



# Board of Adjustment Staff Report

Meeting Date: April 6, 2017

Subject: Special Use Permit Case Number WSUP17-0003  
Applicant: Kirsten Sorensen  
**Agenda Item Number: 9I**  
Project Summary: Special use permit for commercial stables for training of up to 25 horses at one time and for construction of an indoor riding arena of approximately 20,000 square feet  
**Recommendation: Approval with Conditions**  
Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3622  
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## Description

**Special Use Permit Case Number WSUP17-0003 (UDS Barn, LLC – Commercial Stables) –** For possible action, hearing and discussion to approve a special use permit for commercial stables for training of up to 25 horses at one time and for construction of an indoor riding arena of approximately 20,000 square feet.

- Applicant/Property Owner: Kirsten Sorensen  
430 Anitra Drive  
Reno, NV 89511
- Location: 2955 Rhodes Road at the northeast corner of its  
intersection with Paddlewheel Lane
- Assessor's Parcel Numbers: 017-380-19, 017-380-20, and 17-380-12
- Parcel Size: ± 30 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 4, T17N, R20E, MDM, Washoe County, NV

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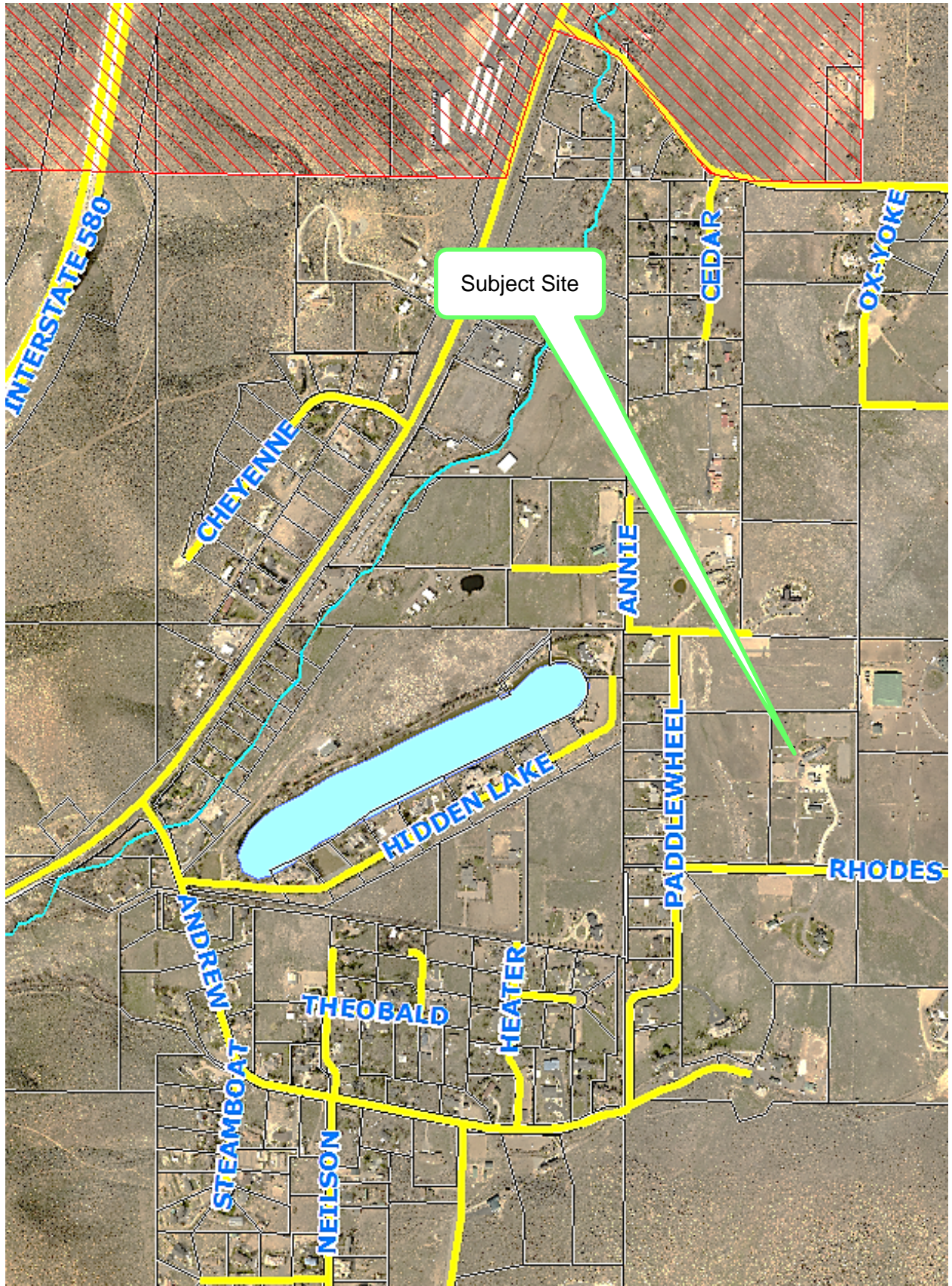
**Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

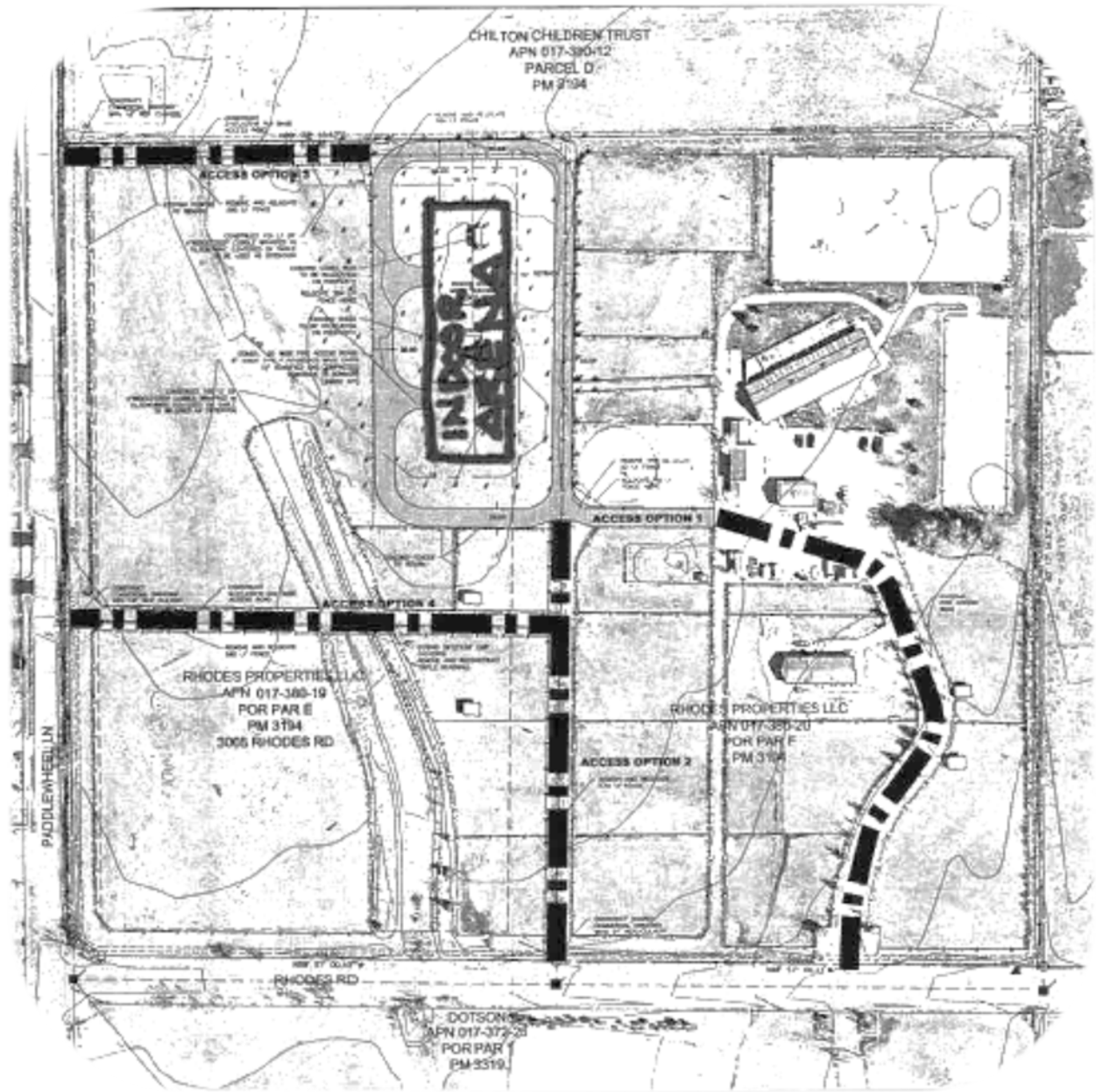
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.”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

The Conditions of Approval for Special Use Permit Case Number WSUP17-0003 are attached to this staff report and will be included with the Action Order, if the request is approved.

The subject property has a regulatory zone of Low Density Rural (LDR). Commercial Stables, a subset of the Animal Services and Sales use type, is a commercial use type defined in WCC Section 110.304.25(c)(2), and the proposed use meets this definition. The Commercial Stables use is allowed in the LDR regulatory zone only with a Board of Adjustment special use permit per WCC Table 110.302.05.3. The applicant is therefore seeking approval from the Board of Adjustment of the proposed special use permit.



Vicinity Map



**Site Plan (southern 20 acres of the 30-acre site)**



**Overhead Photo (Entire 30-acre project site)**

## **Project Evaluation**

The applicant is requesting approval of a special use permit to allow the operation of commercial stables for training and boarding of up to 25 horses at one time and for construction of an indoor riding arena of approximately 20,000 square feet. As noted later in this staff report, a previous administrative permit for commercial stables expired in July of 2015 and the commercial stables use is no longer valid on the property without the approval of a new special use permit application.

Animal Sales and Services - Commercial Stables use type is defined at WCC Section 110.304.25 (c)(2) as follows:

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
  - (2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

The first of the previous approvals on the property for the commercial stables use type was Administrative Permit Case Number AP02-002. That administrative permit was approved with conditions on February 14, 2002. That permit was described as follows:

**Administrative Permit Case No. AP02-002** - To allow the operation of a commercial stables offering horse boarding, training of horses, riding lessons, and equestrian events during the daylight hours [Washoe County Code 110.304.25(c)(1)]. No trail rides are proposed. The maximum number of horses boarded on the property, including those of the property owner and employees will be limited to 15. No more than four (4) equestrian events will be allowed per year with the number of participants and spectators limited to no more than 50 per day. The applicant plans to construct a barn with eleven stalls, an office, a washroom, and a tack room. A sand arena of ±35,000 square feet, four turnout pastures are completed. The ±9.86-acre parcel is located at the north side of Rhodes Road one parcel east of its intersection with Paddlewheel Lane and one parcel west of Cantlon Lane, approximately one mile east of US 395 South. The property is addressed as 2955 Rhodes Road. The property is zoned General Rural (GR) in the South Valleys Area Plan, is in Washoe County Commission District No. 2, and is located within the SE/4 of Section 4, T17N, R20E, MDM, Washoe County, Nevada. (APN: 017-380-20)

It is important to note that the staff report for that action specifically noted that dedication of water rights was a requirement, pursuant to the South Valleys modifiers within the Development Code, and the staff report included the pertinent code section within as the following excerpt from that report:

**Area Plan Modifiers:****Section 110.210.05 Water Rights Dedication Requirements.**

- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

It is also important to note that a condition of approval was included to require renewal of the administrative permit after seven years, as the following excerpt from that action order shows:

13. This Administrative Permit shall remain in effect for a period of seven years. The holder of the permit shall renew the permit in a manner similar to that by which it was obtained, or as specified by Washoe County Code.

A Washoe County business license was obtained by the applicant, in 2002, for the commercial stable, however, water rights were not obtained pursuant to WCC Section 110.210.05.

The next approval obtained by the applicant was Amendment of Conditions Case Number AC05-005. That amendment of conditions was approved on July 8, 2005. That amendment was described as follows:

**AMENDMENT (AC05-005) OF ADMINISTRATIVE PERMIT CASE NO. AP02-002 FOR JDS BARN, LLC (FORMERLY KGE STABLES, LLC) - To allow the addition to and the expansion of structures for an existing commercial stables offering horse boarding, training of horses, riding lessons, and equestrian events during the daylight hours. No trail rides are requested. The maximum number of horses boarded on the property, including those of the property owner and employees remains limited to 15. No additional equestrian events have been requested. The applicant plans to enlarge the existing barn to fifteen stalls, an addition of four, with an increase in area of ±1920 square feet. A new freestanding structure of ±1632 square feet is requested to the southwest of the existing barn. This structure will be used for the storage of hay and to enclose farm equipment, some of which is currently stored in the open. The ±9.86-acre parcel is located at the north side of Rhodes Road one parcel east of its intersection with Paddlewheel Lane and one parcel west of Cantlon Lane, approximately one mile east of US 395 South. The property is addressed as 2955 Rhodes Road. The property is zoned General Rural (GR) in the South Valleys Area Plan, is in Washoe County Commission District No. 2, and is located within the SE/4 of Section 4, T17N, R20E, MDM, Washoe County, Nevada. (APN: 017-380-20)**

At that time the Washoe County Board of Adjustment renewed the approval for a further ten years, as the following excerpt from that action order shows:

13. This Administrative Permit shall remain in effect for a period of ten years. The holder of the permit shall renew the permit in a manner similar to that by which it was obtained, or as specified by Washoe County Code.

The applicant did not seek renewal of the administrative permit and the approval to operate a commercial stable at the subject site expired on July 8, 2015. In January or February of 2017



the applicant applied for a business license at the subject site to add additional training and riding uses. In researching the previous approval, staff noted that the approval for commercial stables on the property had expired approximately 18 months earlier. The Action Orders for both Administrative Permit Case Number AP02-002 and Amendment of Conditions Case Number AC05-005 are attached to this report at Exhibit C.

The applicant has now applied for a Special Use Permit to re-establish a Commercial Stables Use Type on the subject site. Because the previous approval has expired the current request must be reviewed as a completely new use and is subject to all current Development Code standards, as would be applied to any other new request. Further, in the time since the previous approval was granted, the Development Code has been amended such that Commercial Stables Use Type now requires the approval of a Special Use Permit as opposed to an Administrative Permit.

The applicant is requesting to board up to 25 horses on the subject site and to conduct riding and training activities on the subject site. According to the project application, "Rhodes Properties owns 2 adjacent parcels totaling approximately 20 acres. We have also recently leased an additional 10 acres directly to our north for even more pasture space." The expansion of the use from one parcel of about 10 acres to three parcels of about 30 acres necessitates the evaluation of impacts associated with that expansion.

The general area and the subject site have been used for various types of agricultural and commercial equestrian uses for many years. In general terms, the use type requested is compatible with the character of the surrounding area and with the intent of the Master Plan for this area which includes, as a part of the character statement, "The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character."

During the time the commercial stables have been in operation at the subject site, staff has not received complaints from surrounding property owners regarding impacts of that use. For this reason staff is confident that a new approval for commercial stables on the property, is likewise unlikely to create significant impact on surrounding properties and that conditions of approval will be generally limited to compliance with current development standards required by the Development Code. Several, but not all, of the relevant standards are detailed in the following portion of this staff report.

The northern border of the project site is adjacent to a residential use. WCC Section 110.412.40(c) requires that a buffer be installed between the commercial use and the adjacent residential use as shown below:

- (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:
- (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
  - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.

Similarly, with the inclusion of two additional parcels within the project area, that project area now fronts on both Paddlewheel and on Rhodes Road. Those frontages are also subject to certain landscape requirements pursuant to WCC Section 110.412.40(b), as shown below:

(b) Required Yards Adjoining Streets. All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.

With the exception of the required buffers, landscaping on the subject site appears to be in general conformance with the requirements of WCC Chapter 110, Article 412 (Landscaping). Recent photos of the subject site follow:



Parking and loading areas, as currently constructed, do not meet the design requirements of WCC Section 110.410.25, which requires parking and loading areas to be paved, striped and landscaped, as shown below:

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.

Handicapped parking is required by WCC Section 110.410.15(c). A condition of approval has been recommended that handicapped parking be constructed prior to approval of a business license, if this special use permit is approved.

Very late in the review process, the applicants' representative submitted a request to the Planning and Development Division asking to amend the application. That amendment requests that certain parking and landscaping standards be reduced by the Board of Adjustment, if the special use permit is approved. Due to the very short time for review, the modification request was provided only to Washoe County Engineering, Animal Services and Environmental Health. No recommendation for denial of the request was received. That request follows:



**March 15, 2017**

Roger Pelham, MPA  
Senior Planner  
Washoe County Community Services Department  
Planning & Development Division  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

**Re: WSUP17-0003, JDS Barn, LLC (Addendum/Amendment to the SUP)**

Dear Roger:

On behalf of the applicant, we are requesting this addendum to modify the following development code sections as part of this SUP application:

*Section 110.410.25 Design of Parking Areas.* The design standards for off-street parking facilities shall be as set forth in this section.

*(e) Surfacing.* All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.

*Requested Modification:* The applicant is requesting the similar surfaces as exists today on the site which is a small rock or DG or base (see the attached photo).

