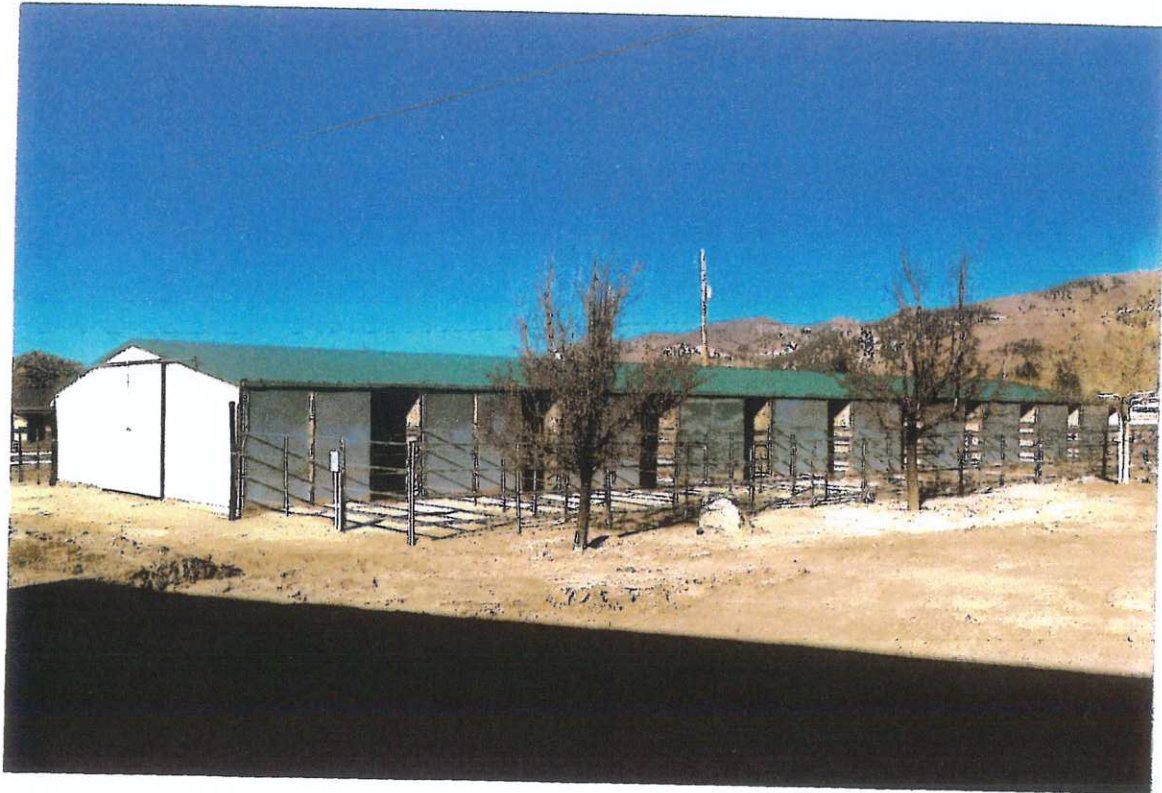
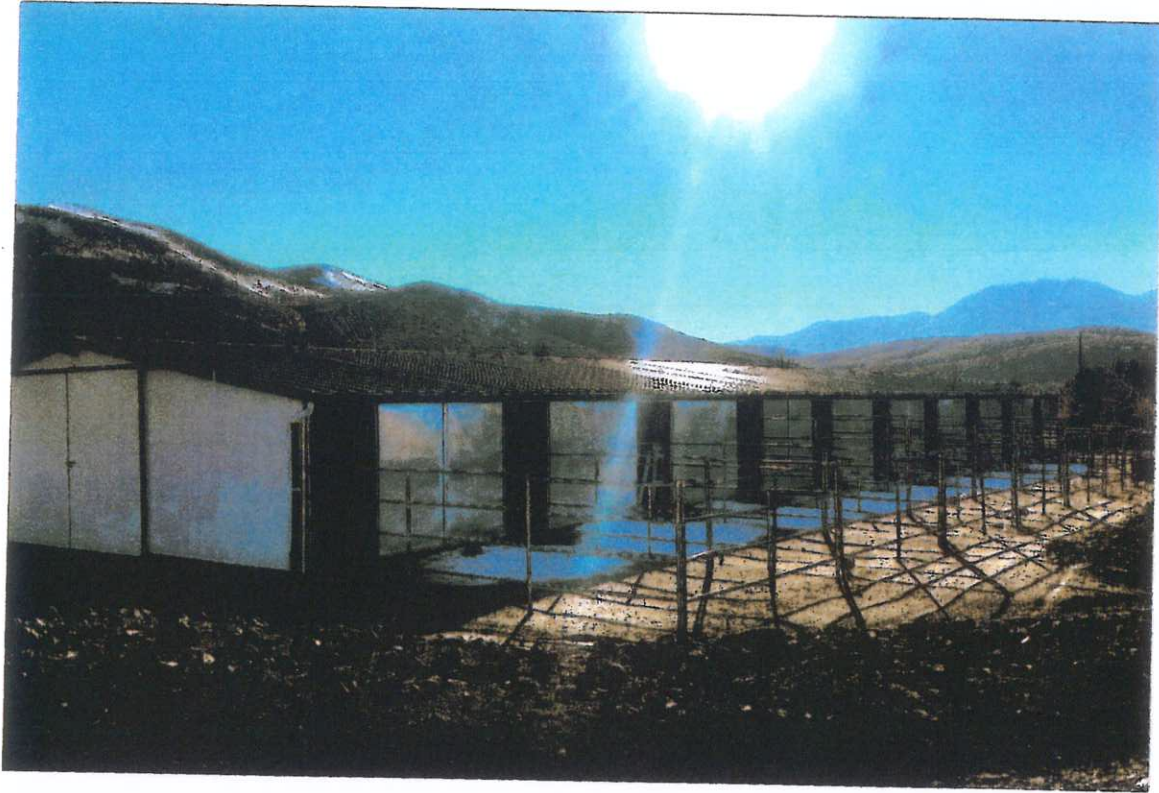
INDOOR RIDING ARENA AND STALLS