The rationale for this modification request is as follows:

- a) The purpose of the SUP is to renew the permit and add an indoor arena for training their current students
- b) A fundamental consideration of the owner is about maintaining the character of the area and their operation which does not have a commercial feel or purpose. This is a significant issue to avoid creating a commercialized and city feel in a spectacular rural equestrian setting.
- c) The gravel or DG surface is more comfortable for the horses (per the Fulltime Trainer of Balance Point Wellness, the business operation on this site)

- d) The owner is not expanding their commercial operation. They are not adding stalls, or customer capacity. The existing barn has room for 15 stalls and 10 horses are in the Pasteur, none will be added to the indoor arena.
- e) There are no expanded hours of operation or spectator events, they operate from 9 am to 5 pm.
- f) It is pointed out that in a year of extraordinary precipitation (about 200% of normal), the quality of the roadway surface remains in excellent condition without damage, mud, are any difficulty driving it for day-to-day customers.

**Section 110.412.40 Civic and Commercial Use Types.** The following minimum landscaping requirements shall apply to the total developed land area for civic and commercial uses, except those exempted by Section 110.412.10, Exemptions. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. *(d) Screening Adjoining Residential Uses.* When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

Requested Modification: The applicant is requesting the split rail fence as exists today on the rest of the site (see the attached photo).

The rationale for this request is as follows:

- a) The location of the fence being at the north end of the north parcel is about 500' from the indoor arena.
- b) What is the purpose of the solid screen? Screening is usually desired to mitigate a non-desired visual or noise impact, or an incompatible land use. In this case, the arena is entirely in keeping with the character of the area.
- c) The solid fence or wall is consistent with the standardized fence type in this Pasteur land setting which is white split rail wood or vinyl.

Let me know if you need any more information or issues that we may need to address. We expect to work thru all of these issues with staff and look forward to the public hearing of April 6, 2017.

Thank you,



John F. Krmpotic, AICP  
President  
KLS Planning & Design

Cc: Kirsten Sorenson, Owner/applicant of Rhodes Road LLC

Staff is not comfortable recommending approval of the elimination of the required screening adjacent to the residential uses, without the knowledge and consent of the effected homeowners. Staff is, however, comfortable with the reduction in the parking surfacing. The following conditions are recommended (and have been added to the recommended conditions of approval) to address these modification requests:

- 1) Prior to approval of a business license the applicant shall provide a parking plan to the Planning and Development Division that demonstrates compliance with all applicable

provisions of WCC 110.410, (Parking and Loading) with the exception of surfacing of the parking area. The surfacing of the parking area shall be gravel or Decomposed Granite and shall be installed in a manner acceptable to the County Engineer and the Truckee Meadows Fire Protection District.

- 2) Prior to approval of a business license the applicant shall provide a landscape plan to the Planning and Development Division that demonstrates compliance with all applicable provisions of WCC 110.412, (Landscaping), with the exception that buffering of the commercial use from the residential uses to the north may be reduced to three-rail fencing and one tree every 50 feet along the common property line, if and only if, the applicant provides documentation from the property owners to the north, to the Director of Planning and Development, indicating that the property owners to the north agree to the reduction in standards.

Existing signage at the subject site does not appear to meet the standards of WCC Chapter 110, Article 505 (Sign Regulations). A condition of approval has been recommended to require the applicant to apply for an appropriate building permit for any signage and to comply with the applicable sign standards of the Development Code. A photo of the existing signage follows.



Activity at the stables is proposed to take place during daylight hours only and is limited to horse training and boarding. Equestrian events including spectators or competitors are not proposed and conditions of approval have been recommended to define permitted uses as being boarding and on-site training of horses only.

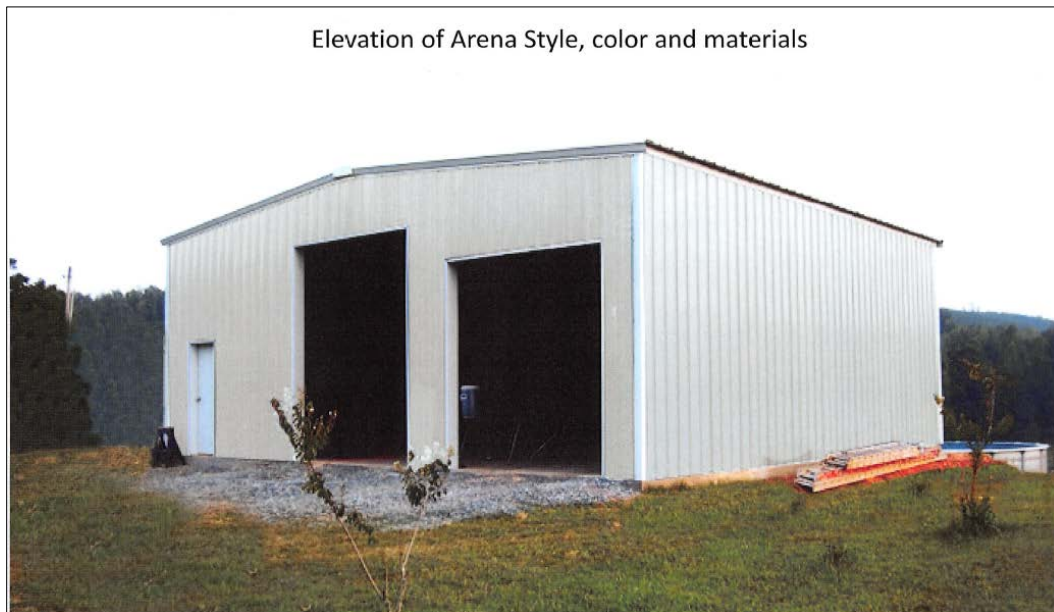
Washoe County Animal Services conducted an inspection as part of the review process for this special use permit. The comments provided by that agency are below:

This is a large established property used for the keeping of livestock, specifically horses. The stabling areas are well constructed and maintained for the safety of the animals. The existing fencing consists of vinyl or galvanized steel three rail fencing. Fasteners on the fencing are turned in to prevent injury. Fencing is designed and maintained to prevent escapes. Stalls / pathways / pens / arenas / round pens were clean and sanitary for the animals. There was no standing

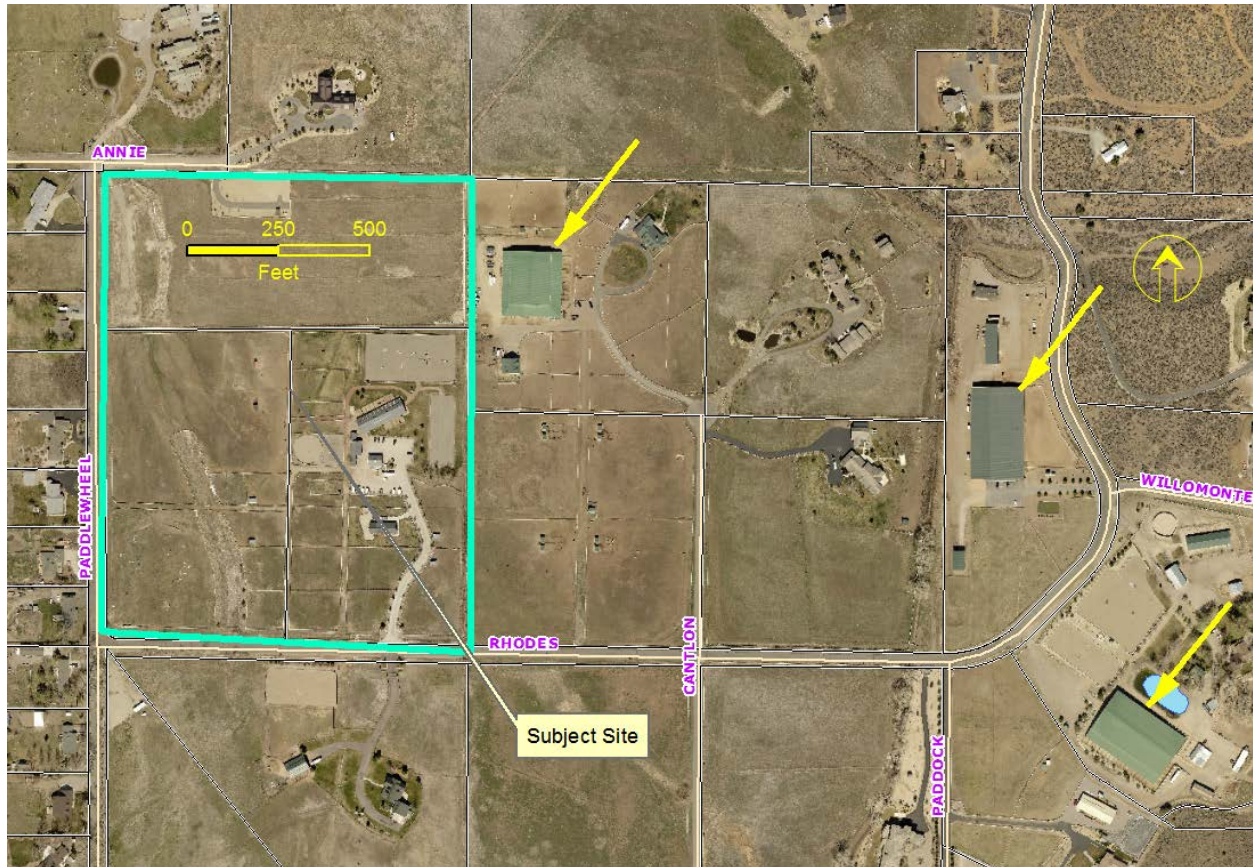
water in the stalls and protected the animals from inclement. Pastures were as expected due to recent and persistent wet weather conditions. Areas of the pasture had standing water and/or mud but still provided adequate high ground to ensure the animals welfare. Food storage has been well planned. Grain storage is kept in the stabling area. Grains, pellets and mash are stored in lidded containers and well labelled and organized. This room has been designed to prevent / minimize contamination / infestation. Hay is kept in metal building with large access areas for delivery and air flow. Water drains away from this area to prevent it from damaging / contaminating the hay. The area proposed for improvement appears to be in an area where some drainage occurs. The area will have to be raised to prevent standing water against/in the enclosed arena.

During review of this proposal the Water Rights Supervisor for Washoe County determined that water rights for the commercial use which had been required with approval of the original permit had not been provided. Conditions of approval to require dedication of appropriate water rights to support the commercial use have been recommended with the proposed conditions of approval.

The applicant is proposing to construct a covered riding arena 20,800 square feet in size. The size of the structure is consistent with several other structures in the immediate vicinity. Staff believes that there is little potential for additional impact of the new structure upon the surrounding area. Most of the activity that is proposed to take place within the new riding area currently takes place in the open area, so minimal conditions of approval are recommended. A proposed condition of approval has been recommended to require that the new riding arena match all of the existing structures in general architectural design and choice of building and roofing colors and materials. The following photo was included in the application and shows the general architectural style proposed by the applicant for the riding arena.



The following overhead photo indicates other large equestrian structures in the immediate vicinity.



A general summation of the analysis conducted by Washoe County Staff is that: the use type is consistent with the surrounding area; does not pose substantial potential for negative impact upon the surrounding area; and, can be recommended for approval, with conditions to ensure compliance with generally applicable code provisions.

### **South Truckee Meadows /Washoe Valley Citizen Advisory Board (STM/WV CAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled STM/WV Citizen Advisory Board meeting on March 9, 2017. The CAB discussion on the proposed special use permit was minimal and the CAB recommended approval. Discussion of the project was positive and it was noted that the use has been established for some time and that it is a clean, attractive and orderly facility. Minutes of that meeting are attached to this report as Exhibit E.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Utilities/Water Rights
  - Building and Safety Division



- Washoe County Health District
  - Air Quality Management Division
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff's Office
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Five out of the twelve above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if the Special Use Permit is approved by the Board.

- Washoe County Planning and Development Division addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.  
**Contact: Roger Pelham, 775.328-3622, rpelham@washoecounty.us**
- Washoe County Animal Services addressed the requirement for a Commercial Welfare Permit.  
**Contact: Robert Smith, 775.353.8945, rasmith@washoecounty.us**
- Washoe County Health District addressed the requirement for compliance with District Board of Health Regulations Governing Air Quality Management, and generally applicable regulations for potable water and for management of manure.  
**Contact: Mike Wolf, 775.784.7206, mwolf@washoecounty.us**
- Truckee Meadows Fire Protection District addressed requirement for compliance with Washoe County Code 60 and the International Fire Code and International Wildland Urban Interface Code.  
**Contact: Amy Ray, 775.326.6005, aray@tmfcpd.us**
- Washoe County Water Management Planner Coordinator addressed the requirements for adequate water rights for the commercial use.  
**Contact: Vahid Behmaram, 775.328.3622 vbehmaram@washoecounty.us**

### **Staff Comment on Required Findings**

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

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

Staff Comment: There are no policies or action programs within the South Valleys Area Plan that prohibit the proposed use. That Area Plan notes that, "The existence of livestock, particularly horses and cattle, for recreational, economic and educational

purposes is commonplace and recognized as a significant contributor to the local character.” Therefore, the proposed Commercial Stables use type is consistent with the Area Plan’s adopted character statement.

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

Staff Comment: The facility has been in operation for approximately 15 years. This approval will require compliance with all applicable codes and requirements. Water rights necessitated by the commercial use will be provided prior to approval of a business license.

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

Staff Comment: The facility has been in operation for approximately 15 years, therefore, the site is suitable for the continued operation of a commercial stables on the property.

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

Staff Comment: The use is very similar to several other uses in the immediate vicinity and has been in operation for approximately 15 years, without significant negative impact upon the surrounding area.

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

Staff Comment: There is no military installation in the area required to be noticed for this permit. Therefore, this project cannot create a detrimental effect on a military installation.

### **Recommendation**

Those agencies which reviewed the application either recommended conditions in support of approval of the project or provided no comment. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0003 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case Number WSUP17-0003 for UDS Barn, LLC, with the conditions of approval included as Exhibit A for this matter, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an

adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for commercial stable, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

### **Appeal Process**

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

Applicant / Property Owner:                   Kirsten Sorensen  
  430 Anitra Drive  
  Reno, NV 89511

Property Owner:                                   Ward Chilton  
  1900 Manzanita Lane  
  Reno, NV 89509

Representatives:                                 John Krmpotic  
  9480 Double Diamond Pkwy., Suite 299  
  Reno, NV 8921



# Conditions of Approval

Special Use Permit Case Number WSUP17-0003

The project approved under Special Use Permit Case Number WSUP17-0003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 6, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

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

**Contact Name – Roger Pelham, 775.328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued for the proposed riding arena within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The riding arena shall match the existing structures on the subject site in building and roofing materials, color and general architectural design.
- d. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits and business licenses) applied for as part of this administrative permit.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. The applicant shall obtain and maintain a valid Washoe County Business License.
- g. Prior to approval of a Washoe County Business License the applicant shall:
  - i. Provide documentation to the Planning and Development Division that all applicable standards required by the Truckee Meadows Fire Protection District have been satisfied.
  - ii. Provide handicapped parking on-site in accordance with all applicable provisions of WCC Chapter 110, Article 410 (*Parking and Loading*).

- iii. Obtain valid building permit for on-site signage. Signage shall be in accordance with all applicable provisions of WCC Chapter 110, Article 505 (Sign Regulations).
- iv. Provide documentation to the Planning and Development Division from Washoe County Animal Services that a Commercial Welfare Permit has been obtained.
- v. Provide documentation to the Planning and Development Division from Washoe County Air Quality Management Division that all applicable regulations have been met.
- vi. Provide documentation to the Planning and Development Division from Truckee Meadows Fire Protection District that all applicable regulations have been met.
- vii. Provide documentation to the Planning and Development Division from Community Services Division, Water Rights Supervisor that all required conditions of approval concerning the dedication of water rights have been satisfied.
- h. The maximum number of horses boarded and trained on the property, including horses personally owned by the owner and employees, shall not exceed twenty-five (25) at any time.
- i. Equestrian events with competitors and spectators are prohibited.
- j. Trail rides to and from the site are prohibited.
- k. All landscaping shall be maintained in accordance with the provisions found in WCC Section 110.412.75, Maintenance.
- l. Prior to approval of a business license the applicant shall provide a parking plan to the Planning and Development Division that demonstrates compliance with all applicable provisions of WCC 110.410, (Parking and Loading) with the exception of surfacing of the parking area. The surfacing of the parking area shall be gravel or Decomposed Granite and shall be installed in a manner acceptable to the County Engineer and the Truckee Meadows Fire Protection District.
- m. The parking area shall be for the exclusive use of the commercial stables. Storage of equipment and vehicles not utilized by the commercial stables is not allowed.
- n. Prior to approval of a business license the applicant shall provide a landscape plan to the Planning and Development Division that demonstrates compliance with all applicable provisions of WCC 110.412, (Landscaping), with the exception that buffering of the commercial use from the residential uses to the north may be reduced to three-rail fencing and one tree every 50 feet along the common property line, if and only if, the applicant provides documentation from the property owners to the north, to the Director of Planning and Development, indicating that the property owners to the north agree to the reduction in standards.
- o. The following Operational Conditions shall be required for the life of the project:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
  - iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall

- notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
  - v. Business hours shall be limited to daylight hours only. No commercial activity shall take place during the night.

### **Washoe County Animal Services**

2. The following conditions are requirements of Washoe County Animal Services, which shall be responsible for determining compliance with these conditions.

**Contact Name – Robert Smith, 775.353.8945, rasmith@washeocounty.us**

- a. The applicant must contact Animal Services to obtain information on the Commercial Welfare Permit. The applicant shall obtain a Commercial Welfare Permit.

### **Washoe County Health District, Air Quality Management Division**

3. The following conditions are requirements of the Health District, Air Quality Management Division and Environmental Health Services Division, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Mike Wolf, 775.784.7206, mwolf@washoecounty.us**

- a. The applicant shall comply with District Board of Health Regulations Governing Air Quality Management 040.030 and District Board of Health Regulations Governing Air Quality Management 040.055.

**Contact Name – Wes Rubio, 775.328.2434, wrubio@washoecounty.us**

- b. Provide an approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control for the commercial use of the existing On-site Sewage Disposal System;
- c. Provide the total number of employees and anticipated visitors to the location per week;
- d. Identify the source of potable water for the proposed use of the facility;
  - i. Depending on the source of water and proposed use, an official Water Project may be required for review and approval by the WCHD;
  - ii. The facility may be required to become a permitted Public Water System as part of this process;
- e. Provide a waste management plan for the management and disposal of all manure and animal waste for the facility and privately owned stock.

### **Truckee Meadows Fire Protection District**

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

**Contact Name – Amy Ray, 775.326.6005, aray@tmfspd.us**

- a. This business shall meet the requirements of the Washoe County Code 60 and the International Fire Code and International Wildland Urban Interface Code. This shall include the installation of an automatic fire sprinkler system and access to the facility.

**Community Services Department - Water Planning**

5. The following conditions are requirements of the Community Services Department, Water Planning Coordinator, which shall be responsible for determining compliance with these conditions.

**Contact Name – Vahid Behmaram, 775.328.3622 vbehemaram@washoecounty.us**

- a. The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County.
- b. Adequate ground water rights per the estimate in item # “a” shall be transferred to an appropriate ground water well or wells on the parcels associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- c. The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.

\*\*\* End of Conditions \*\*\*



From: Smith, Robert A.  
Sent: Tuesday, March 07, 2017 8:55 AM  
To: Fagan, Donna  
Subject: FW: Old Ophir Rd and 2955 Rhodes Rd

Here are the notes from the inspection by my staff.

Each must contact Animal Services to obtain information on the Commercial Welfare Permit.

We do not have fees approved at this time but will be able to walk them through the inspection and permitting process.

Please let me know if I need to attend the meeting.

Thank you

Bobby

2995 Rhodes Road Inspection

This is a large established property used for the keeping of livestock, specifically horses. The stabling areas are well constructed and maintained for the safety of the animals. The existing fencing consists of vinyl or galvanized steel three rail fencing. Fasteners on the fencing are turned in to prevent injury. Fencing is designed and maintained to prevent escapes. Stalls/pathways/pens/arenas/round pens were clean and sanitary for the animals. There was no standing water in the stalls and protected the animals from inclement. Pastures were as expected due to recent and persistent wet weather conditions. Areas of the pasture had standing water and/or mud but still provided adequate high ground to ensure the animals welfare.

Food storage has been well planned. Grain storage is kept in the stabling area. Grains, pellets and mash are stored in lidded containers and well labelled and organized. This room has been designed to prevent/minimize contamination/infestation. Hay is kept in metal building with large access areas for delivery and air flow. Water drains away from this area to prevent it from damaging/contaminating the hay.

The area proposed for improvement appears to be in an area where some drainage occurs. The area will have to be raised to prevent standing water against/in the enclosed arena.

Jeff Brooks

From: Schumann, Frank  
Sent: Friday, February 24, 2017 1:48 PM  
To: Fagan, Donna  
Subject: RE: February Agency Review Memo II

Good Afternoon Donna,

I see no issues with items #3 or #5 as written.

Frank

Chief Deputy Frank Schumann  
Washoe County Sheriff's Office  
911 Parr Blvd. Reno, NV 89512  
Tel: 775-328-3007  
Email: FSchumann@washoecounty.us  
Web: www.WashoeSheriff.com



**REGIONAL TRANSPORTATION COMMISSION**

Metropolitan Planning - Public Transportation & Operations - Engineering & Construction  
Metropolitan Planning Organization of Washoe County, Nevada

March 3, 2017

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: WAC17-0002 (Evans Greenhouses)**  
**WADMIN17-0002 (Incline Fine Art Festival)**  
**WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)**  
**WSUP17-0002 (Ceja Second Home)**  
**WSUP17-0003 (UDS Barn, LLC – Commercial Stables)**  
**WSUP17-0005 (Old Ophir Ranch)**  
**WSUP17-0006 (Verizon Rolling Thunder)**  
**WPVAR17-0001 (Meyer-McSherry)**

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

Rebecca Kapuler  
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services  
Chad Giesinger, Washoe County Community Services  
Kelly Mullin, Washoe County Community Services  
Joe Prutch, Washoe County Community Services  
Jae Pullen, Nevada Department of Transportation, District II  
Daniel Doenges, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

/Washoe County no comment 03072017

**RTC Board:** Ron Smith (Chair) · Bob Lucey (Vice Chair) · Paul McKenzie · Marsha Berkgigler · Neoma Jardon  
PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · [rtcwashoe.com](http://rtcwashoe.com)

**WSUP17-0003**  
**EXHIBIT B**

From: Fagan, Donna  
Sent: Wednesday, February 22, 2017 5:03 PM  
To: Prutch, Joe; Pelham, Roger; Krause, Eva  
Subject: FW: February Agency Review Memo II

Below are comments for the following items:

Item 4 - WSUP17-0002  
Item 5 - WSUP17-0003  
Item 6 - WSUP17-0004

Thank you,  
~ Donna ~

From: Wolf, Mike  
Sent: Wednesday, February 22, 2017 4:22 PM  
To: Fagan, Donna  
Subject: RE: February Agency Review Memo II

Item 4 and 6 will require dust control permits from AQMD prior to start of site improvements (see District Board of Health Regulations Governing Air Quality Management 040.030 C 3) .

And the following regulations still apply mostly to items 4 and 5:

District Board of Health Regulations Governing Air Quality Management 040.030  
District Board of Health Regulations Governing Air Quality Management 040.055

And we will need the school to contact us regarding their HVAC systems, but we can catch that at plan review.

Michael Wolf, CEM  
Permitting and Enforcement Branch Chief | Air Quality Management Division  
| Washoe County Health District  
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B,  
Reno, NV 89512

From: Lawson, Clara  
Sent: Friday, March 10, 2017 4:35 PM  
To: Pelham, Roger  
Subject: WSUP17-0003 Commercial Stables

Appears traffic generation is below what would require a traffic study, therefore no conditions of approval are required. They will likely have to pay a RRIF fee based on all 25 horses to be interned.

Clara Lawson, PE, PTOE, Licensed Engineer  
Washoe County | Community Services Dept | Engineering Division  
1001 E. Ninth St., Reno NV  
89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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**WASHOE COUNTY  
COMMUNITY SERVICES DEPARTMENT**

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

**INTEROFFICE MEMORANDUM**

DATE: March 03, 2017  
TO: Roger Pelham, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **WSUP17-0003  
APN 017-380-19 & 20  
UDS BARN COMMERCIAL STABLES**

I have reviewed the referenced special use permit case and have no conditions or comments.

LRV/lrx



Amy Ray  
Fire Marshal

Tim Leighton  
Division Chief

Charles A. Moore  
Fire Chief

March 6, 2017

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Special Use Permit Number WSUP17-0003 (UDS Barn, LLC – Commercial Stables)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above permit with the following conditions:

- This business shall meet the requirements of the Washoe County Code 60 and *the International Fire Code and International Wildland Urban Interface Code*. This shall include the installation of an automatic fire sprinkler system and access to the facility.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray  
Fire Marshal



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
INTEGRITY COMMUNICATION SERVICE

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

March 3, 2017

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division  
FROM: Wahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: WSUP17-0003 UDS Barn, LLC APN: 017-380-19 & 20

**Project description:**

The applicant is proposing a special use permit for commercial stables for training of up to 25 horses at one time and for construction of an indoor riding arena of approximately 20,000 square feet.

State Engineer's data indicates the surface water rights are adequate and in conformance for irrigation of the pastures. There are 88.875 acre-feet of Steamboat Creek water rights appurtenant to 19.75 acres of land referenced above under claims 689, 690 & 691.

The use of domestic wells are not allowed for any commercial project. Per NRS 534.013 a domestic well may only be used in support of a single family dwelling and no other use, such as a commercial project. This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. Our estimate is 0.56 acre-feet for 25 horses, without accounting for all the other ancillary uses, bathroom, office, wash down areas, dust control, etc.

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

- 1) The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County.
- 2) Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well or wells on the parcels associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.



From: Dayton, Brittany  
Sent: Wednesday, March 01, 2017 3:46 PM  
To: Pelham, Roger; Mullin, Kelly  
Subject: RE: February Agency Review Memo II

Hello Roger and Kelly,

Thank you both for your responses. Given that information, the EMS Program does not have any comments on the special use permits included in the February Agency Review Memo II (items 3, 5 and 7). Please let me know if you have any questions.

Thanks,  
Brittany

---

From: Pelham, Roger  
Sent: Wednesday, March 01, 2017 2:47 PM  
To: Mullin, Kelly; Dayton, Brittany  
Subject: RE: February Agency Review Memo II

Hello All,  
The same is true for UDS. Thanks.

Best Regards,  
Roger D. Pelham, MPA, Senior Planner  
Community Services Department  
Planning and Development Division  
775.328.3622 (office)  
775.328.6133 (fax)

---

From: Mullin, Kelly  
Sent: Wednesday, March 01, 2017 1:54 PM  
To: Dayton, Brittany; Pelham, Roger  
Subject: RE: February Agency Review Memo II

Hi Brittany,  
There are no special events proposed as part of the special use permit request for Old Ophir Ranch. Any such events would need to be requested at time of application in order to be permitted. If they later want to make events part of the stable operation, it would need to go back to the Board of Adjustment.  
Thanks for checking.

Kelly

Kelly Mullin  
Planner | Washoe County Community Services Department

**Additional Comments Received for Review of Request for Modification of Parking and Landscape standards:**

From: Smith, Robert A.  
Sent: Friday, March 17, 2017 9:09 AM  
To: Pelham, Roger; Vesely, Leo; Rubio, wesley S  
Cc: webb, Bob  
Subject: RE: Additional Review of Application for Special Use Permit is Requested.

I would be in agreement with the request of DG for the road and parking area. A solid surface such as asphalt is not conducive to horses.

Bobby

From: Vesely, Leo  
Sent: Tuesday, March 21, 2017 12:02 PM  
To: Pelham, Roger  
Subject: RE: Additional Review of Application for Special Use Permit is Requested.

Roger,

Engineering finds the requested modification acceptable.

Leo R. Vesely, PE, CFM  
Licensed Civil Engineer  
Washoe County Community Services Department  
Engineering and Capital Projects Division  
1001 East Ninth Street  
Reno, NV 89520  
775.328.2313

From: Rubio, wesley S  
Sent: Friday, March 17, 2017 10:29 AM  
To: Pelham, Roger  
Subject: RE: Additional Review of Application for Special Use Permit is Requested.

Roger,

Do you need this on letter head? or can I just tell you that WCHD has no objections to the proposed changes in conditions.

Let me know and I will get you whatever you need. Thanks man!

Wes

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

March 8, 2017

Roger Pelham, MPA, Senior Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: UDS Barn, LLC; APN 017-380-19 & 017-380-20  
Special Use Permit; WSUP17-0003

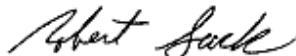
Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the Special Use Permit and has the following conditions as requirements for the operations and permitting of this event:
  - a. Provide an approval from the State of Nevada, Division of Environmental Protection, Bureau of Water Pollution Control for the commercial use of the existing On-site Sewage Disposal System;
  - b. Provide the total number of employees and anticipated visitors to the location per week;
  - c. Identify the source of potable water for the proposed use of the facility;
    - i. Depending on the source of water and proposed use, an official Water Project may be required for review and approval by the WCHD;
    - ii. The facility may be required to become a permitted Public Water System as part of this process;
  - d. Provide a waste management plan for the management and disposal of all manure and animal waste for the facility and privately owned stock.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District  
Jim English, Environmental Health Supervisor

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
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**WSUP17-0003  
EXHIBIT B**





**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:** Andrew and Mary Harris  
**From:** Washoe County Department of Community Development  
**Re:** Administrative Permit Case No. AP02-002 for K. G. E. Stables  
**Date:** February 22, 2002

**REQUEST**

This Administrative Permit has been requested to allow the operation of a commercial stables offering horse boarding, training of horses, riding lessons, and equestrian events during the daylight hours [Washoe County Code 110.304.25(c)(1)]. No trail rides are proposed. The maximum number of horses boarded on the property, including those of the property owner and employees will be limited to 15. No more than four (4) equestrian events will be allowed per year with the number of participants and spectators limited to no more than 50 per day. The applicant plans to construct a barn with eleven stalls, an office, a washroom, and a tack room. A sand arena of ±35,000 square feet, four turnout pastures are completed. The ±9.86-acre parcel is located at the north side of Rhodes Road one parcel east of its intersection with Paddlewheel Lane and one parcel west of Cantlon Lane, approximately one mile east of US 395 South. The property is addressed as 2955 Rhodes Road. The property is zoned General Rural (GR) in the South Valleys Area Plan, is in Washoe County Commission District No. 2, and is located within the SE/4 of Section 4, T17N, R20E, MDM, Washoe County, Nevada. (APN: 017-380-20)

**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. AP02-002, 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;
3. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided under the conditions of approval, the Washoe County Code, the Nevada Administrative Code, or the Nevada Revised Statutes;

Robert W. Sellman  
Director

Sharon Kvas, AICP  
Planning Manager



**COMMUNITY  
DEVELOPMENT**

4. That the site is physically suited for the establishment of the equestrian facility in having sufficient area to permit the development of necessary level areas for the existing and proposed improvements and the separation of the facilities;
5. That the improvements to the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit;
6. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided for both the permanent facilities and activities;
7. That an adequate public facilities determination has been made in accordance with Division 7 of the Development Code (Chapter 110 of the Washoe County Code) by ensuring that required sanitation facilities will be provided concurrently with, or prior to, the need;
8. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area because the site is sufficiently large to accommodate the events within its boundaries;
9. That the conditions of approval and the existing Washoe County Code ensure the maintenance of the public health, safety and welfare and prevent injury to other properties or improvements; and
10. That the proposed facilities and activities are consistent with the character of the area and neighboring properties.

## ANALYSIS

The owners of the proposed K. G. E. Stables have requested permission through the Administrative Permit process to operate a commercial stables operation and to be able to conduct a limited number of equestrian events throughout the year. The  $\pm 9.86$  -acre parcel is located at the located on the north side of Rhodes Road one parcel east of its intersection with Paddlewheel Lane and one parcel west of Cantlon Lane, approximately one mile east of US 395 South. The property is accessed from US 395 South via Andrew Lane. The parcel is in the South Valleys Area Plan and has zoning of General Rural (GR).

The general area and the site for the proposed use have been used for agricultural and ranching purposes for many years. Abundant natural landscaping currently exists on the site. The applicant plans to construct a barn with eleven stalls, an office, a washroom, and a tack room. A sand arena of  $\pm 35,000$  square feet and four turnout pastures have been completed.

The commercial stables and equestrian center will offer training of horses, riding lessons, and equestrian events during the daylight hours and full-time horse boarding. The applicant has specifically stated that trail rides will not be offered from this site. The maximum number of horses that may be boarded on the property, including those of the property owner and employees, will be limited to no more than 15. For horse and rider safety, the parking areas will be surfaced with gravel rather than paved. As many as four (4) equestrian events with no more than 50 participants and spectators will be allowed per year by this Administrative Permit. Staff believes that the conduct of these events on a relatively large and accommodating site has

Letter to: Andrew and Mary Harris  
Subject: AP02-002 (K. G. E. Stables)  
February 22, 2002 -- Page 3

relatively few potentially adverse impacts and that those can be mitigated relatively easily. The site is well suited for the type and intensity of the proposed events.

Even though the improved width of the existing roadways is narrower than current standards in some areas, the additional traffic from events will be occasional and minimal and should not reduce the Level of Service of affected roadways to below adopted Washoe County standards. The conditions of approval will ensure that compliance with the requirements imposed by Washoe County is demonstrated. The conditions also provide an opportunity for the county to address items that could be a cause for concern in the future. Any uses not specifically permitted by this Administrative Permit will require amendment in a manner consistent with the requirements for the initial approval.

The Engineering Division has noted that a Regional Road Impact Fee (approximately \$75.00 per stall at this time) will be collected at time of the issuance of the building permit for new structures. Because commercial stables are considered a commercial development, the Washoe County Utility Services Division may also require water rights be dedicated to Washoe County in accordance with the South Valleys Area Plan.

The Reno Fire Department has noted that a fire protection water supply must be provided onsite and fire department access complying with Washoe County Code Chapter 60 shall be provided into the property and around all structures. Additionally, all structures must comply with all applicable provisions of the Uniform Building Code, the Uniform Fire and Life Safety Code, and Washoe County Code Chapter 60.

The District Health Department may require compliance with conditions for requirements they administer. Appeals of District Health Department conditions may only be made to the District Board of Health. One specific condition they have noted is that a Dust Control Plan must be obtained.

The conditions of approval of this Administrative Permit require completion of all the proposed improvements within thirty-six months of approval.

**CITIZENS ADVISORY BOARD COMMENTS:** Because of the relatively short review and approval process, Administrative Permits are not forwarded to Citizens Advisory Boards until after the action has been taken.