Dimensions are 230 ft long, 154 ft wide, 29' ft high



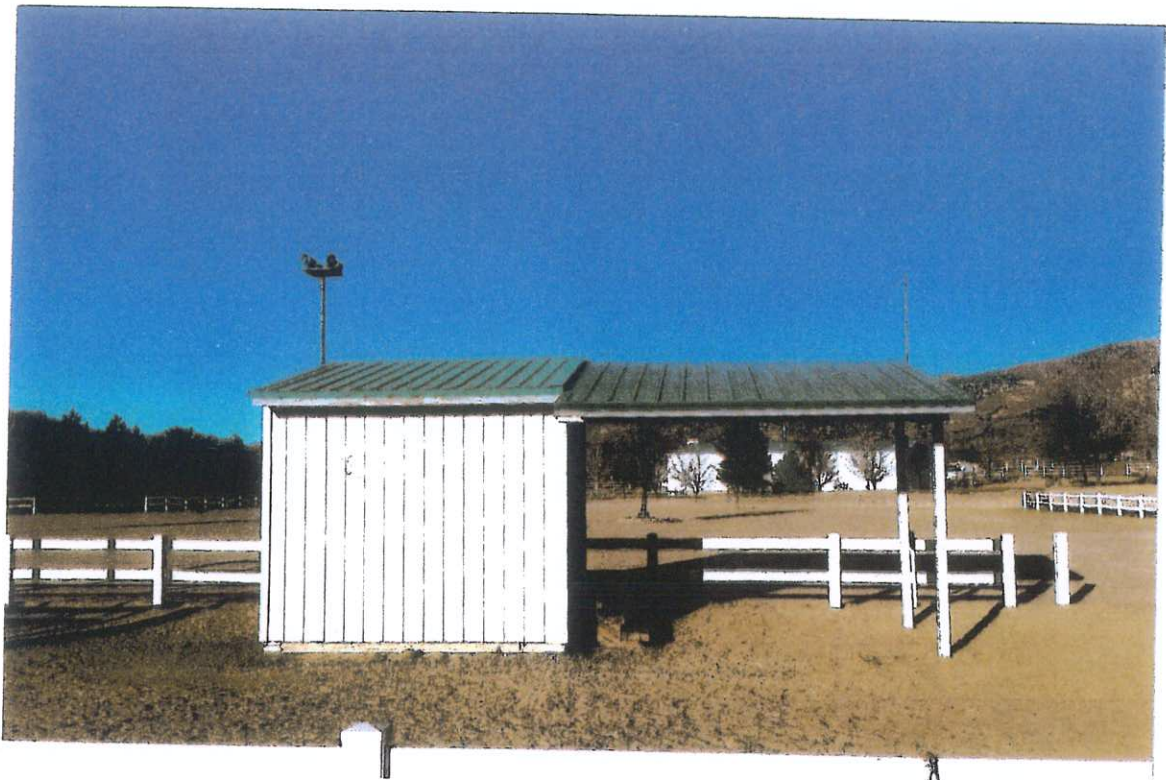
1-20 HORSE POLE BARN

Dimensions are 119 ft long, 36 ft wide, 8'4" ft high



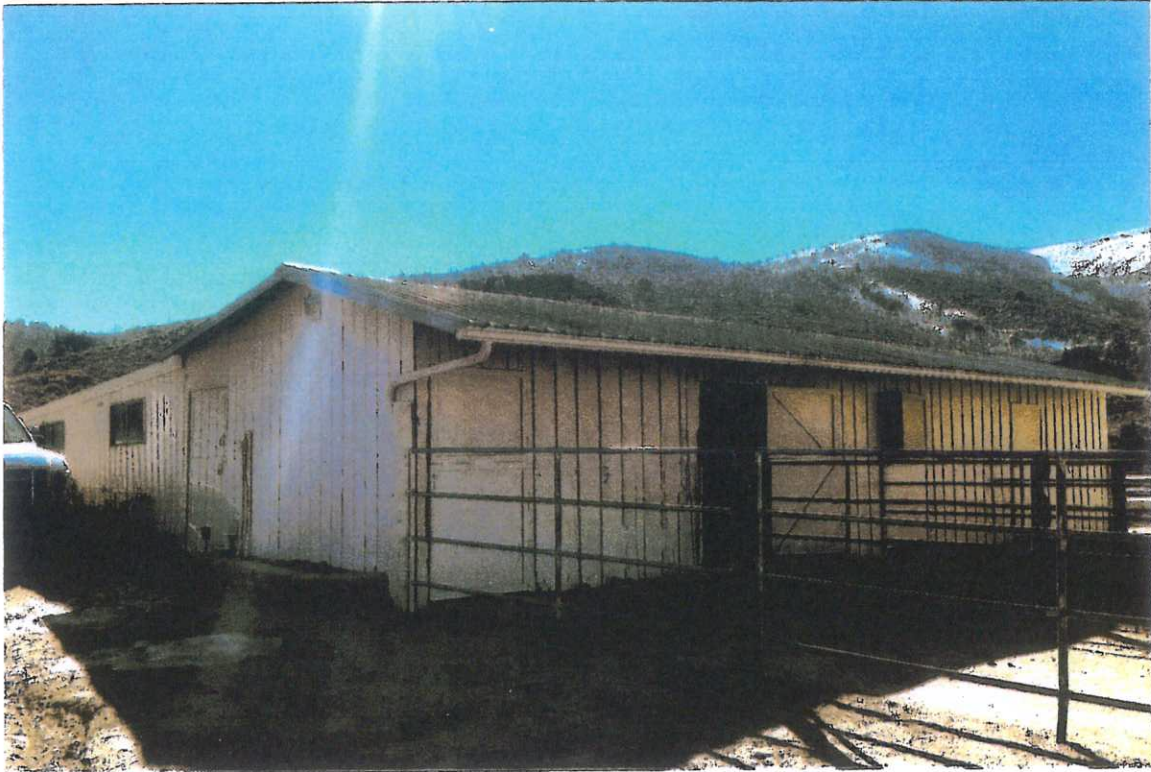
JUDGES BOOTH

Dimensions are 7 ft long, 6 ft wide, 8 ft high



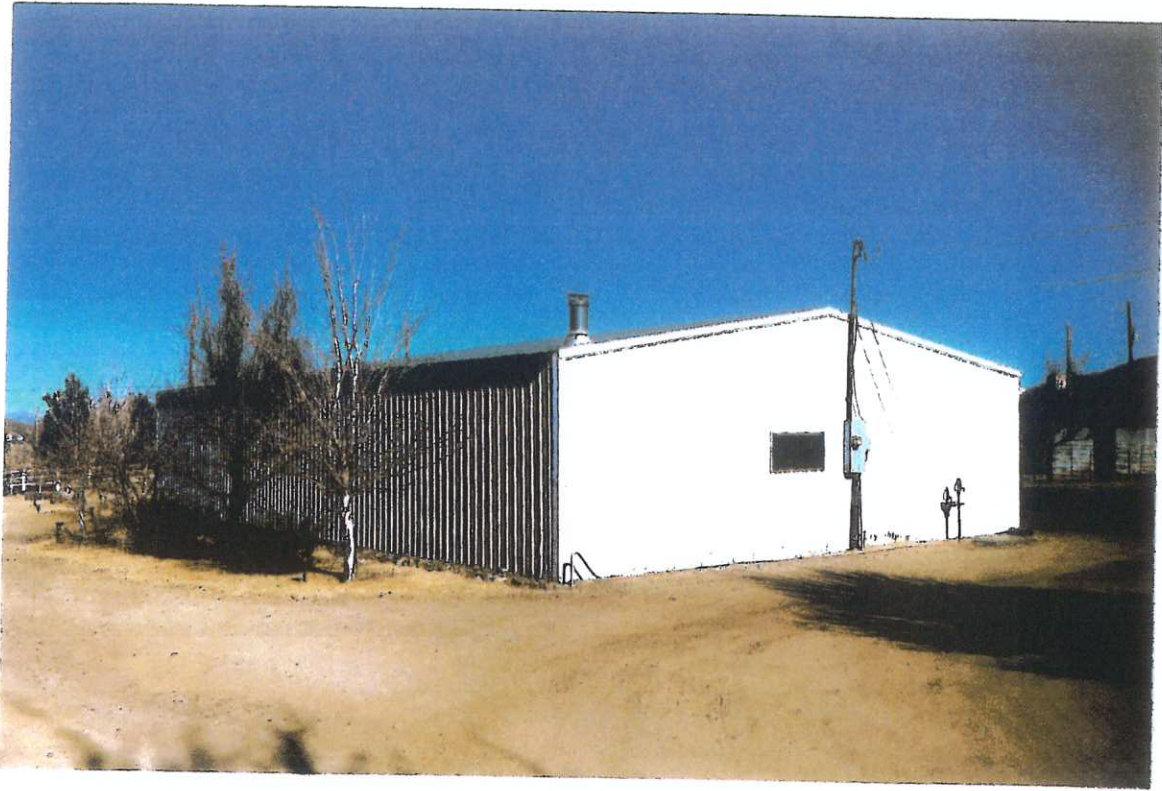