## LAND USE SUMMARY

**Land Use Designation:** General Rural (GR).

**Development Suitability Constraints:** None.

**Use Type:**

**Section 110.304.25 Commercial Use Types.**

(c) **Animal Sales and Services.** Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are

Letter to: Andrew and Mary Harris  
Subject: AP02-002 (K. G. E. Stables)  
February 22, 2002 -- Page 4

regulated by the accessory use provisions of Article 306, Accessory Uses and Structures. The following are animal sales and services use types:

- (2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

The Table of Uses, 110.302.05.3 allows the establishment of commercial stables upon the issuance of an Administrative Permit. The requirement of an Administrative Permit allows the imposition of any conditions which may be necessary to ensure that any adverse impacts are properly mitigated.

**Adjacent Land Uses:**

The land use designations for the parcels surrounding the subject property, and their compatibility with the land use designation of General Rural, are listed in Table 1. The "High" land use compatibility rating with the surrounding land uses generally indicates that minimal conflicts could occur with adjacent land uses, and little or no screening or buffering measures are necessary.

Table 1

**Compatibility of Adjacent Parcels with General Rural (GR) Zoning**

Direction	Land Use Designation	Land Use Compatibility
North	General Rural (GR)	High
East	General Rural (GR)	High
South	General Rural (GR)	High
West	General Rural (GR)	High

Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element.

**Area Plan Modifiers:**

**Section 110.210.05 Water Rights Dedication Requirements.**

- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

**CONDITIONS**

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the Administrative Permit or a subsequent Washoe County permit.
2. The applicant shall demonstrate substantial conformance with the plans approved as part of this Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. Conformance shall be determined by the Department of Community Development.
3. The applicant shall obtain a valid Washoe County building permit within one year from the date of approval by Washoe County. The applicant shall commence and complete construction in accordance with the time periods required by said permit(s). Any extension of said permit(s) will require prior approval of an extension of the Administrative Permit. All improvements shown on plan must be completed within thirty-six (36) months. Extension of an Administrative Permit is subject to the same requirements as the original approval.
4. A copy of the Action Order and approved site plan for the Administrative Permit shall be attached to all ministerial permit applications issued by Washoe County. Building plans will not be reviewed unless this Action Order and site plan are attached.
5. The applicant shall maintain a valid Washoe County Business License. The Department of Community Development shall be responsible for determining compliance with this condition.
6. The applicant shall comply with the requirements of the Reno Fire Department regarding an onsite water supply for fire protection and fire department into the property and around all structures. All structures must comply with all applicable provisions of the Uniform Building Code, the Uniform Fire and Life Safety Code, and Washoe County Code Chapter 60. The Reno Fire Department shall be responsible for determining compliance with this condition.
7. Business hours shall be limited to the daylight hours. The Department of Community Development shall be responsible for determining compliance with this condition.
8. The maximum number of horses that may be boarded on the property, including those of the property owner and employees, will be limited to no more than 15. The Department of Community Development shall be responsible for determining compliance with this condition.
9. No more than four (4) equestrian events with more than 50 participants, workers, and spectators will be allowed per year. The Department of Community Development shall be responsible for determining compliance with this condition.

Letter to: Andrew and Mary Harris  
Subject: AP02-002 (K. G. E. Stables)  
February 22, 2002 -- Page 6

10. Two to four weeks prior to each equestrian event with participants, workers, and spectators numbering more than 30, the holder of the permit shall provide written notification to the Sheriff's Office and the Department of Community Development of the nature and the time of the event.
11. The applicant shall ensure that any attending concessionaires or business activities at an event obtain a Washoe County business license. The Department of Community Development shall be responsible for determining compliance with this condition.
12. The applicant shall provide post-event reports to the Department of Community Development within four weeks of the conclusion of the events. These reports shall include:
  - a. the actual or estimated (specify which) number of horses in attendance per day and cumulatively;
  - b. the actual or estimated (specify which) number of participants, workers, and spectators, per day and cumulatively;
  - c. the actual or estimated (specify which) number of concessions and concessionaires per day and cumulatively;
  - d. the actual or estimated (specify which) number of vehicles (specify automobiles and small trucks, large trucks and vehicles towing horse trailers, and recreational vehicles) both per day and cumulatively for each event.
13. This Administrative Permit shall remain in effect for a period of seven years. The holder of the permit shall renew the permit in a manner similar to that by which it was obtained, or as specified by Washoe County Code.

#### APPEALS

In accordance with Washoe County Code Section 110.808.40, the determination of the Zoning Administrator may be appealed to the Washoe County Board of County Commissioners. Such an appeal may be filed by an aggrieved person (applicant or affected property owner) and must be submitted to the Department of Community Development by the close of business on March 11, 2002, and accompanied by a \$651.00 filing fee. An affected property owner who asserts that he did not sign the consent form will have the appeal fee waived. If filed, an appeal stays any further action on the permit until final resolution of the appeal. The applicant should contact the Department of Community Development on March 12, 2002, at 328-6100 to determine whether any appeals had been filed.

WASHOE COUNTY DEPARTMENT  
OF COMMUNITY DEVELOPMENT

---

D. Sumner "Don" Young, AICP  
Zoning Administrator/Senior Planner

**WSUP17-0003**  
**EXHIBIT C**

Letter to: Andrew and Mary Harris  
Subject: AP02-002 (K. G. E. Stables)  
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Attachments: Location Map

DSY(AP02-002 KGE Action Order)

xc: Property Owner and Applicant: Andrew and Mary Harris, K. G. E. Stables, 3106 Alpine Creek Road, Reno, NV 89509

Professional Consultant: Triple M Construction, 16960 US 395 South, Reno, NV 89511

Others Notified: Steve Gildesgard, 350 Gildesgard Ranch Road, Reno, NV 89511

Citizens Advisory Board: Galena-Steamboat Citizens Advisory Board

Agencies: Reno Fire Department, District Health Department, Engineering Division, Utility Services Division, Washoe County Sheriff's Office.



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
Blaine Carlidge, Legal Counsel



Washoe County Board of Adjustment  
Jane Maxfield, Chair  
Sharon Stanley, Vice Chair

Neal Cobb  
Gary Feero  
Carol A. Murphy

## ACTION ORDER

July 8, 2005

Thomas Sorenson  
Rhodes Properties, LLC  
430 Anitra Drive  
Reno, NV 89511

Dear Applicant:

The Washoe County Board of Adjustment, at its regular meeting of July 7, 2005, approved the following request with thirteen (13) conditions:

AMENDMENT (AC05-005) OF ADMINISTRATIVE PERMIT CASE NO. AP02-002 FOR JDS BARN, LLC (FORMERLY KGE STABLES, LLC) - To allow the addition to and the expansion of structures for an existing commercial stables offering horse boarding, training of horses, riding lessons, and equestrian events during the daylight hours. No trail rides are requested. The maximum number of horses boarded on the property, including those of the property owner and employees remains limited to 15. No additional equestrian events have been requested. The applicant plans to enlarge the existing barn to fifteen stalls, an addition of four, with an increase in area of ±1920 square feet. A new freestanding structure of ±1632 square feet is requested to the southwest of the existing barn. This structure will be used for the storage of hay and to enclose farm equipment, some of which is currently stored in the open. The ±9.86-acre parcel is located at the north side of Rhodes Road one parcel east of its intersection with Paddlewheel Lane and one parcel west of Cantlon Lane, approximately one mile east of US 395 South. The property is addressed as 2955 Rhodes Road. The property is zoned General Rural (GR) in the South Valleys Area Plan, is in Washoe County Commission District No. 2, and is located within the SE/4 of Section 4, T17N, R20E, MDM, Washoe County, Nevada. (APN: 017-380-20)

The approval for the Amendment of Administrative Permit was based on 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 the breach of any policies, action programs, or standards of the Washoe County Comprehensive Plan or the South Valleys Area Plan;
3. That adequate utilities, roadway improvements, sanitation, water supply and other necessary facilities are in place or will be provided under the conditions of approval, the Washoe County Code, the Nevada Administrative Code, or the Nevada Revised Statutes;

Post Office Box 11130, Reno, NV 89520-0027 ~ 1001 E. Ninth St., Reno, NV 89512  
Telephone: 775.328.3600 - Fax: 775.328.3648  
[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

*"Your Community Development Department"*

WSUP17-0003  
EXHIBIT C




Letter to: Thomas Sorenson  
Subject: Amendment (AC05-005) of Administrative Permit Case No. AP02-002  
Date: July 8, 2005  
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4. That the site is physically suited for the establishment of the equestrian facility in having sufficient area to permit the development of necessary level areas for the existing and proposed improvements and the separation of the facilities;
5. That the improvements to the site will meet or exceed the requirements of the Washoe County Code and the conditions of the Administrative Permit;
6. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are available or will be provided for both the permanent facilities and activities;
7. That an adequate public facilities determination has been made in accordance with Division 7 of the Development Code (Chapter 110 of the Washoe County Code) by ensuring that required sanitation facilities will be provided concurrently with, or prior to, the need;
8. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area because the site is sufficiently large to accommodate the events within its boundaries;
9. That the conditions of approval and the existing Washoe County Code ensure the maintenance of the public health, safety and welfare and prevent injury to other properties or improvements; and
10. That the proposed facilities and activities are consistent with the character of the area and neighboring properties; and
11. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,



Adrian P. Freund, AICP  
Director, Washoe County Community Development  
Secretary to the Board of Adjustment

APF/DSY/cm(AC05-005f1)

Attachments: Conditions

xc: Monty Martin, Triple M Constructions, Inc., PO Box 19022, Reno, NV 89511  
Blaine Carlidge, DA's Office; Dan Birkel, Reno Fire Department; David Lindsey,  
Department of Water Resources; Engineering Division; East Washoe Valley Citizen  
Advisory Board, Chair

Letter to: Thomas Sorenson  
Subject: Amendment (AC05-005) of Administrative Permit Case No. AP02-002  
Date: July 8, 2005  
Page: 3

**CONDITIONS FOR  
AMENDMENT (AC05-005) OF ADMINISTRATIVE PERMIT CASE NO. AP02-002  
FOR JDS BARN, LLC (FORMERLY KGE STABLES, LLC)  
APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT ON JULY 7, 2005**

**INSTRUCTIONS**

**\*\*\*IMPORTANT—PLEASE READ\*\*\***

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUSINESS LICENSE. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION SHALL BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS MUST HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS ADMINISTRATIVE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE ADMINISTRATIVE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONAL CONDITIONS ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ANNUAL RENEWAL OF A BUSINESS LICENSE. FAILURE TO ADHERE TO THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL CONDITIONS ARE MET. THE DEPARTMENT OF COMMUNITY DEVELOPMENT SHALL BE RESPONSIBLE FOR DETERMINING COMPLIANCE.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE AND "SHALL" OR "MUST" IS MANDATORY.

Letter to: Thomas Sorenson  
Subject: Amendment (AC05-005) of Administrative Permit Case No. AP02-002  
Date: July 8, 2005  
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### **GENERAL CONDITIONS**

1. The project shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the request or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the amendment of the Administrative Permit or any subsequent Washoe County permit.
2. The applicant shall demonstrate substantial conformance with the plans approved as part of the amendment of the Administrative Permit. Modification to the site plan may require amendment to and reprocessing of the Administrative Permit. Substantial conformance shall be confirmed by the Department of Community Development.
3. The applicant shall commence and complete construction in accordance with the time periods required by said permit(s). Any extension of said permit(s) will require prior approval of an extension of the Administrative Permit. All improvements shown on plans must be completed within thirty-six (36) months.
4. A copy of the Action Order for the amendment of the Administrative Permit shall be attached to all ministerial permit applications issued by Washoe County. Building plans will not be reviewed unless this Action Order and site plan are attached.
5. The applicant shall maintain a valid Washoe County Business License. The Department of Community Development shall be responsible for determining compliance with this condition.
6. The applicant shall comply with the requirements of the Reno Fire Department regarding an onsite water supply for fire protection and fire department into the property and around all structures. All structures must comply with all applicable provisions of the Uniform Building Code, the Uniform Fire and Life Safety Code, and Washoe County Code Chapter 60. The Reno Fire Department shall be responsible for determining compliance with this condition.
7. Business hours shall be limited to the daylight hours. The Department of Community Development shall be responsible for determining compliance with this condition.
8. The maximum number of horses that may be boarded on the property, including those of the property owner and employees, will be limited to no more than 15. The Department of Community Development shall be responsible for determining compliance with this condition.
9. No more than four (4) equestrian events with more than 50 participants, workers, and spectators will be allowed per year. The Department of Community Development shall be responsible for determining compliance with this condition.
10. Two to four weeks prior to each equestrian event with participants, workers, and spectators numbering more than 30, the holder of the permit shall provide written notification to the Sheriff's Office and the Department of Community Development of the nature and the time of the event.

Letter to: Thomas Sorenson  
Subject: Amendment (AC05-005) of Administrative Permit Case No. AP02-002  
Date: July 8, 2005  
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11. The applicant shall ensure that any attending concessionaires or business activities at an event obtain a Washoe County business license. The Department of Community Development shall be responsible for determining compliance with this condition.
12. The applicant shall provide post-event reports to the Department of Community Development within four weeks of the conclusion of the events. These reports shall include:
  - a. the actual or estimated (specify which) number of horses in attendance per day and cumulatively;
  - b. the actual or estimated (specify which) number of participants, workers, and spectators, per day and cumulatively;
  - c. the actual or estimated (specify which) number of concessions and concessionaires per day and cumulatively;
  - d. the actual or estimated (specify which) number of vehicles (specify automobiles and small trucks, large trucks and vehicles towing horse trailers, and recreational vehicles) both per day and cumulatively for each event.
13. This Administrative Permit shall remain in effect for a period of ten years. The holder of the permit shall renew the permit in a manner similar to that by which it was obtained, or as specified by Washoe County Code.

**\*\*\* END OF CONDITIONS \*\*\***

# WSUP17-0003 Exhibit D

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <u>JDS BARN LLC.</u>			
Project Description: <u>15 STALL BARN WITH TWO ARENAS AND A ROUND PEN</u>			
Project Address: <u>2955 RHODES ROAD, RENO, NV. 89521</u>			
Project Area (acres or square feet): <u>9.86 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>RHODES ROAD INTERSECTING WITH PADDLE WHEEL WE ARE EAST OF 395.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>017-380-20</u>	<u>9.86</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s): <u>AP02-002 AC05-005.</u>			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>KIRSTEN SOREENSEN</u>		Name: <u>TRIPLE M. CONSTRUCTIONS, INC</u>	
Address: <u>430 ANITRA DR</u>		Address: <u>P.O. BOX 19022</u>	
<u>RENO, NV.</u> Zip: <u>89511</u>		<u>RENO, NV.</u> Zip: <u>89511</u>	
Phone: <u>775-745-6416</u> Fax:		Phone: <u>775-849-3773</u> Fax: <u>849-7803</u>	
Email: <u>ksorensen@me.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: <u>MONTY MARTIN</u>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>KIRSTEN SOREENSEN</u>		Name: <u>TOM BROWN</u>	
Address: <u>430 ANITRA DR</u>		Address: <u>123 ANDREW LN.</u>	
<u>RENO, NV.</u> Zip: <u>89511</u>		<u>RENO, NV.</u> Zip: <u>89521</u>	
Phone: Fax:		Phone: <u>775-690-6905</u> Fax:	
Email: <u>ksorensen@me.com</u>		Email: <u>tomkatbuilders@gmail.com</u>	
Cell: <u>775-745-6416</u> Other:		Cell: <u>INC</u> Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

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

15 Horses will be in stalls and an additional 10 horses pastured.  
In addition to the 9.86 acres there are 9.87 acres being leased for pasture-horses.

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

3 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.

None.

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.

Nothing additional other than training horses.  
No shows are held on property.

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

Stable and 2 arenas and one round pen.  
Haybarn  
Office  
shed.

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).

EVERYTHING IS ALREADY BUILD  
ONE IS STALL BARN, RESTROOM, OFFICE,  
TACK ROOM, TRACTOR STORAGE, PUMP ROOM,  
HAY AND FEED STORAGE, MANAGERS LIVING  
QUARTERS, ADDITIONAL STORAGE INSIDE  
BARN.

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

ONE EMPLOYEE LIVES ON PROPERTY  
REST OF EMPLOYEES LIVE IN PRIVATE  
HOMES OFF PROPERTY.

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

WE WILL PROVIDE PARKING ON SITE ONLY FOR ALL HORSE OWNERS AND RIDERS. THERE IS A HORSE TRAILER TURNAROUND.

9. What are the planned hours of operation?

8AM - 5PM  
HORSEBACK RIDING ONLY IN DAY LIGHT.

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?

EVERYTHING IS ALREADY BUILD AND COMPLETED.  
WE ARE P.T PLANNING AN INDOOR ARENA WHICH WILL BE BUILD ON LOT 017-380-19. THE ARENA WILL BE 80F WIDE AND 260 F. LONG.  
WE ARE PLANNING BEGINNING OF CONSTRUCTION IN MAY-JUNE 2017 AND PLAN ABOUT 3 MONTH TILL FINISH

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

~~WE~~  
WE WILL BEGIN CONSTRUCTION AS SOON AS EVERYTHING IS APPROVED BY WASHOE COUNTY HOPEFULLY BY MAY-JUNE 2017.  
THE CONSTRUCTION OF BUILDING SHOULD BE DONE AFTER 3 MONTH. WHAT WE PLAN ON.



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

WE DON'T ANTICIPATE ANY CHANGES,  
SINCE WE HAVE BEEN IN OPERATION  
SINCE 2005.

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

WE DON'T ANTICIPATE ANY NEGATIVE  
EFFECTS, HAVEN'T SO FAR.  
WE WILL CONTINUE TO ENHANCE THE  
AESTHETICS OF OUR NEIGHBORHOOD IN  
KEEPING THE EQUINE NATURE OF  
THIS VALLEY.

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?