3-4 HORSE STALL

Dimensions are 45 ft long, 37.5 ft wide, 10 ft high



GARAGE 1

Dimensions are 55 ft long, 32.5 ft wide, 12 ft high



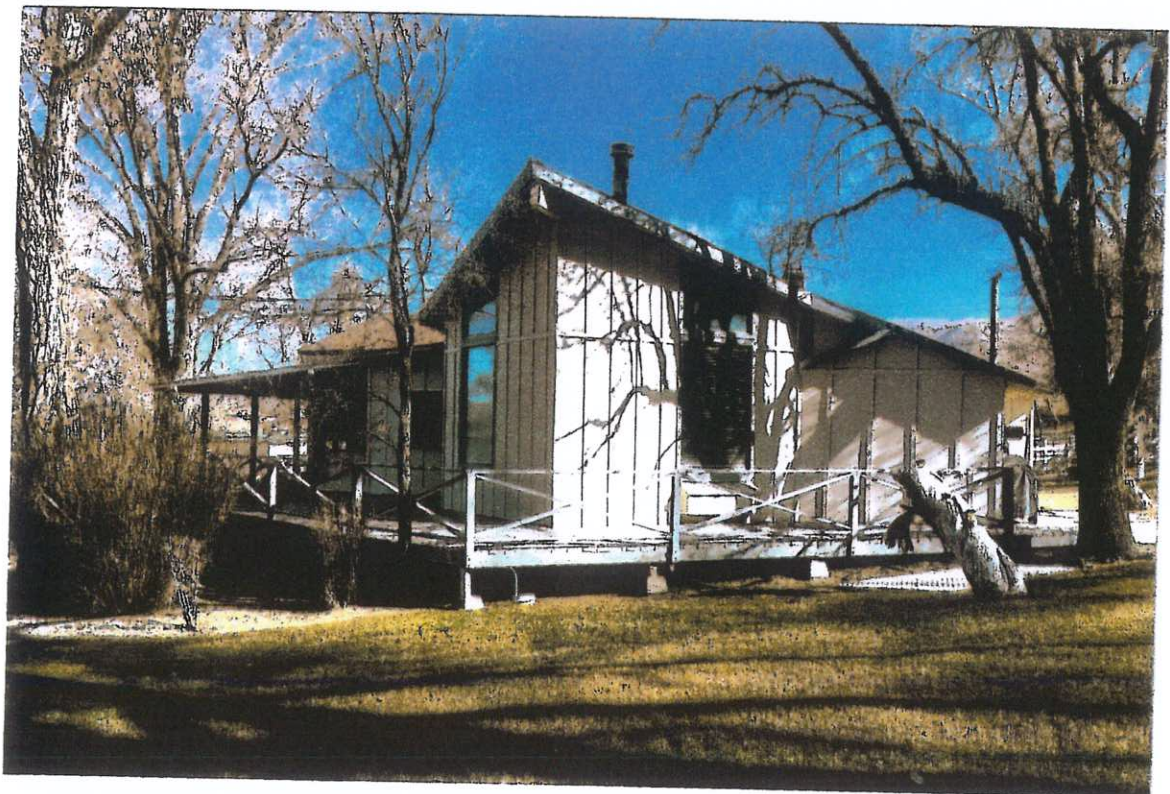
BARN AND STORAGE

Dimensions are 32.5 ft long, 22.5 ft wide, 11 ft high



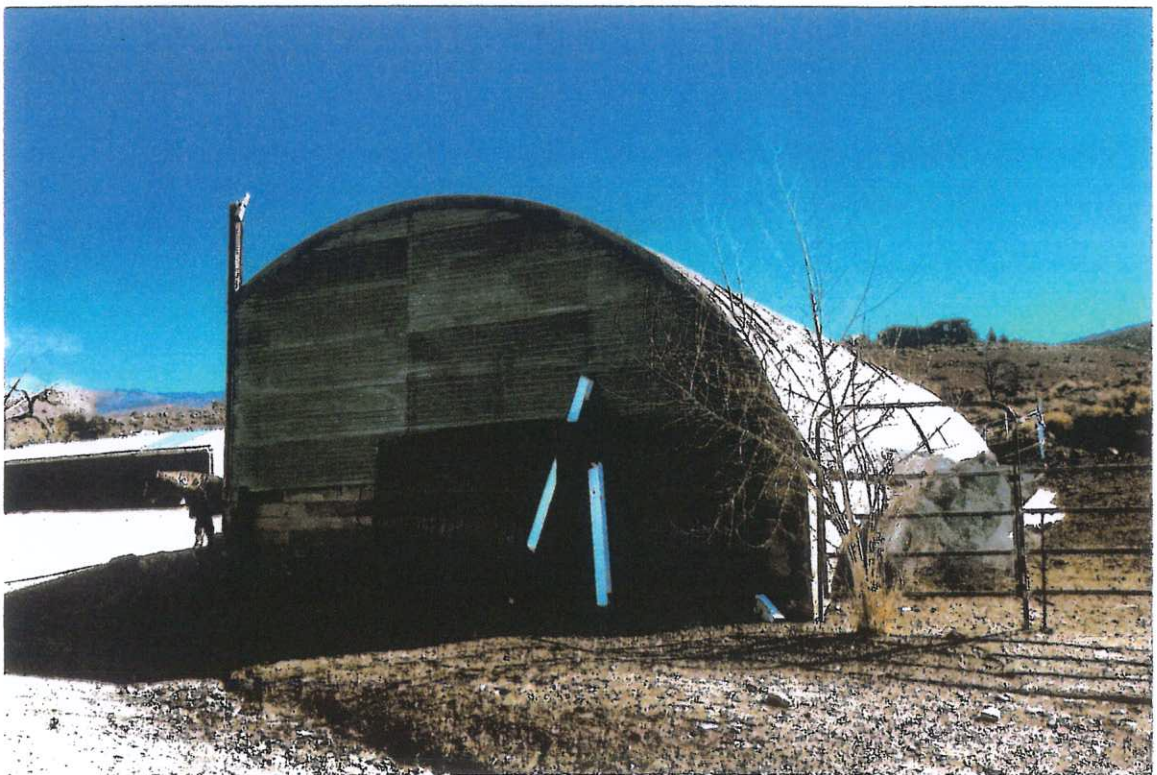
MAIN HOUSE

Dimensions are 62.5 ft long, 47.5 ft wide 15 ft tall



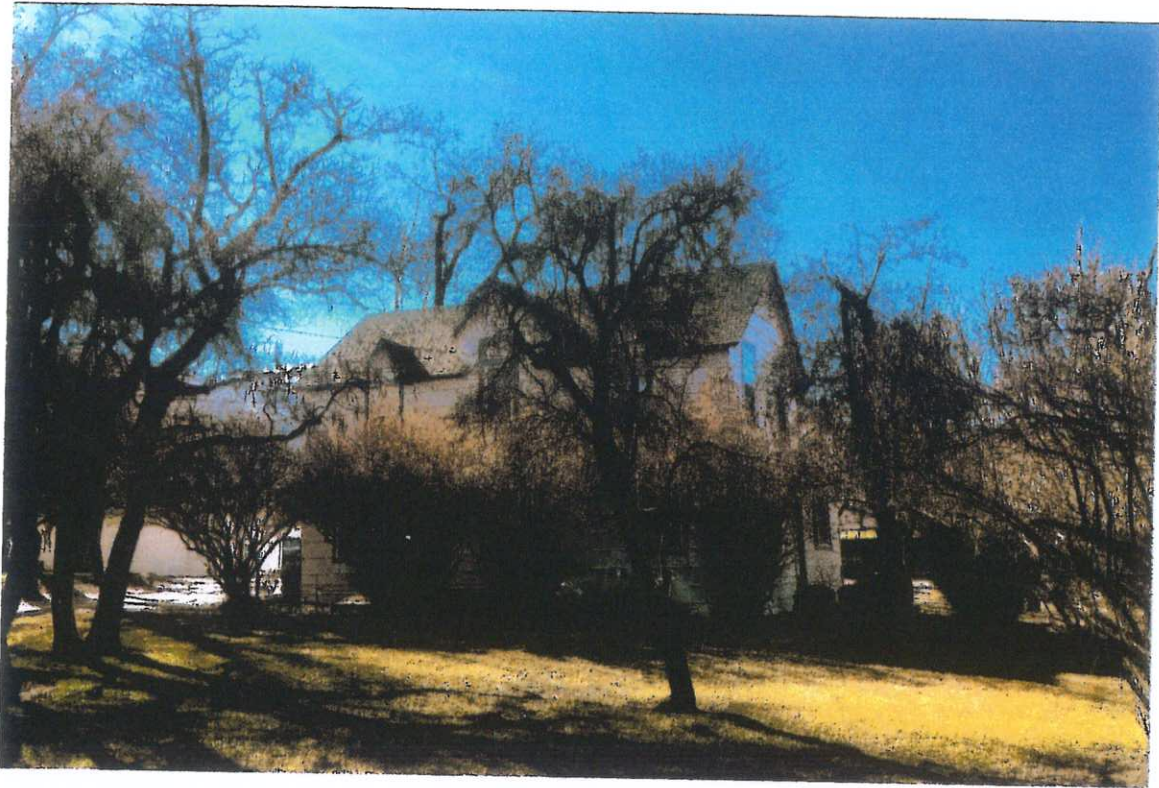
QUONSET HUT

Dimensions are 55 ft long, 22.5 wide, 20 ft high



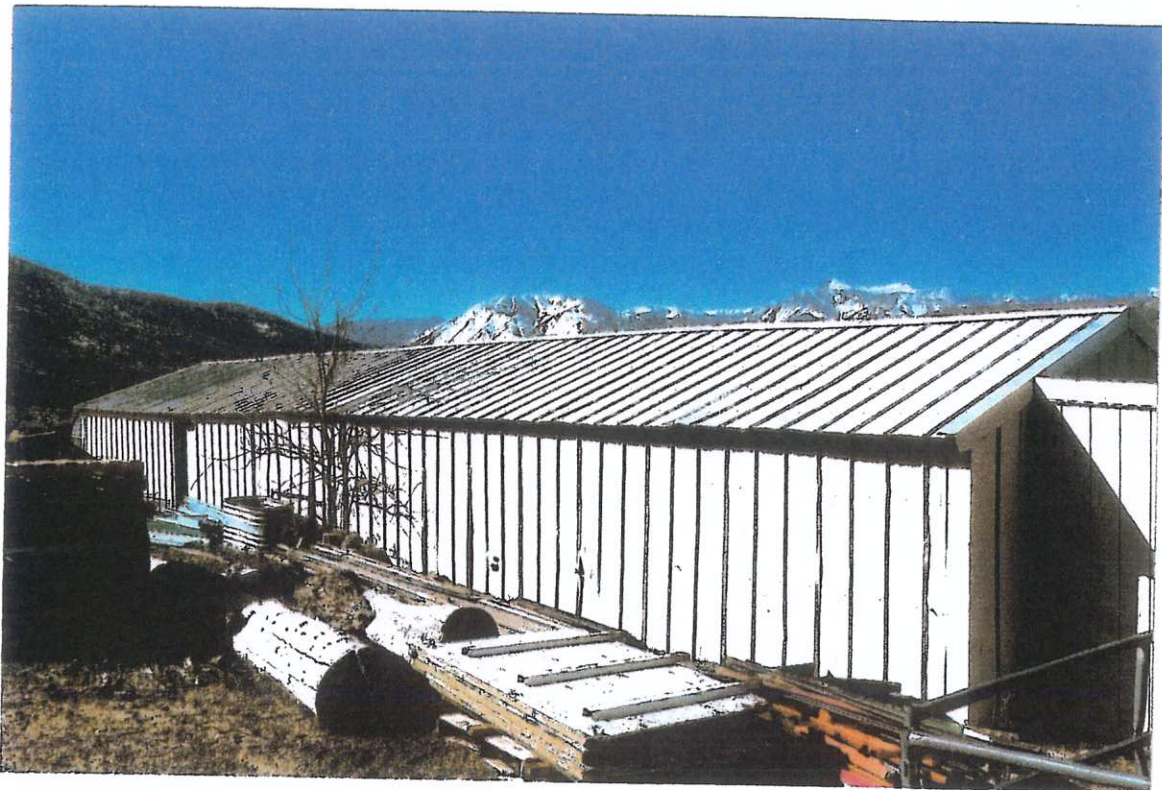
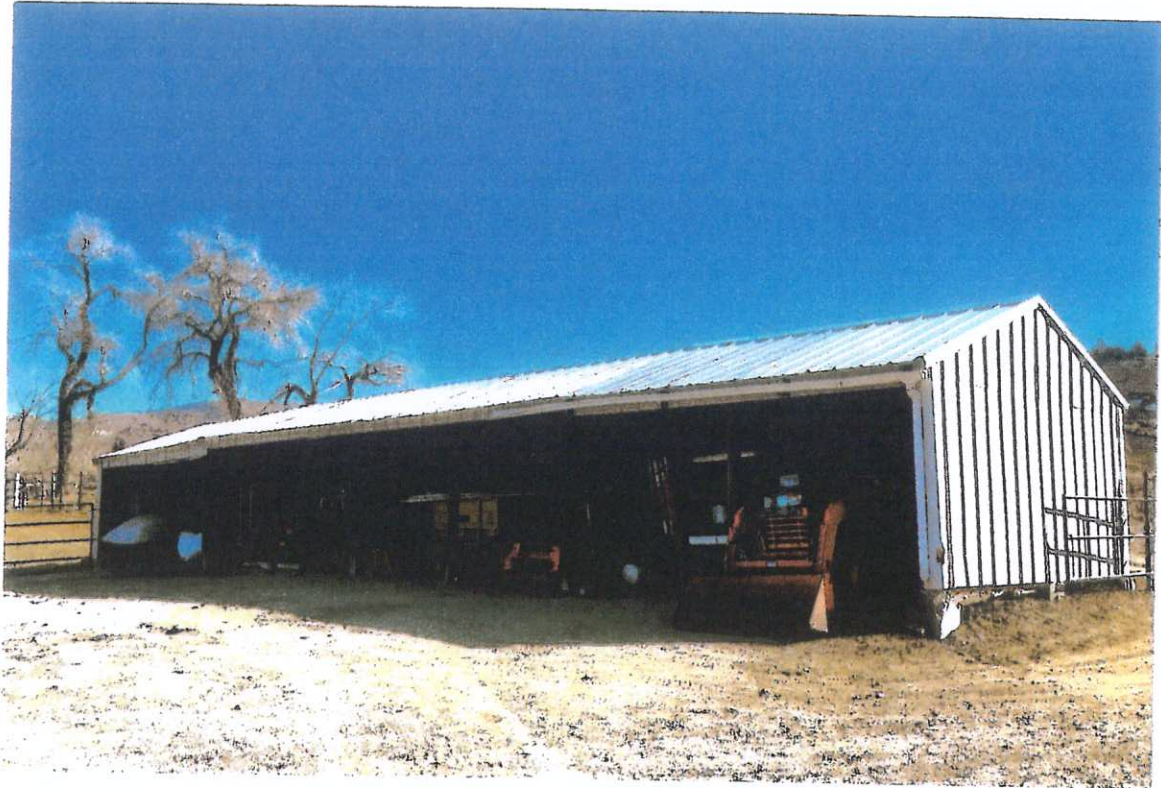
ANTIQUE HOUSE

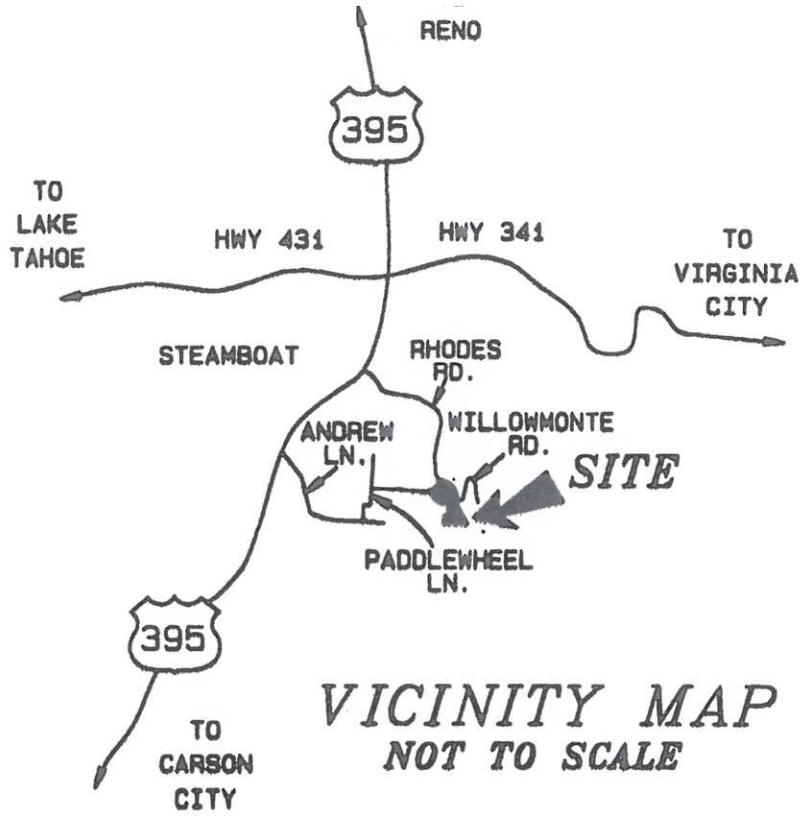
Dimensions are 30 ft long, 30 ft wide, 21 ft high