WE HAVE A SPRINKLER SYSTEM INSTALLED  
ON BOTH ARENAS TO MINIMIZE DUST.  
WE ARE DOING PEST AND RODENT CONTROL  
WE HAVEN'T HAD ANY PROBLEMS WITH  
GROUND WATER CONTAMINATION.

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

HORSES WILL BE RIDDED DURING  
DAYLIGHT HOURS ONLY.

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

WHITE VINYL RANCH FENCING,  
THE EXISTING BARN IS A BARN MASTER.  
LANDSCAPING IS DONE, WITH LOTS OF  
MATURE TREES.

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

PERIMETER LIGHTS ON BARN, OFFICE  
AND HAYBARN.  
ONE SIGN ON FRONT OF PROPERTY, NOT  
ILLUMINATED. FOUR FEET LONG, 2 FEET  
HIGH.

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

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

19. Community Sewer

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

20. Community Water

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

**Property Owner Affidavit**

**Applicant Name:** KIRSTEN HOVE SORENSEN

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, *Kirsten Sorensen*  
(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 Development.

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

Assessor Parcel Number(s): 017 - 380 - 20

Printed Name KIRSTEN SORENSEN

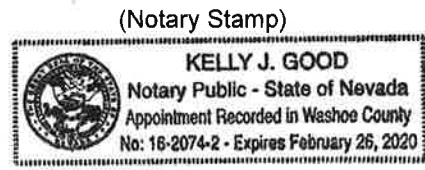
Signed *Kirsten Sorensen*

Address 430 ADITRA DR. Reno NV, 89511.

Subscribed and sworn to before me this 14 day of February, 2017.

*Kelly J. Good*  
Notary Public in and for said county and state

My commission expires: 2/26/2020



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

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

Washoe County Treasurer  
Tammi Davis

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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
01738020	Active	2/13/2017 2:10:12 AM
<b>Current Owner:</b> RHODES PROPERTIES LLC 430 ANITRA DR RENO, NV 89511		<b>SITUS:</b> 2955 RHODES RD WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description Lot F SubdivisionName _UNSPECIFIED Township 17 Range 20		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$483.92	(\$6.71)	\$477.21
<u>Truckee Meadows Fire Dist</u>	\$1,537.16	(\$21.30)	\$1,515.86
<u>Washoe County</u>	\$3,961.62	(\$54.89)	\$3,906.73
<u>Washoe County Sc</u>	\$3,240.84	(\$44.91)	\$3,195.93
<u>PLEASANT VALLEY WATER BASIN</u>	\$1.69	\$0.00	\$1.69
<b>Total Tax</b>	<b>\$9,225.23</b>	<b>(\$127.81)</b>	<b>\$9,097.42</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016132417	B16.3907	\$9,097.42	7/21/2016

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:  
(775) 328-2500

Address change requests may also mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

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

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

Rhodes Properties LLC

Kirsten Sorensen

430 Anita Dr

Reno NV 89511

To Washoe County Development

We are an existing horse training facility located at 2955 Rhodes rd. We have been in operation since 2004. Our barn is a private 15 stall barn with ample turnout areas for the horses. Rhodes Properties owns 2 adjacent lots totaling approximately 20 acres. We have also recently leased an additional 10 acres directly to our north for even more pasture space. Our purpose is to provide a service to equestrian enthusiasts to train their horses in the discipline of dressage and jumping. We are not interested in hosting horse competitions; we truly enjoy the tranquil nature of our business.

In addition to an existing office, hay barn and shed we are looking forward to constructing an indoor arena this year to further enhance our training facility. Due to the sun, wind, and precipitation an indoor space will add greatly to the safety to our riders and their horses.

Currently the number of horses increased from 15 to 20. We are in the permitting process requesting to push up the number of horses to 25 for training on the premises. Our facility has a family friendly atmosphere and we are continually improving our aesthetics. We invite you down to see what we offer!

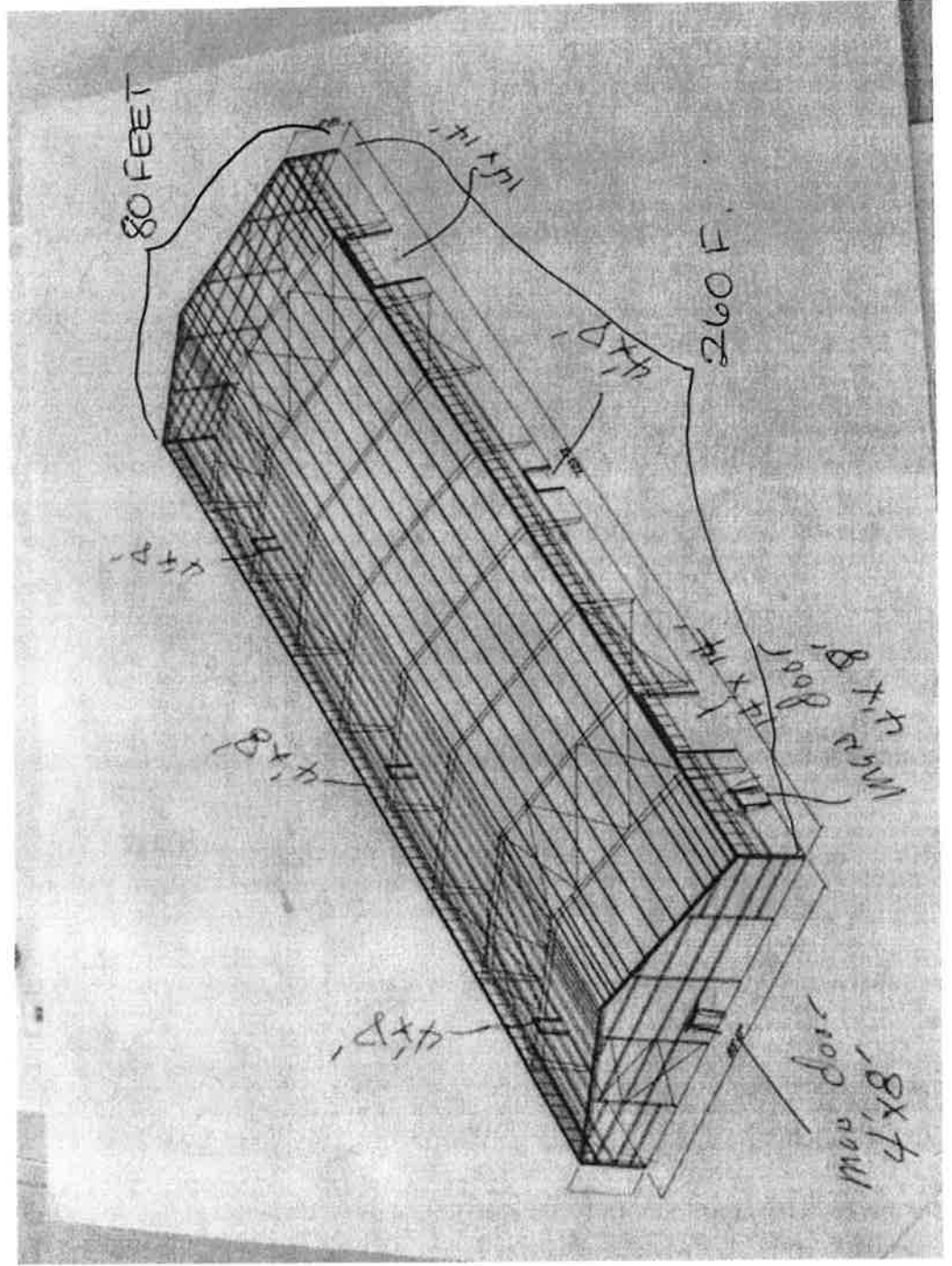
Sincerely,

K. Sorensen

A handwritten signature in black ink, appearing to read 'Kirsten Sorensen', written in a cursive style.

February 14, 2017

Sent from my iPhone



From: **Kirsten SORENSEN** ksorensen@me.com  
Subject: **August 22, 2016 at 5:51 PM**  
To: **Kirsten SORENSEN** ksorensen@me.com



SCALE 1" = 50'  
 0 50 100 150 200  
 NORTH  
 NOTES:  
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHOE COUNTY PUBLIC WORKS SPECIFICATIONS AND THE WASHOE COUNTY STANDARD SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION.  
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
 4. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
 5. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
 6. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
 7. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
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 9. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
 10. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.

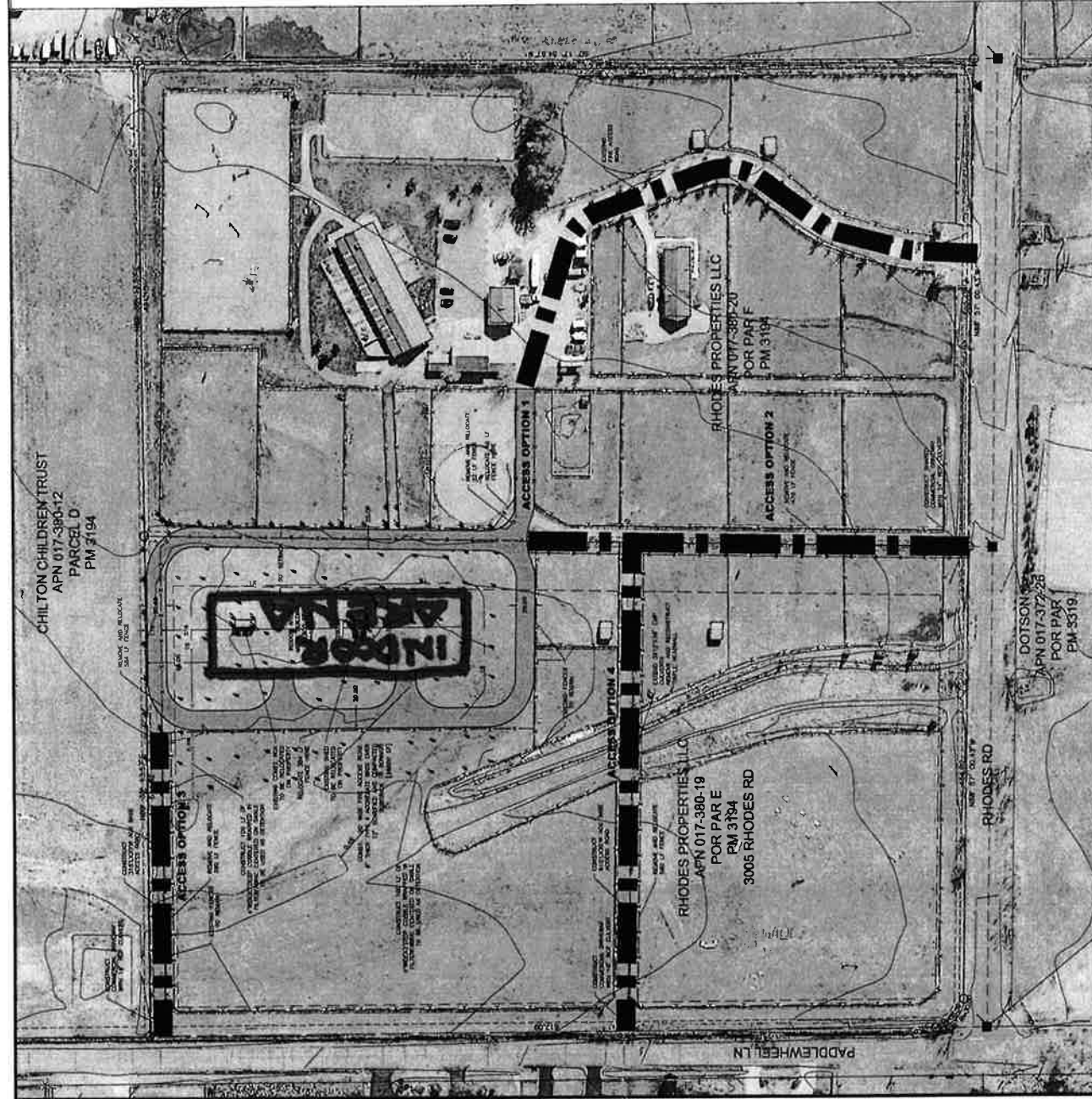
**ACCESS OPTION 1**  
 USE EXISTING FIRE ACCESS ROAD ON APN 017-380-20  
 LEAST EXPENSIVE.

**ACCESS OPTION 2**  
 SHARED (OR NOT SHARED) ACCESS TO NEW DRIVEWAY ON RHODES RD.  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING FENCE, IF SHARED, AND CONSTRUCTION OF A 20 FT WIDE ACCESS ROAD, NEW DRIVEWAY ON PADDLEWHEEL, WIDE ACCESS ROAD, NEW DRIVEWAY ON PADDLEWHEEL.

**ACCESS OPTION 3**  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS ROAD, NEW DRIVEWAY ON PADDLEWHEEL.  
 MAY REQUIRE READDRESSING THIS PROPERTY TO PADDLEWHEEL.

**ACCESS OPTION 4**  
 ACCESS AND NEW DRIVEWAY ON PADDLEWHEEL RD.  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS ROAD AS WELL AS DEMOLITION AND RECONSTRUCTION OF CONCRETE TRIPLE HEADWALL AND EXTENSION OF 3 X 36" CMP STORM DRAIN PIPES, NEW DRIVEWAY ON PADDLEWHEEL, MAY REQUIRE READDRESSING THIS PROPERTY TO PADDLEWHEEL.  
 MOST EXPENSIVE

**PLACEMENT OF INDOOR ARENA.**





DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 Copyright SUMMIT ENG 2018

MARKLE COUNTY  
 CIVIL IMPROVEMENT PLANS FOR  
 RHODES RANCH INDOOR ARENA  
 SITE AND GRADING PLAN

NO.	DATE	DESCRIPTION	BY	APP'D
1	1-20			
1	1-20			

SCALE 1" = 50'

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).  
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.  
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARKLE COUNTY ENGINEERING DEPARTMENT.  
 5. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
 6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARKLE COUNTY ENGINEERING DEPARTMENT.  
 7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARKLE COUNTY ENGINEERING DEPARTMENT.

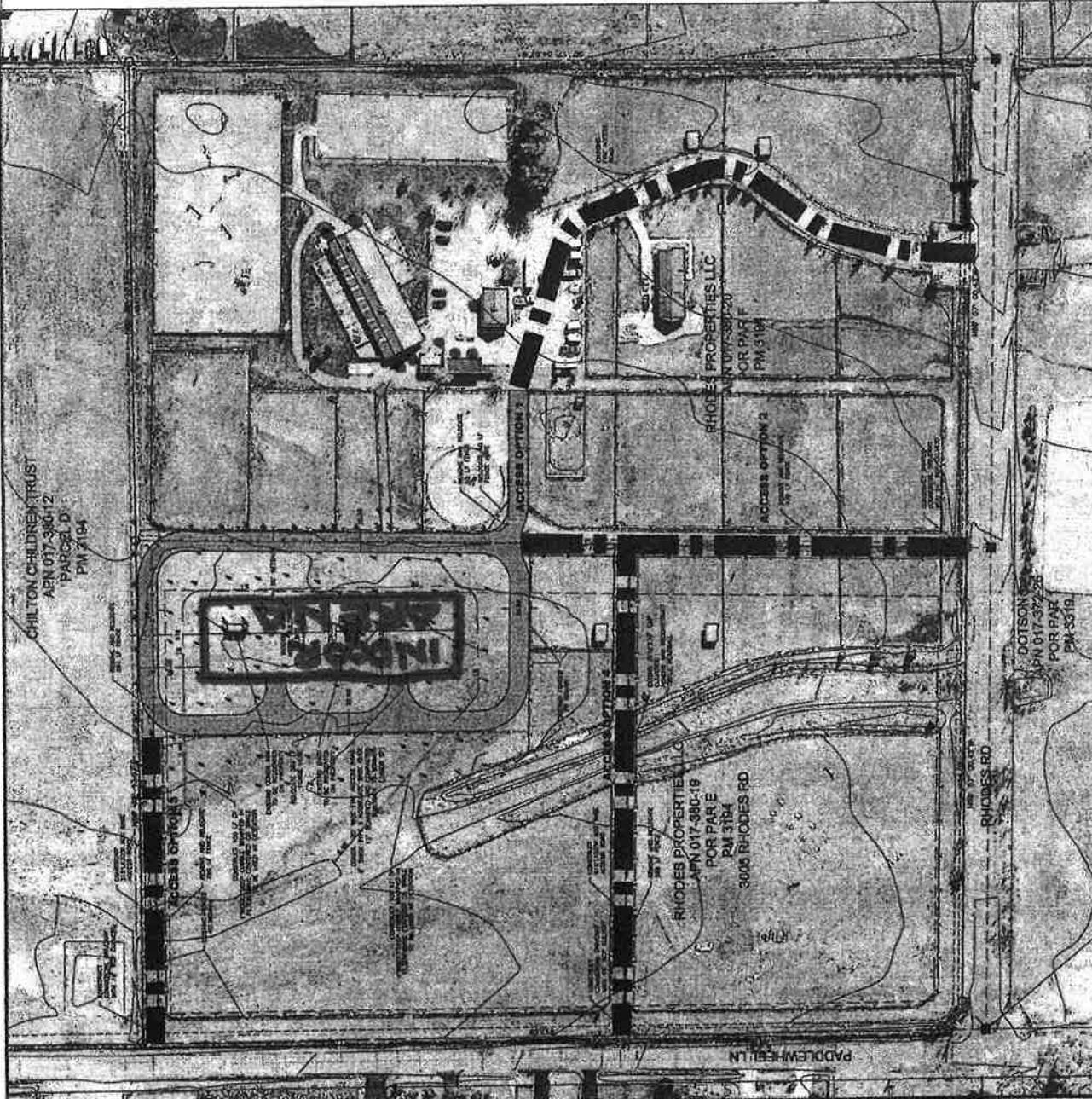
ACCESS OPTION 1  
 USE EXISTING FIRE ACCESS ROAD ON APN 017-380-20  
 LEAST EXPENSIVE.

ACCESS OPTION 2  
 SHARED (OR NOT SHARED) ACCESS TO NEW DRIVEWAY  
 ON RHODES RD.  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING  
 FENCE, IF SHARED, AND CONSTRUCTION OF A 20 FT  
 WIDE ACCESS ROAD. NEW DRIVEWAY ON PADDLEWHEEL.

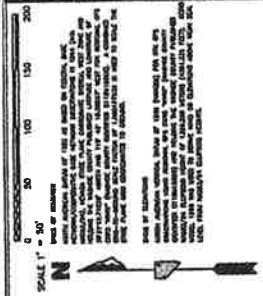
ACCESS OPTION 3  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING  
 FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS  
 ROAD. NEW DRIVEWAY ON PADDLEWHEEL.  
 MAY REQUIRE READDRESSING THIS PROPERTY TO  
 PADDLEWHEEL.

ACCESS OPTION 4  
 ACCESS AND NEW DRIVEWAY ON PADDLEWHEEL RD.  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING  
 FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS  
 ROAD AS WELL AS DEMOLITION AND RECONSTRUCTION OF 3  
 OF CONCRETE TRIPLE HEADWALL AND EXTENSION OF 3  
 X 36" CMP STORM DRAIN PIPES. NEW DRIVEWAY ON  
 PADDLEWHEEL. MAY REQUIRE READDRESSING THIS  
 PROPERTY TO PADDLEWHEEL.  
 MOST EXPENSIVE.

OUT DOOR LIGHTNING.  
 → SIGN.







THESE ACTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS OF THE APPLICABLE JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

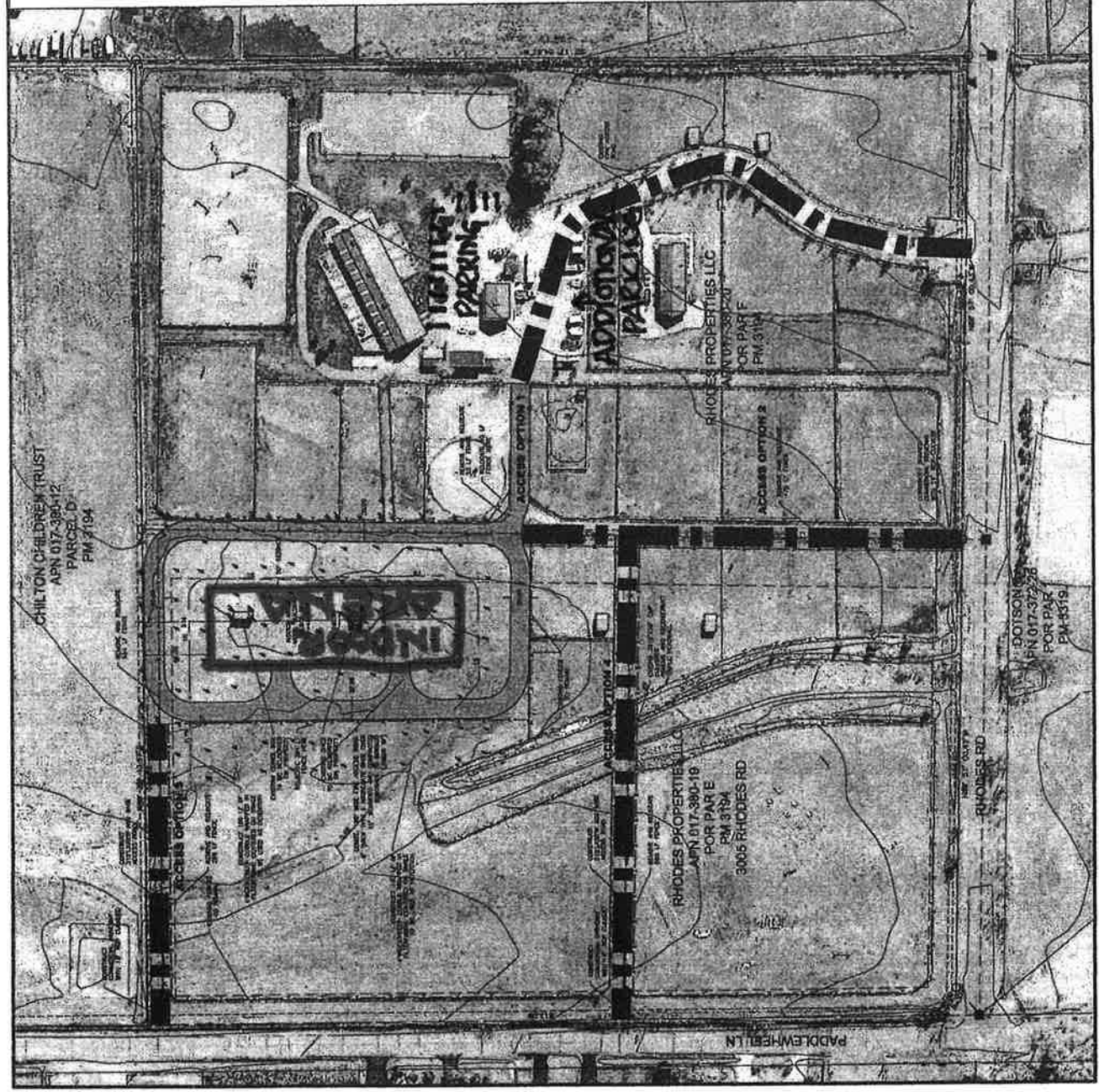
**ACCESS OPTION 1**  
 USE EXISTING FIRE ACCESS ROAD ON APN 017-380-20  
 LEAST EXPENSIVE.

**ACCESS OPTION 2**  
 SHARED (OR NOT SHARED) ACCESS TO NEW DRIVEWAY  
 ON RHODES RD.  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING  
 FENCE, IF SHARED, AND CONSTRUCTION OF A 20 FT  
 WIDE ACCESS ROAD. NEW DRIVEWAY ON PADDLEWHEEL.

**ACCESS OPTION 3**  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING  
 FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS  
 ROAD. NEW DRIVEWAY ON PADDLEWHEEL.  
 MAY REQUIRE READDRESSING THIS PROPERTY TO  
 PADDLEWHEEL.

**ACCESS OPTION 4**  
 ACCESS AND NEW DRIVEWAY ON PADDLEWHEEL RD.  
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING  
 FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS  
 ROAD AS WELL AS DEMOLITION AND RECONSTRUCTION OF 3  
 OF CONCRETE TRIPLE HEADWALL AND EXTENSION OF 3  
 X 36" CMP STORM DRAIN PIPES. NEW DRIVEWAY ON  
 PADDLEWHEEL. MAY REQUIRE READDRESSING THIS  
 PROPERTY TO PADDLEWHEEL.  
 MOST EXPENSIVE.

**PARKING.**





Balance Point Training  
Wellness Center



Visitors Welcome!

Dressage • Jumper  
Lessons & Training  
**775 849-7773**  
JDS Barn LLC  
**2955 RHODES ROAD**



WSUP17-0003  
EXHIBIT D



**WSUP17-0003  
EXHIBIT D**



**WSUP17-0003**  
**EXHIBIT D**



**WSUP17-0003**  
**EXHIBIT D**



**WSUP17-0003**  
**EXHIBIT D**



**WSUP17-0003**  
**EXHIBIT D**





WSUP17-0003  
EXHIBIT D



**WSUP17-0003**  
**EXHIBIT D**



**WSUP17-0003**  
**EXHIBIT D**



WSUP17-0003  
EXHIBIT D

# 3005 Rhodes Road

Application to Washoe County for a:

## ***Addendum to Special Use Permit (for Commercial Stable & Indoor Arena)***

Prepared by:



John F. Krmptotic, AICP  
KLS Planning & Design Group  
9480 Double Diamond Parkway, Suite 299  
Reno, Nevada 89521

Prepared for:

Kirsten Sorenson  
Rhodes Road, LLC  
430 Anitra Drive  
Reno, NV 89511

February 15, 2017

---

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Figure 3 – Aerial Image of the Site ..... 3  
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**Appendix**

**Application Materials**

- WC Development Application
- Property Owner Affidavit
- Special Use Permit Application
- WC Fee Sheet
- WC Treasurer (Payment Records – 2 sheets)
- WC Assessors Map
- Civil Engineering Plan Set (3 sheets)
- Metal Building Manufacturer Spec Sheet

**Project Request** - This application includes the following request:

- A request to reinstate the expired SUP for a Commercial Stable and to allow for an Indoor Equestrian Arena as part of the SUP.

**Property Location**

The site is located at 2955 & 3005 Rhodes Road in Pleasant Valley. There are two parcels that serve the owners property on Rhodes Road, both are 9.86 acres. This Indoor Arena is located on one parcel but access is provided from the other parcel at 2955 Rhodes Road.

**Reason for the Request**

The SUP is required to allow for the Commercial Stable and to allow for the indoor arena.