GARAGE 2

Dimensions are 57.5 ft long, 15 ft wide, 10 ft high





WASHOE COUNTY TREASURER
TAMMI DAVIS

BRENDA MATHERS
CHIEF DEPUTY
DANIELLE CARLTON
ASSISTANT CHIEF DEPUTY
LINDA JACOBS
DEPUTY TREASURER
STEVEN THALACKER
DEPUTY
MARGARET LAZZARI
DEPUTY

February 7, 2022

HOLLY CLAVELL-HEAD TRUST
HOLLY CLAVELL-HEAD TRUSTEE
774 MAYS BLVD 10 399
INCLINE VILLAGE NV 89451-9669

RE: APN 050-571-07 (2600 RHODES RD)

Dear Holly Clavell-Head,

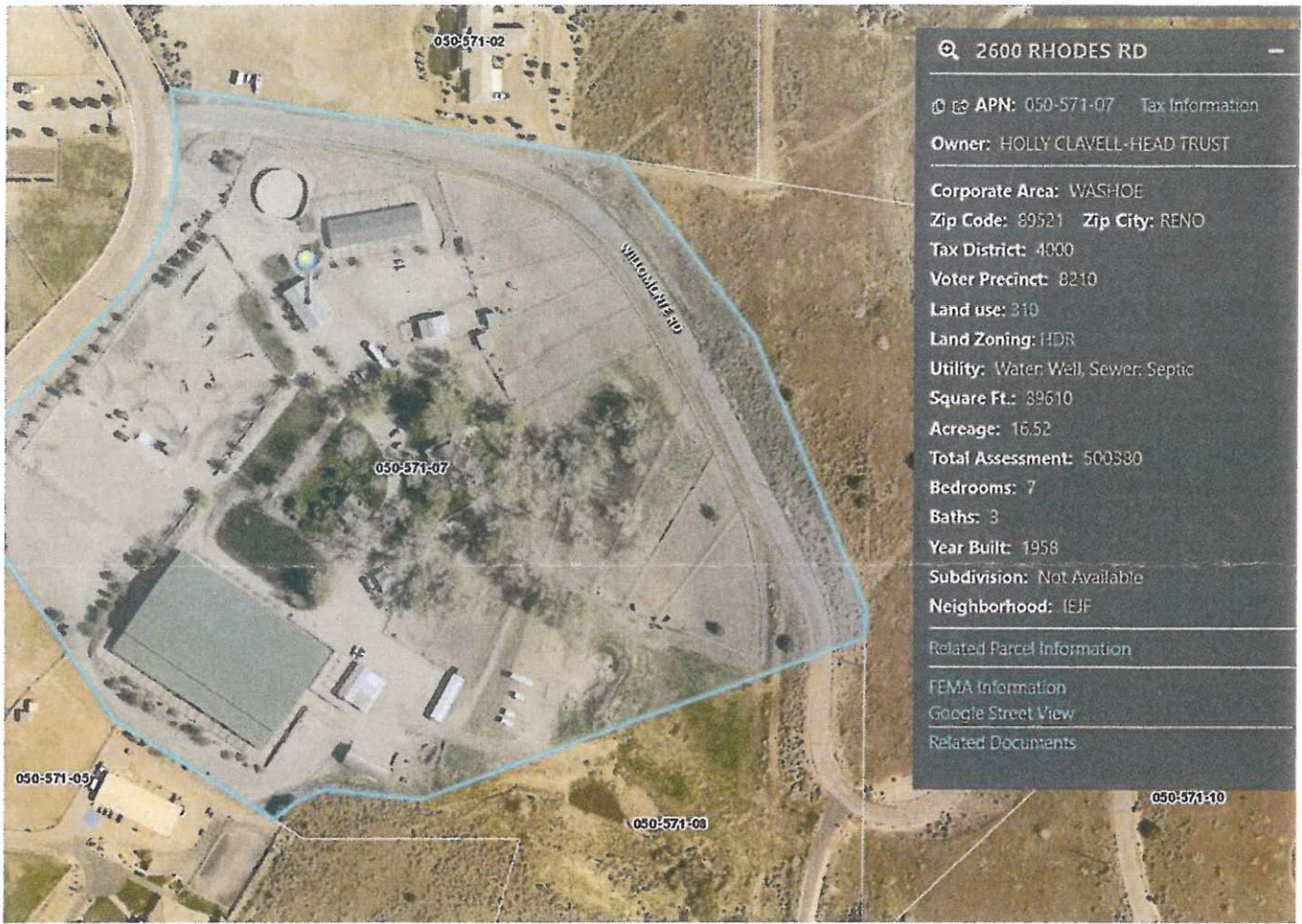
Your 2021/2022 property taxes for 2600 Rhodes Rd Reno, NV 89521 are paid in full. Please see enclosed property tax statement.

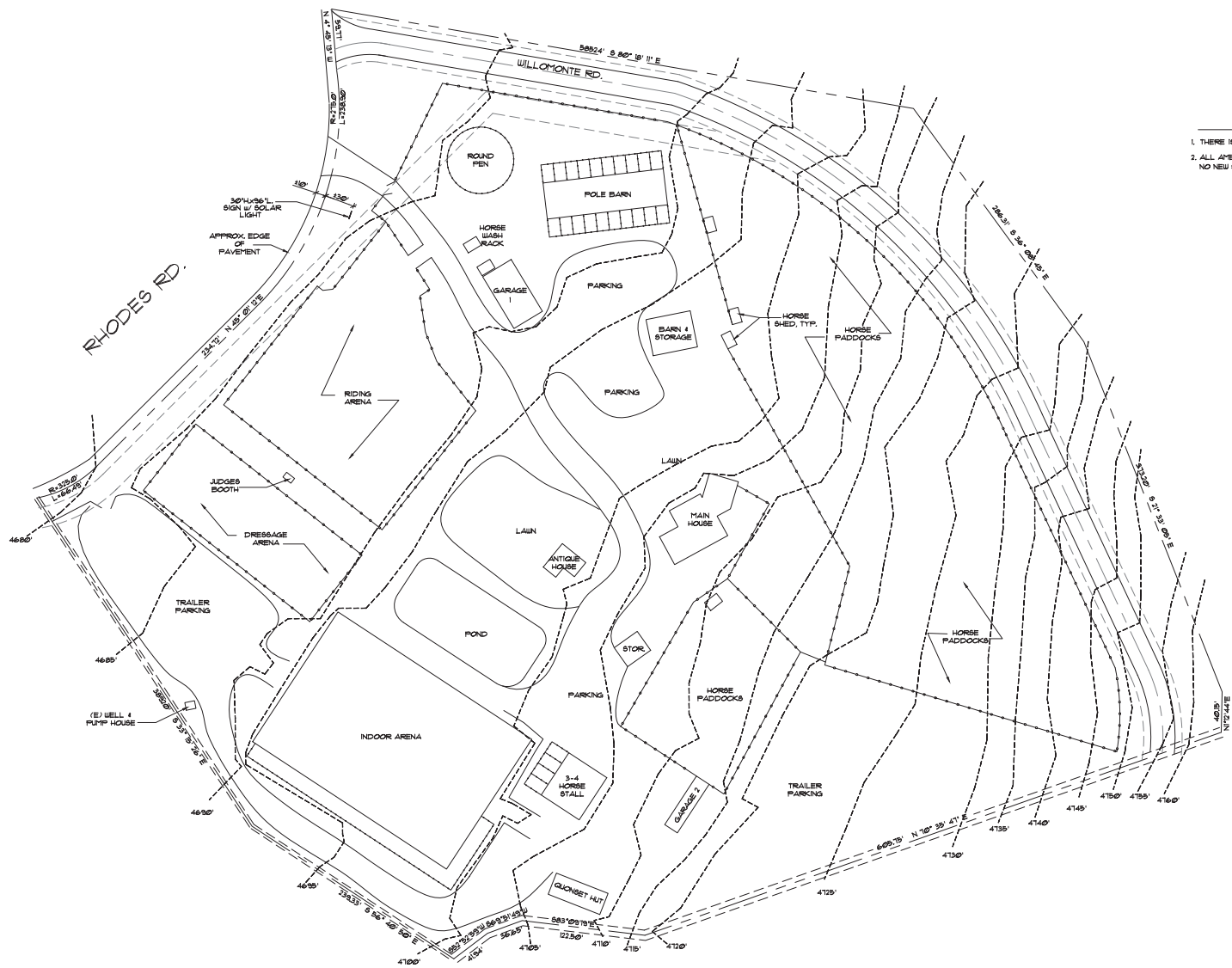
We offer several ways to check the status of your taxes and payments: online at www.washoecounty.gov/treas, or by phone at 775-328-2510 during regular business hours: Monday through Friday between 8:00 am and 5:00 pm. Inquiries may also be submitted by email to tax@washoecounty.gov.

If you have any questions, please contact our office at 775-328-2510.

Sincerely,

Margaret Lazzari
M Lazzari
Deputy Treasurer





GENERAL NOTES

1. THERE IS NO CHANGE TO (E) GRADES AS SHOWN
2. ALL AMENITIES & STRUCTURES SHOWN ARE EXISTING. NO NEW STRUCTURES OR AMENITIES ARE BEING ADDED

SITE PLAN
 SCALE: 1" = 50'-0"
 A.P.N. 050-511-01



SITE PLAN
HOLLY CLAYVELL-HEAD LAND TRUST
2600 RHODES RD., WASHOE COUNTY, NV.

DATE: 2-25-2002
 DRAWN: MARK STEVENS
 DRAFTSMAN

SHEET NUMBER
 1 of 2



- LEGEND
- EXISTING TREES
 - EXISTING SHRUBS
 - EXISTING SPRINKLER HEAD
 - EXISTING LIGHT

UTILITY-LANDSCAPE PLAN NORTH

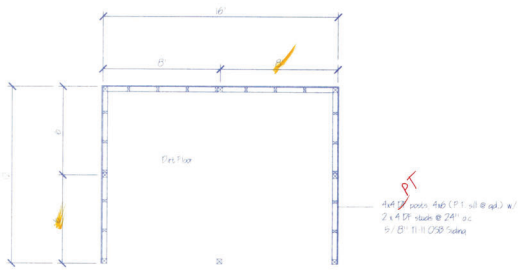
SCALE: 1" = 50'-0"

A.P.N. 050-511-01

UTILITY-LANDSCAPE PLAN
 HOLLY CLAYELL-HEAD LAND TRUST
 2600 RHODES RD. WASHOE COUNTY, NV.

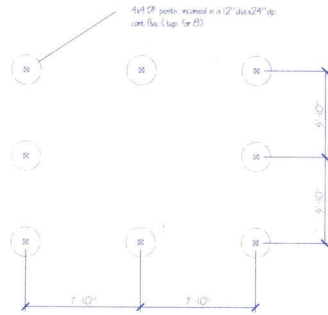
DATE: 2-25-2022
 DRAWN: MARK STEVENS
 DRAFTER: JIAN

SHEET NUMBER
 2-2



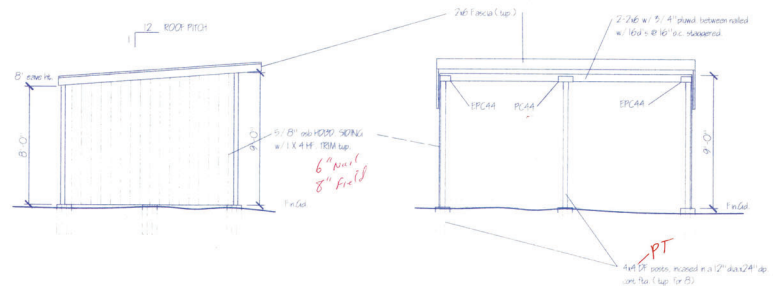
FLOOR PLAN

1/4" = 1'-0"



FLOUNDATION PLAN

1/4" = 1'-0"

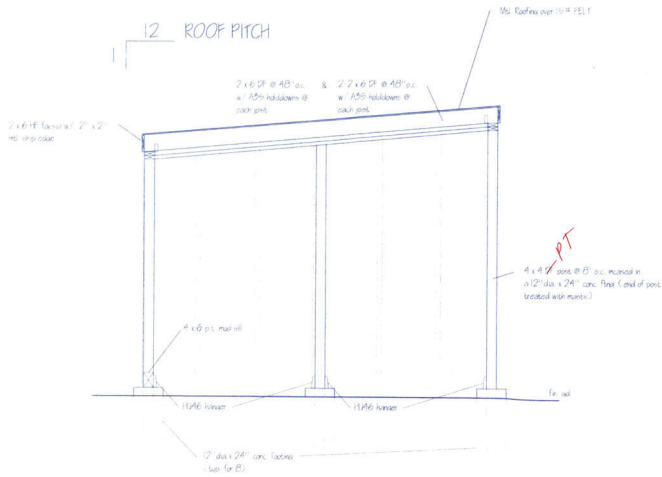


L. SIDE ELEV.

R. SIDE ELEV. sim. opp. hand

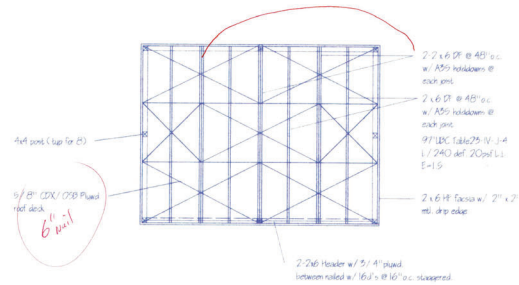
FRONT ELEV.

1/4" = 1'-0"



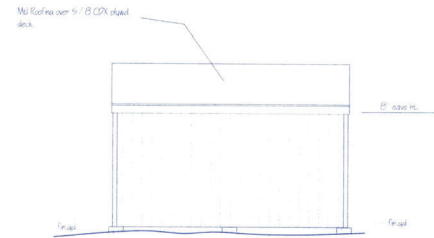
SECTION

1/2" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"



REAR ELEV.

1/4" = 1'-0"