Figure 1 - Vicinity Map

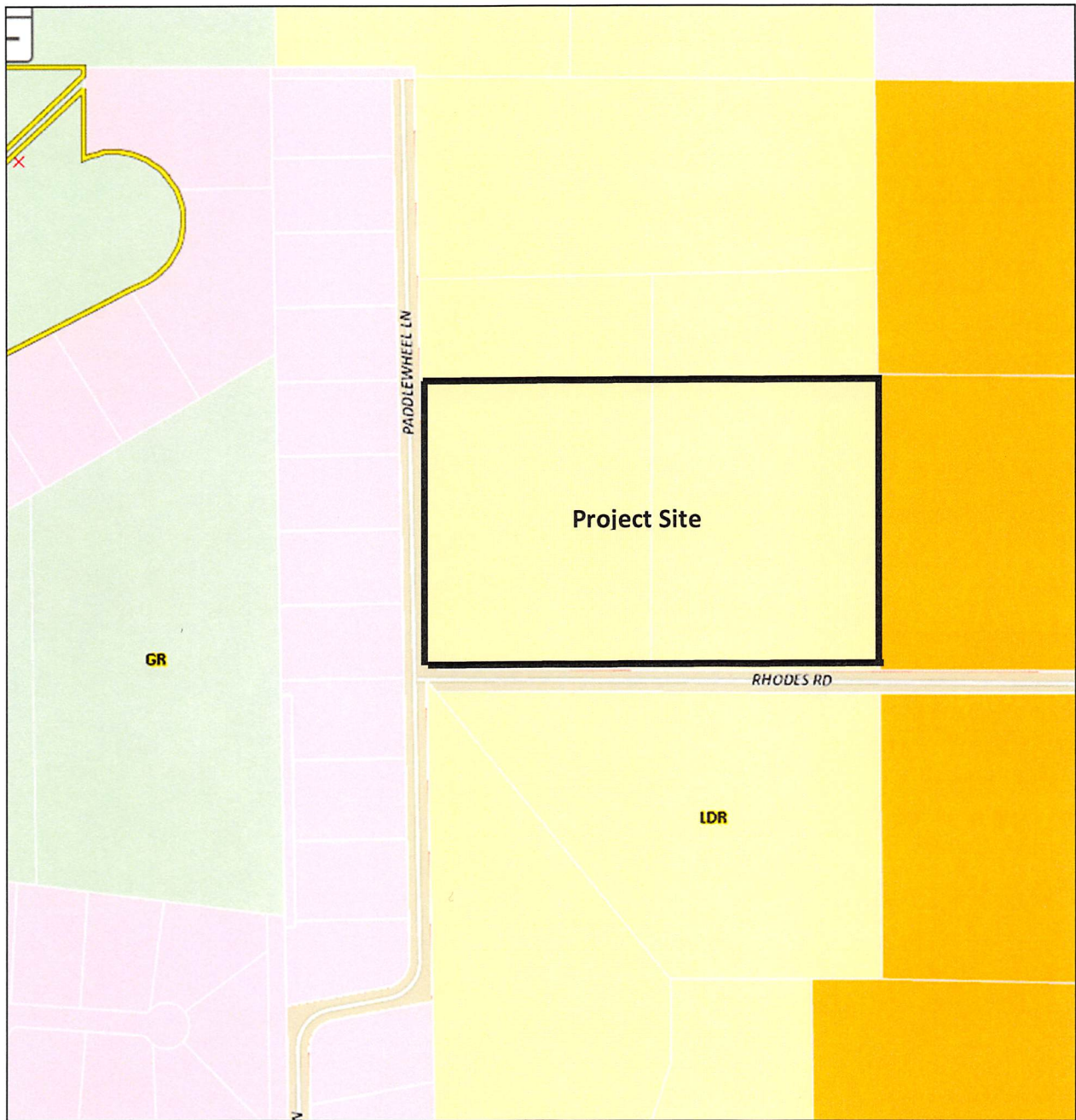


Figure 2 – Existing County Zoning





Figure 3 – Aerial image of the Site

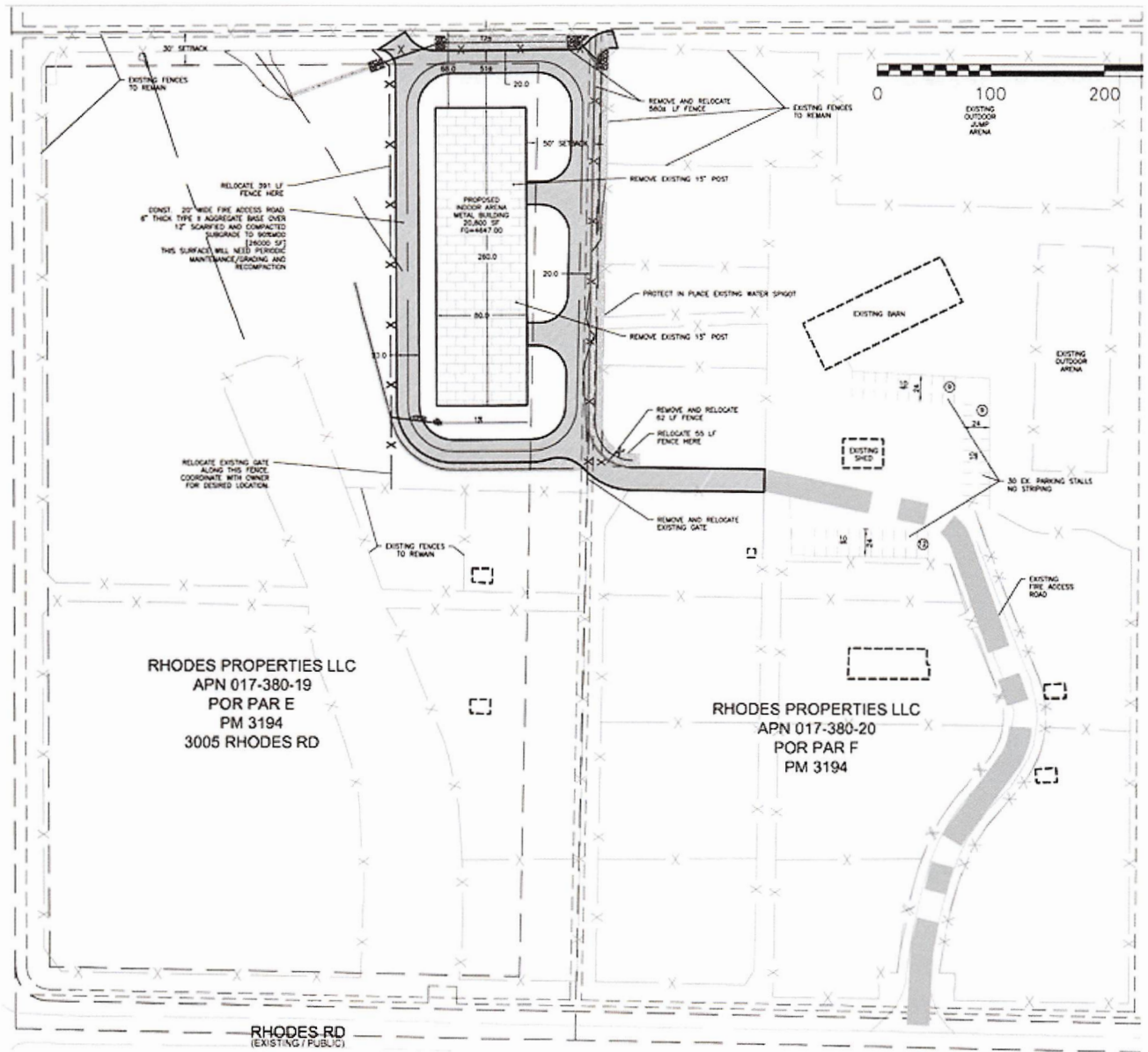


Figure 4 – Proposed Site Plan

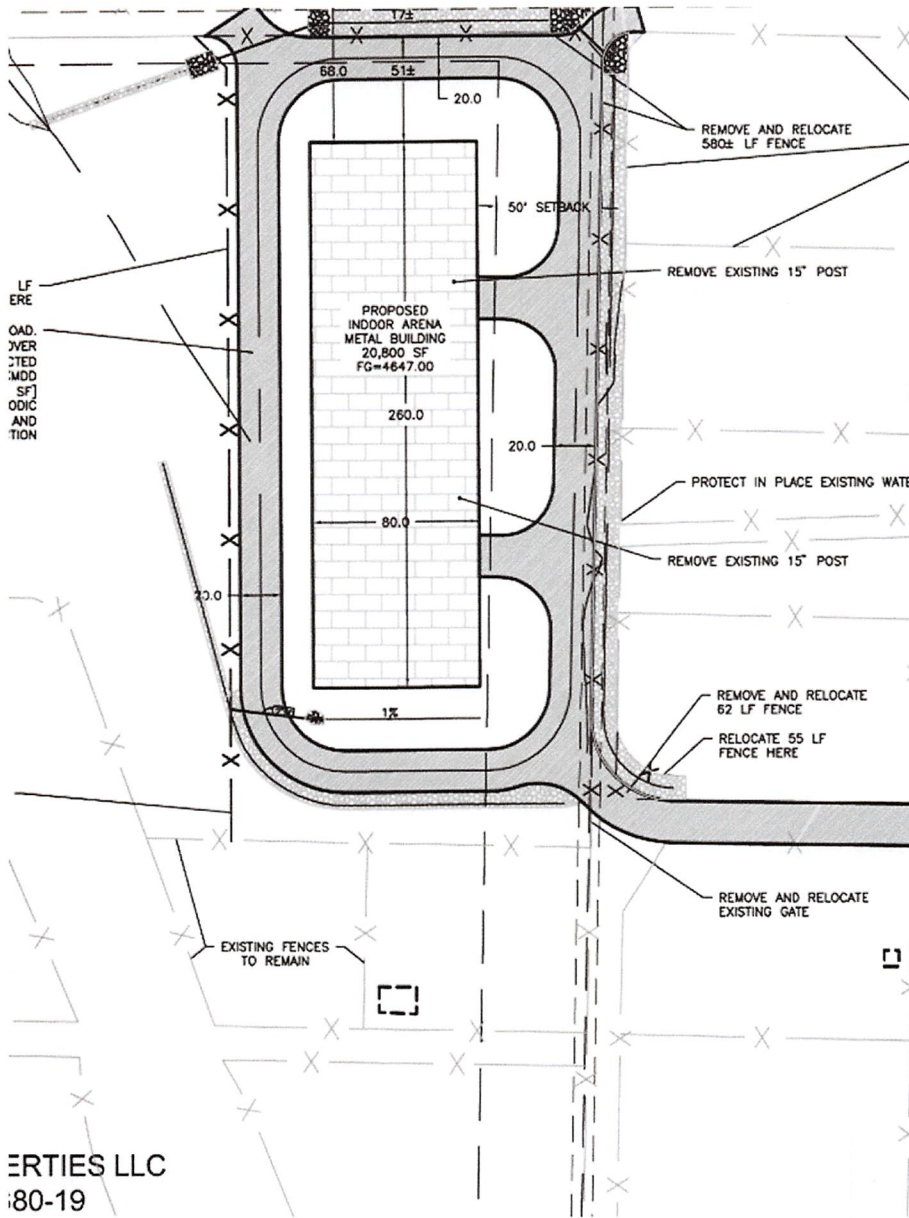


Figure 5 – Zoom of Arena Site



Photo of Existing Stables



Photo of Existing Barn



Photo of Existing Sign

Elevation of Arena Style, color and materials



Figure 6

---

## **Appendix**

### **Application Materials**

WC Development Application

Property Owner Affidavit

Special Use Permit Application

WC Fee Sheet

WC Treasurer (Payment Records – 2 sheets)

WC Assessors Map

Civil Engineering Plan Set (3 sheets)

Metal Building Manufacturer Spec Sheet

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>3005 Rhodes Road</b>			
Project Description: This is a request to reinstate an expired Commercial Stable use and allow for an Indoor Equestrian Arena.			
Project Address: 3005 Rhodes Road			
Project Area (acres or square feet): 20,800 Sf building on a 9.86 parcel			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>3005 and 2955 Rhodes Road near Paddlewheel Lane</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017 380 19	9.86 ac		
017 380 20	9.86 ac		
Section(s)/Township/Range: N/A			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). Not Aware of any			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> Rhodes Properties LLC		<b>Professional Consultant:</b>	
Name: Kirsten Sorenson		Name: KLS Planning & Design	
Address: 430 Anitra Drive, Reno, NV		Address: 9480 Double Diamond Parkway	
Zip: 89511		Zip: 89521	
Phone: 775 745 6416	Fax: None	Phone: 775 852 7606	Fax: 852 7609
Email: Ksorenson@me.com		Email: johnk@klsdesigngroup.com	
Cell: 775 745 6416	Other:	Cell: 775 857 7710	Other: N/A
Contact Person: Kirsten Sorenson		Contact Person: John F Krmptotic, AICP	
<b>Applicant/Developer:</b> Rhodes Properties LLC		<b>Other Persons to be Contacted:</b>	
Name: Kirsten Sorenson		Name: Tom Brown (builder)	
Address: 430 Anitra Drive, Reno, NV		Address: N/A	
Zip: 89511		Zip: N/A	
Phone: 775 745 6416	Fax:	Phone: 690 6905	Fax: N/A
Email: Ksorenson@me.com		Email: tomkatbuildersinc@gmail.com	
Cell: same	Other: n/a	Cell: 690 6905	Other: N/A
Contact Person: Kirsten Sorenson KLS Plannign & Design		Contact Person: Tom Brown	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Property Owner Affidavit

**Applicant Name:** Rhodes Properties 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    )

*See Attached*

I, \_\_\_\_\_,  
(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 Development.

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

Assessor Parcel Number(s): 017 380 19 and 20

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*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

Property Owner Affidavit

Applicant Name: KIRSTEN HOVE SOREUSEN  
ON Behalf of Rhodes Properties, LLC (Manager)

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, *[Signature]*  
(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 Development.

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

Assessor Parcel Number(s): 017-380-20, 19

Printed Name KIRSTEN SOREUSEN (Manager)

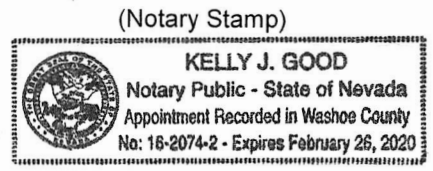
Signed *[Signature]*

Address 430 AVITRA DR. RENO NV.  
89511.

Subscribed and sworn to before me this 14 day of February, 2017.

*[Signature]*  
Notary Public in and for said county and state

My commission expires: 2/26/2020



\*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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

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

This is request to reinstate an existing/operating Commercial Stables with an expired SUP and build a new 20,800 sq ft metal building for a horse arena. The manufacturers specs sheets are included.

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

The existing site will be used for parking and access will remain as it is today thru the adjacent parcel. The owner ones two parcels that function as one business entity.

3. 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 only improvements are the new arena building and adjacent paved access and circulation around the building. there are no new roadways, utilities, sanitation, water supplies, drainage, parking, or signs being requested. This is a one phase project that will be completed as quickly as construction permits.

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

There is one phase. It will begin as soon as the permitting allows and will be constructed within a few months.

5. 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 location is ideally suited for this request. It is fundamentally an equestrian area with many similar barns and equestrian facilities like this in the area. It is not an intense use with respect to any measurable impacts triggered by such a request which include traffic, parking, lighting, noise, parking.

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

It provides a service for customers that demand the service in this area which is to train riders in the arena for jumping and dressage drills.

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

There is only one impact which would be traffic. It is hardly measurable as the customer base will not change with the new arena. There will be no events and no new stalls to add capacity for more horses. It is the same hours and same days of operation as exist today.

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

There are no needed conditions of approval due to minimal impacts expected. Certainly, the owner would consider voluntary conditions if concerns were raised in the public review that may require mitigation.

The operational parameters are roughly 8 am to 5 pm hours of operation, a maximum of 20 customers on the busiest day with about 5 employees. There will be no spectator or competition events in the new arena. This is another training facility for the customers largely for flexibility due to weather.

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

There are no improved parking spaces on the site. It is important and intentional to have parking areas designated for customers, but no marked. The character of the area is rural and respect for the rural improvements is part of that condition. There are parking fields for about 30 parking spaces designated on the site. These are shown on the attached site plan.

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

There is no additional landscaping proposed for the site. The entry way is tree lined as ornamental and a defining landscaping feature, ie. the tree line street that is the gateway to an equestrian compound and Pasteur. And, the entire property is Pasteur land which is important for the freedom of horses in their living environment without trees and shrubs.

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

There is only one sign that is currently on the site. It will not change. A photo of the sign is included. It is a simple wood sign mounted on wood posts to identify the business. There is no lighting other than security lighting on the building for night time vision.

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

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

13. Utilities:

a. Sewer Service	Septic Tank
b. Water Service	Private 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 #	N/A	acre-feet per year	
d. Certificate #	N/A	acre-feet per year	
e. Surface Claim #	N/A	acre-feet per year	
f. Other, #	N/a	acre-feet per year	

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

<p>Not applicable. There is no further demand for water rights and water consumption associated with this request.</p>
--

Bill Detail

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[Change of Address](#)

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**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY  
TREASURER**

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

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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:  
(775) 328-2500

Address change requests may also mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
01738019	Active	2/15/2017 2:10:05 AM
<b>Current Owner:</b> RHODES PROPERTIES LLC 430 ANITRA DR RENO, NV 89511		<b>SITUS:</b> 3005 RHODES RD WCTY NV
<b>Taxing District:</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot E SubdivisionName _UNSPECIFIED Township 17 Range 20		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$222.59	\$0.00	\$222.59
<u>Truckee Meadows Fire Dist</u>	\$707.07	\$0.00	\$707.07
<u>Washoe County</u>	\$1,822.27	\$0.00	\$1,822.27
<u>Washoe County Sc</u>	\$1,490.73	\$0.00	\$1,490.73
<u>PLEASANT VALLEY WATER BASIN</u>	\$1.69	\$0.00	\$1.69
<b>Total Tax</b>	<b>\$4,244.35</b>	<b>\$0.00</b>	<b>\$4,244.35</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016132420	B16.3906	\$4,244.35	7/21/2016

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

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

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
01738020	Active	2/15/2017 2:10:05 AM
<b>Current Owner:</b> RHODES PROPERTIES LLC 430 ANITRA DR RENO, NV 89511		<b>SITUS:</b> 2955 RHODES RD WCTY NV
<b>Taxing District:</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot F SubdivisionName _UNSPECIFIED Township 17 Range 20		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$483.92	(\$6.71)	\$477.21
<u>Truckee Meadows Fire Dist</u>	\$1,537.16	(\$21.30)	\$1,515.86
<u>Washoe County</u>	\$3,961.62	(\$54.89)	\$3,906.73
<u>Washoe County Sc</u>	\$3,240.84	(\$44.91)	\$3,195.93
<u>PLEASANT VALLEY WATER BASIN</u>	\$1.69	\$0.00	\$1.69
<b>Total Tax</b>	<b>\$9,225.23</b>	<b>(\$127.81)</b>	<b>\$9,097.42</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016132417	B16.3907	\$9,097.42	7/21/2016

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

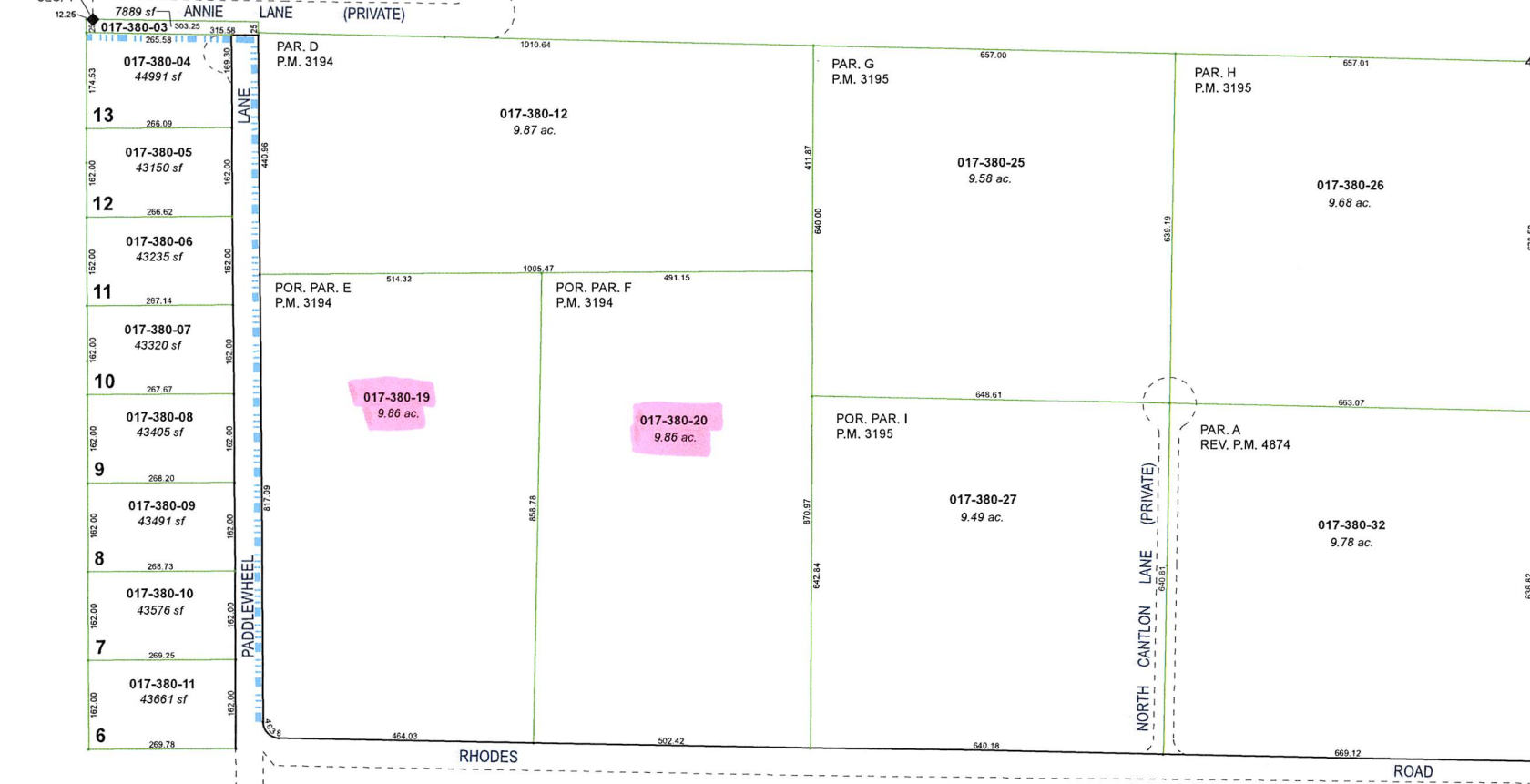
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



**(#815)  
CUTLER  
SUBDIVISION**

NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4  
T17N - R20E

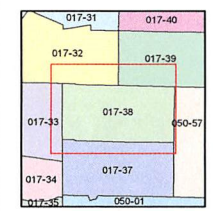
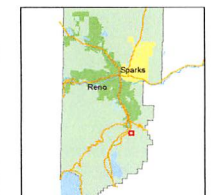
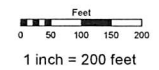
CENTER OF  
SEC. 4  
12.25



Assessor's Map Number  
**017-38**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



created by: **TWT 6/27/2014**  
last updated: \_\_\_\_\_  
area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



DOTSON  
APN 017-372-26  
POR PAR 1  
PM 3319

RHODES PROPERTIES LLC  
APN 017-380-20  
POR PAR F  
PM 3194

RHODES PROPERTIES LLC  
APN 017-380-19  
POR PAR E  
PM 3194  
3005 RHODES RD

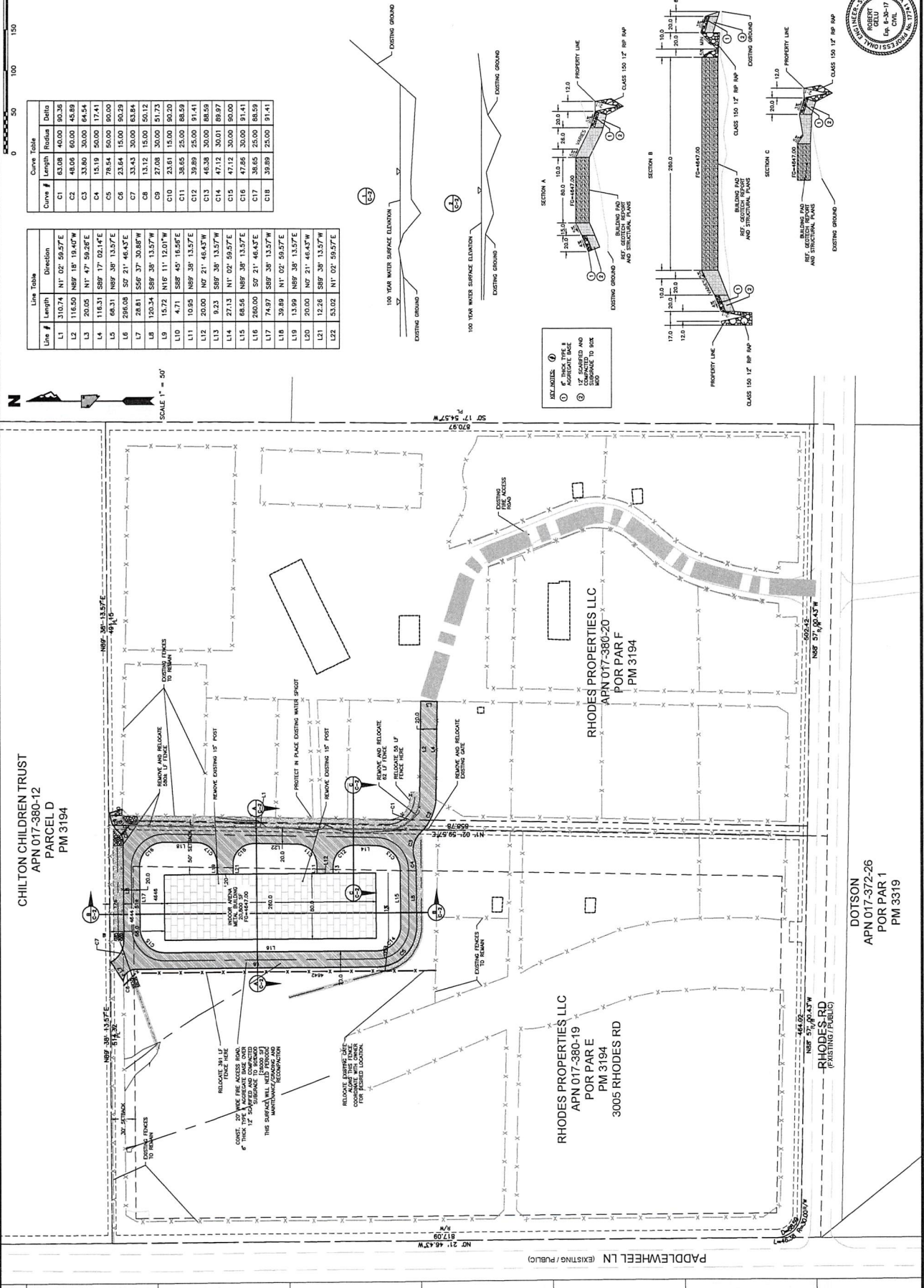
CHILTON CHILDREN TRUST  
APN 017-380-12  
PARCEL D  
PM 3194

SHEET	C-2	
SCALE	1"=50'	
REV	DATE	DESCRIPTION
BY	APPD	
3		
JOB NO:	30327	
VERT:		
HORIZ:	1"=50'	
DATE:		