Date: 4-10-00

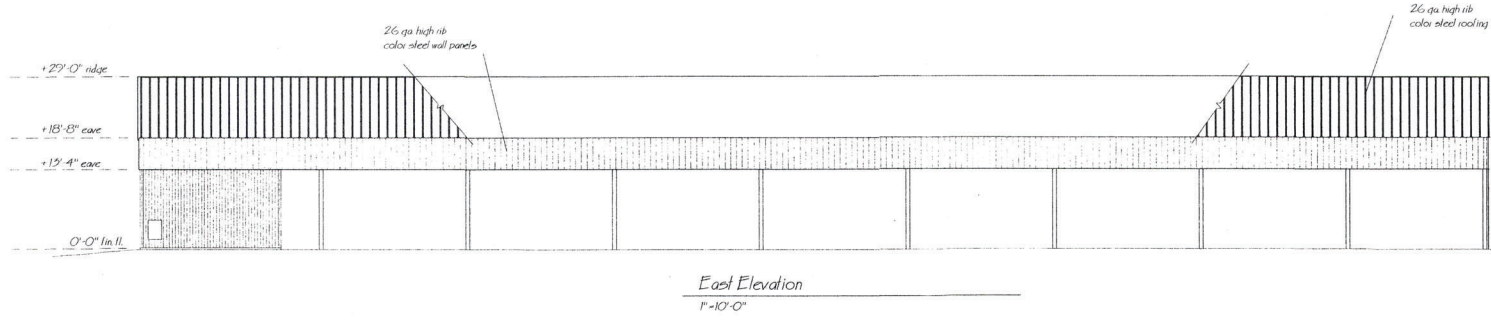
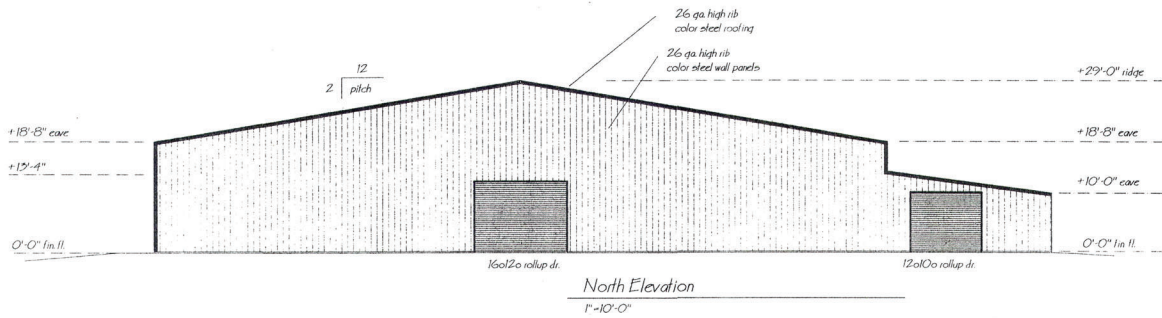
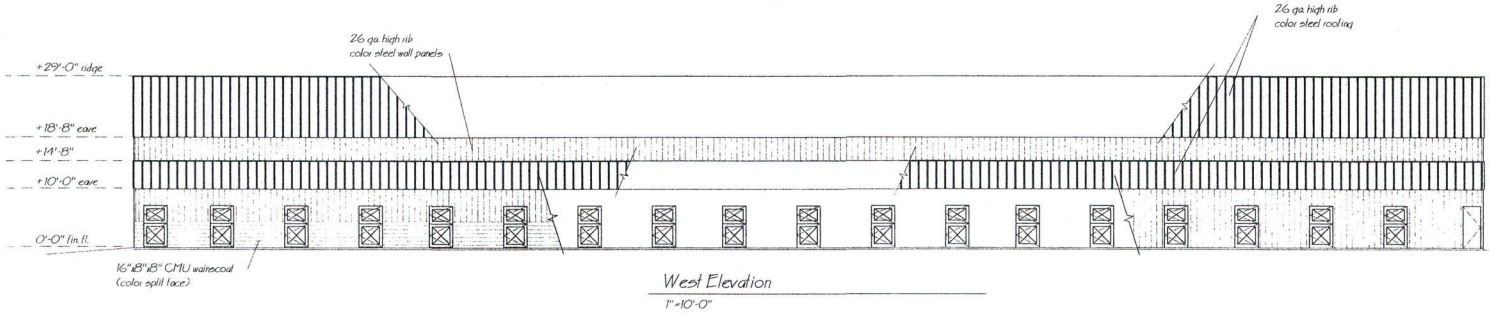
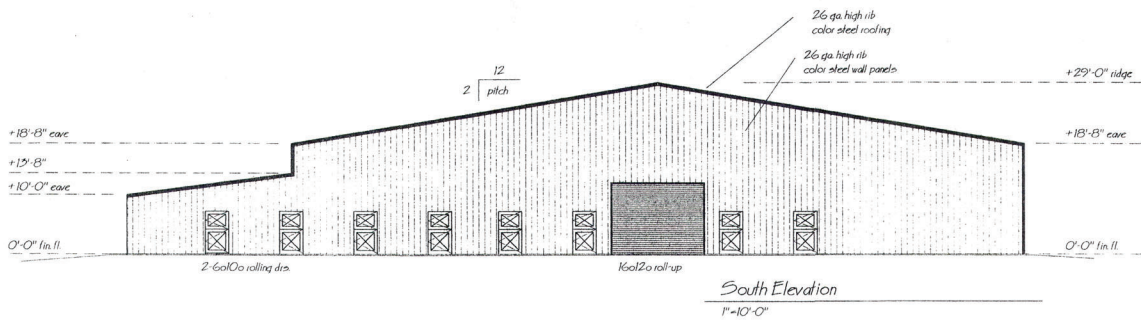
Pages: # OSD-520-33

Joseph W. Snider
212 Longwood Dr.
Reno, Nv. 89509 (775) 827-5069
ARCHITECT

Horse Shelter's for Holly Clavell-Head
2330 Rhodes Road
#LA 2102 Rhodes Road
Reno, Steamboat, NV. 89511



a2



revised by
3-15-00 JMS

Joseph W. Snider
2212 Longwood Dr.
Reno, NV 89509 775-827-8713

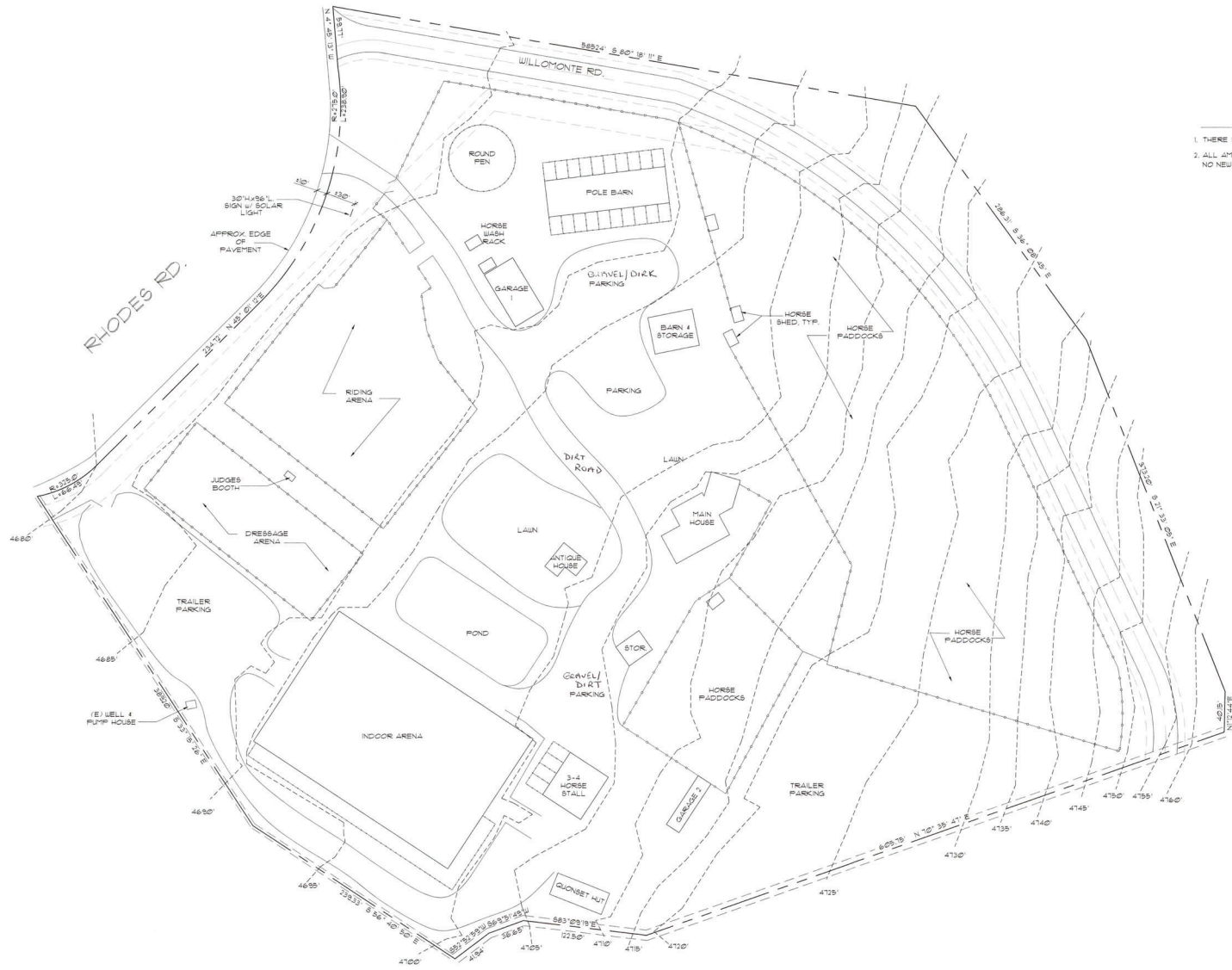
ARCHITECT

Indoor Arena for Holly Clavell - Head
2102 Rhoads Road
Reno, Steamboat, NV. 89511

original date
1-15-2000

Sheet No.

03
of



GENERAL NOTES

1. THERE IS NO CHANGE TO (E) GRADES AS SHOWN
2. ALL UTILITIES & STRUCTURES SHOWN ARE EXISTING. NO NEW STRUCTURES OR UTILITIES ARE BEING ADDED

SITE PLAN
 SCALE: 1" = 50'-0"
 APN. 050-511-01



SITE PLAN

HOLLY CLAVELL-HEAD LAND TRUST
 2600 RHODES RD. WASHOE COUNTY, NV.

DATE: 2-22-2022
 DRAWN: MARK STEVENS
 DRAFTER: JUAN

SHEET NUMBER
 1 of 2



- LEGEND
- ☼ EXISTING TREES
 - EXISTING SHRUBS
 - ⊙ EXISTING SPRINKLER HEAD
 - + EXISTING LIGHT

UTILITY-LANDSCAPE PLAN NORTH 

SCALE: 1" = 50'-0"

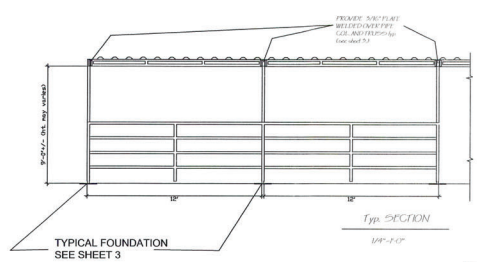
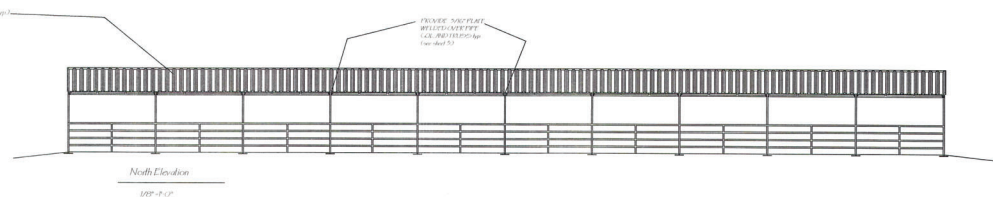
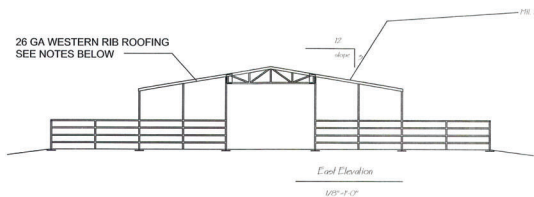
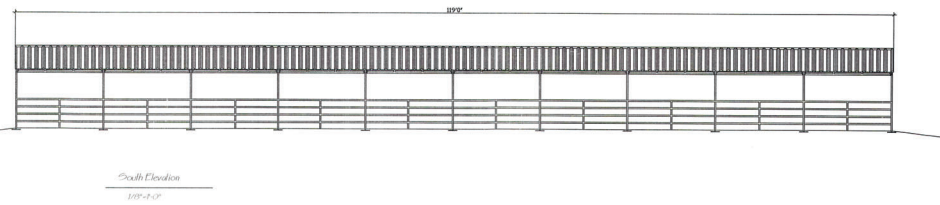
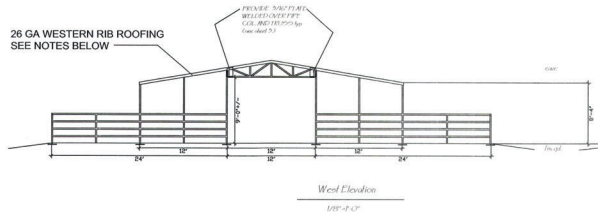
APN: 050-571-07

UTILITY-LANDSCAPE PLAN

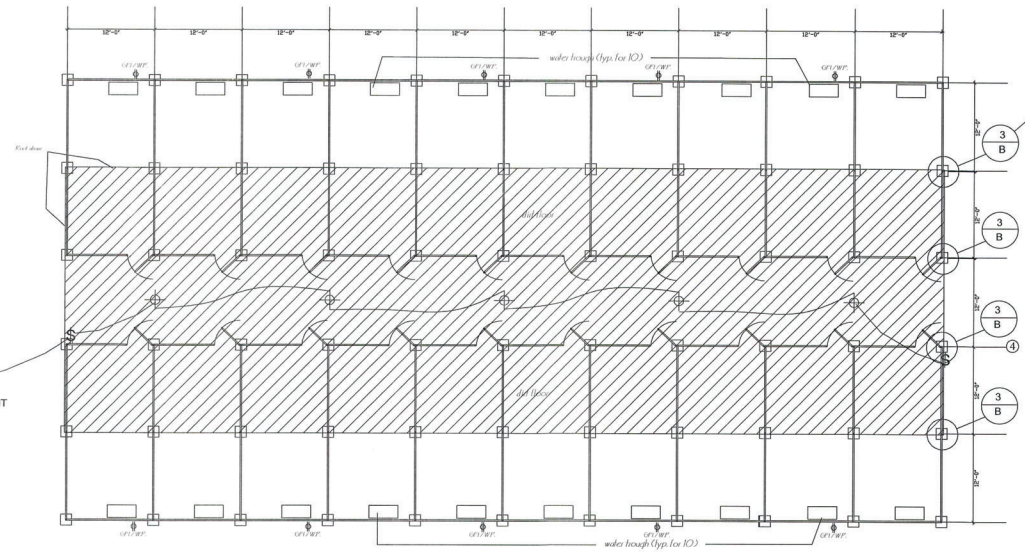
HOLLY CLAVELL-HEAD LAND TRUST
2600 RHODES RD., WASHOE COUNTY, NV.

DATE: 2-22-2022
DRAWING: MARK STEVENS
DRAFTSMAN

SHEET NUMBER
2-2



BURIED CONDUIT FROM
EXISTING PANEL IN ADJACENT
BUILDING.



PROVIDE NEW FOOTING
UNDER EACH EXISTING
STEEL BEARING PLATE
TYPICAL FOR EACH PLATE
IN ENTIRE STRUCTURE

GENERAL NOTES:

ROOFING 26 GAUGE WESTERN RIB
ATTACHED TO ROOF TRUSS WITH #10-24 SCREWS @ 8"oc

ALL ELECTRICAL WIRING TO BE IN METAL CONDUIT, GFI PROTECTED

CORRAL STRUCTURE COMPOSED OF PREFABRICATED PANELS
BOLTED TOGETHER AT SITE TO FORM EXISTING STRUCTURE. EXISTING
PIPE MATERIAL IS 1-1/2" OD, 16 GAUGE, GALVANIZED. EXISTING PANELS
BOLTED TOGETHER WITH CAST CLAMPS. THESE CLAMPS ARE TO BE
REMOVED AND REPLACED WITH STEEL GUSSETS WELDED TO NEW
VERTICAL PIPE SUPPORTS. THE NEW VERTICAL PIPE SUPPORT WILL
BE WELDED TO THE EXISTING VERTICAL PANEL ENDS

SEE DETAILS ON SHEET FOR WELDED ATTACHMENTS FOR PANEL JOINTS

Borgending Designs
PO Box 5475
Incline Village, NV 89450
775-831-0626

Pole Barn for Holly Clavell - Head
1280 Rhoads Road
Reno, Steamboat, Nv. 89511



Sheet No.

a2