CIVIL IMPROVEMENT PLANS FOR  
RHODES RANCH INDOOR ARENA  
SITE AND HORIZONTAL CONTROL PLAN  
WASHOE COUNTY  
NEVADA

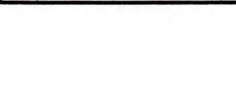
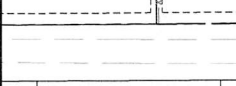
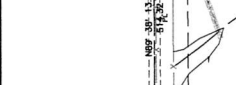
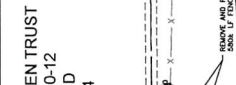
DESIGNED BY: mthanks  
DRAWN BY: mthanks  
CHECKED BY:  
Copyright SUMMIT ENG 2016

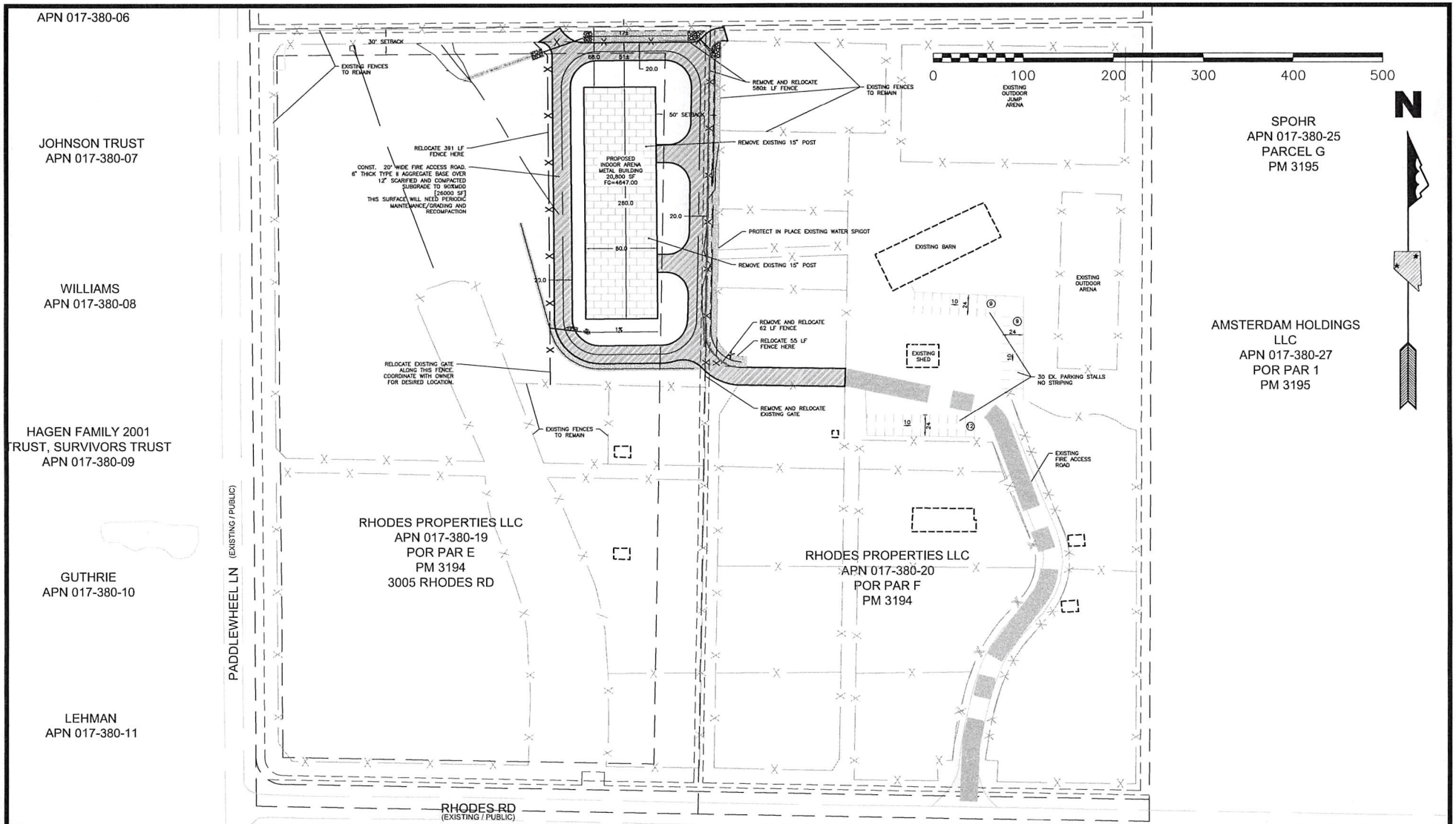


Line #	Length	Direction
L1	310.74	N1° 02' 59.57"E
L2	116.50	N89° 18' 19.40"W
L3	20.05	N1° 47' 59.26"E
L4	116.31	S89° 17' 02.14"E
L5	68.31	N89° 38' 13.57"E
L6	298.08	S7° 21' 46.45"E
L7	26.81	S56° 37' 30.88"W
L8	120.34	S89° 38' 13.57"W
L9	15.72	N16° 11' 12.01"W
L10	4.71	S68° 45' 16.95"E
L11	11.95	N89° 38' 13.57"E
L12	20.00	N07° 21' 46.45"W
L13	9.23	S89° 38' 13.57"W
L14	47.12	S00.01° 89.97"E
L15	68.55	N89° 38' 13.57"E
L16	260.00	S7° 21' 46.45"E
L17	74.97	S89° 38' 13.57"W
L18	39.89	N1° 02' 59.57"E
L19	13.99	N89° 38' 13.57"E
L20	20.00	N07° 21' 46.45"W
L21	12.26	S89° 38' 13.57"W
L22	53.03	N1° 11' 20' 59.57"E

Curve #	Length	Radius	Delta
C1	63.08	40.00	90.36
C2	48.06	60.00	45.89
C3	33.86	30.00	84.54
C4	15.19	50.00	17.41
C5	78.54	50.00	90.29
C6	23.64	15.00	63.84
C7	33.43	30.00	63.84
C8	13.12	15.00	50.12
C9	27.08	30.00	51.73
C10	23.61	15.00	50.20
C11	36.65	25.00	88.59
C12	39.89	25.00	91.41
C13	46.38	30.00	88.59
C14	47.12	30.01	89.97
C15	47.12	30.00	90.00
C16	47.86	30.00	91.41
C17	36.65	25.00	88.59
C18	39.89	25.00	91.41





APN 017-380-06

JOHNSON TRUST  
APN 017-380-07

WILLIAMS  
APN 017-380-08

HAGEN FAMILY 2001  
TRUST, SURVIVORS TRUST  
APN 017-380-09

GUTHRIE  
APN 017-380-10

LEHMAN  
APN 017-380-11

SPOHR  
APN 017-380-25  
PARCEL G  
PM 3195

AMSTERDAM HOLDINGS  
LLC  
APN 017-380-27  
POR PAR 1  
PM 3195

RHODES PROPERTIES LLC  
APN 017-380-19  
POR PAR E  
PM 3194  
3005 RHODES RD

RHODES PROPERTIES LLC  
APN 017-380-20  
POR PAR F  
PM 3194

RHODES RD  
(EXISTING / PUBLIC)

PADDLEWHEEL LN  
(EXISTING / PUBLIC)



SCALE: 1"=100'  
JOB #: 30372

DESIGNED BY: RG  
CHECKED BY: RG  
DRAWN BY: rgelu

N:\DWGS\U30372\_RhodesPropertiesLLC\Civil\Rhodes\_BMap.DWG - 10:55 AM \* 15-FEB-2017

RHODES PROPERTIES, LLC  
3005 RHODES ROAD  
SITE PLAN

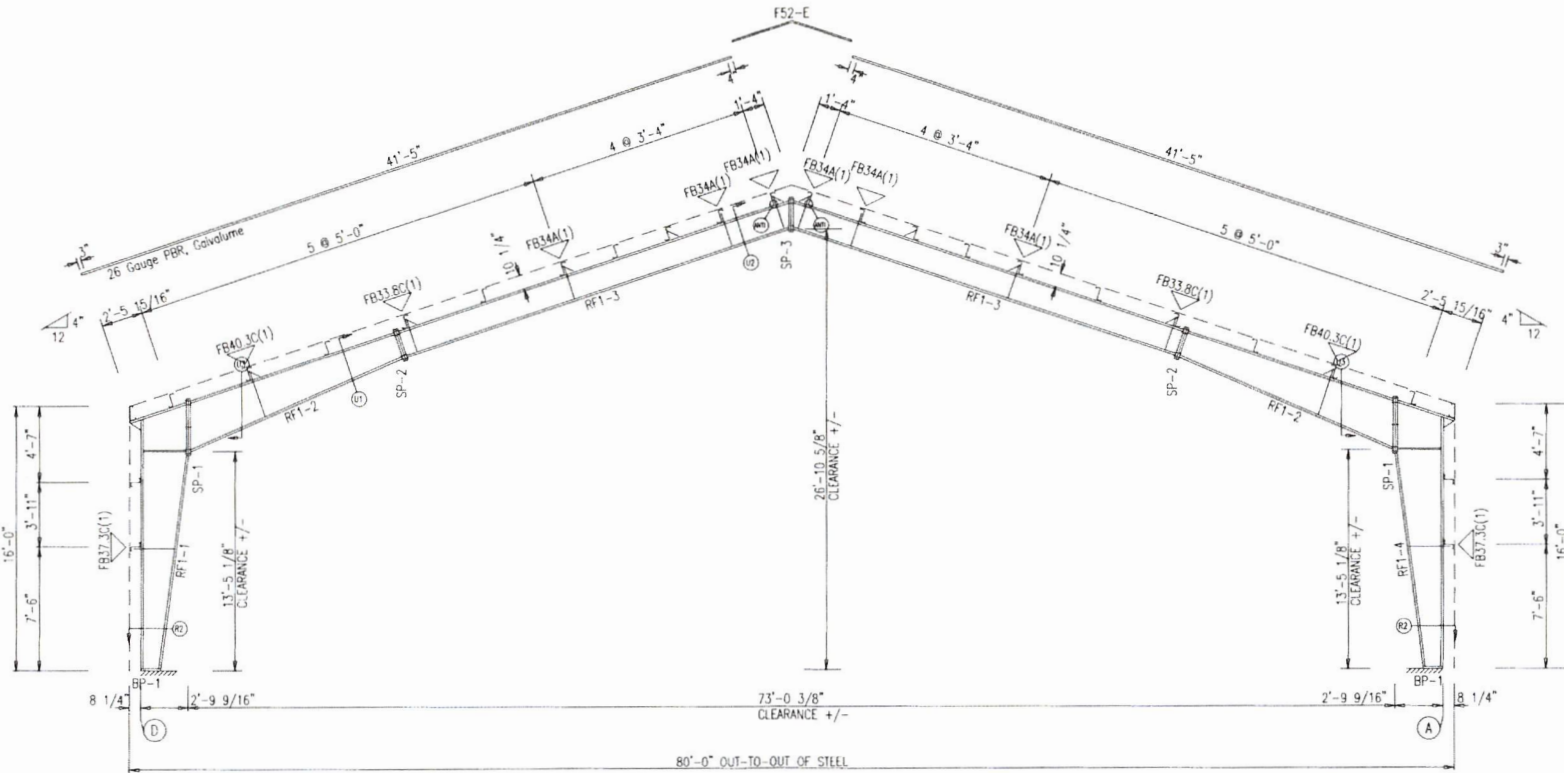
SHEET  
1  
OF  
1

* SPLICE PLATE & BOLT TABLE								
Mark	Qty	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	2	A325	7/8"	2 1/2"	8"	5/8"
SP-2	4	4	0	A325	3/4"	2 1/4"	6"	5/8"
SP-3	4	4	0	A325	3/4"	1 3/4"	6"	3/8"

BASE PLATE TABLE			
Col	Plate Size	Length	
Mark	Width	Thick	Length
BP-1	6"	5/8"	1'-0"

✓ FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FBxxC(1): xx=length(in)  
 C - L2X2X1/8  
 A - L2X2X1/4

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange
	Start	End	Thick	Length	
RF1-1	11.0	19.4	0.185	60.0	6 x 1/4" x 183.1
RF1-2	18.4	33.0	0.250	134.1	6 x 1/4" x 43.7
RF1-3	32.0	27.6	0.250	49.9	6 x 1/4" x 159.2
RF1-4	27.6	17.1	0.185	120.0	6 x 1/4" x 60.0
RF1-5	17.0	17.0	0.156	240.0	6 x 3/8" x 240.0
RF1-6	17.0	17.0	0.156	60.0	6 x 1/4" x 43.7
RF1-7	33.0	19.4	0.250	134.1	6 x 1/4" x 183.1
RF1-8	19.4	11.0	0.185	60.0	6 x 5/16" x 158.2



FRAME CROSS SECTION: FRAME LINE 2 7 8

GENERAL NOTES:

- ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS GREATER THAN 1/2" DIAMETER ARE SPECIFIED SUPERLOK PRETENSIONED JOINTS IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004". PRETENSIONING CAN BE ACCOMPLISHED BY USING THE TURN-OF-NUT METHOD OF TIGHTENING, CALIBRATED WRENCH, TWIST OFF TYPE TENSION CONTROL BOLTS OR DIRECT TENSION INDICATOR SUPERLOK ACCEPTABLE TO THE INSPECTING AGENCY AND BUILDING OFFICIAL. INSTALLATION INSPECTION REQUIREMENTS FOR PRE-TENSIONED JOINTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.2) USING TURN-OF-NUT METHOD IS SUGGESTED. THE CONNECTIONS ON THIS PROJECT ARE NOT SLIP CRITICAL.
- ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.
- INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER SUPERLOK SHOWN.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	5/ 3/16	FOR CONSTRUCTION PERMIT	GN	SN	PEY
B	10/17/16	REV FOR CONSTRUCTION PERMIT	GJO	SN	PEY
0	11/4/16	FOR ERECTOR INSTALLATION	GN	SN	PEY
1	1/ 9/17	REV FOR ERECTOR INSTALLATION	GJO	SN	PEY

FORTRESS METAL BUILDINGS

500 Fairway Drive, Suite 204  
Deerfield Beach, FL 33441

PROJECT:	SOM00Y	OWNER:	KIRSTEN SORENSEN				
CUSTOMER:	MRJD STEEL LLC	LOCATION:	RENO, NV 89521				
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	1/ 9/17	N.T.S.	1	A	15-B-32022	E6	1





# South Truckee Meadows/Washoe Valley Citizens Advisory Board

## MEMORANDUM

Date: March 16, 2017  
To: Roger Pelham, Washoe County Planner  
Re: **Special Use Permit Case Number WSUP17-0003 (UDS Barn, LLC – Commercial Stables)**  
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on March 9, 2017.

**7. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: [www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Special Use Permit Case Number WSUP17-0003 (UDS Barn, LLC – Commercial Stables) – Request** for community feedback, discussion and possible recommendation to approve a special use permit for a commercial stables for training of up to 25 horses at one time and for construction of an indoor riding arena of approximately 20,000 square feet.

- Applicant/Property Owner: Kirsten Sorensen, 430 Anitra Drive, Reno, NV 89511
- Location: 2955 Rhodes Road, at the northeast corner of its intersection with Paddlewheel Lane
- Assessor's Parcel Numbers: 017-380-19 and 017-380-20
- Staff: Roger Pelham, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: The following case is tentatively scheduled to be heard the Board of Adjustment on April 6, 2017

John Krmpotic gave a PowerPoint presentation:

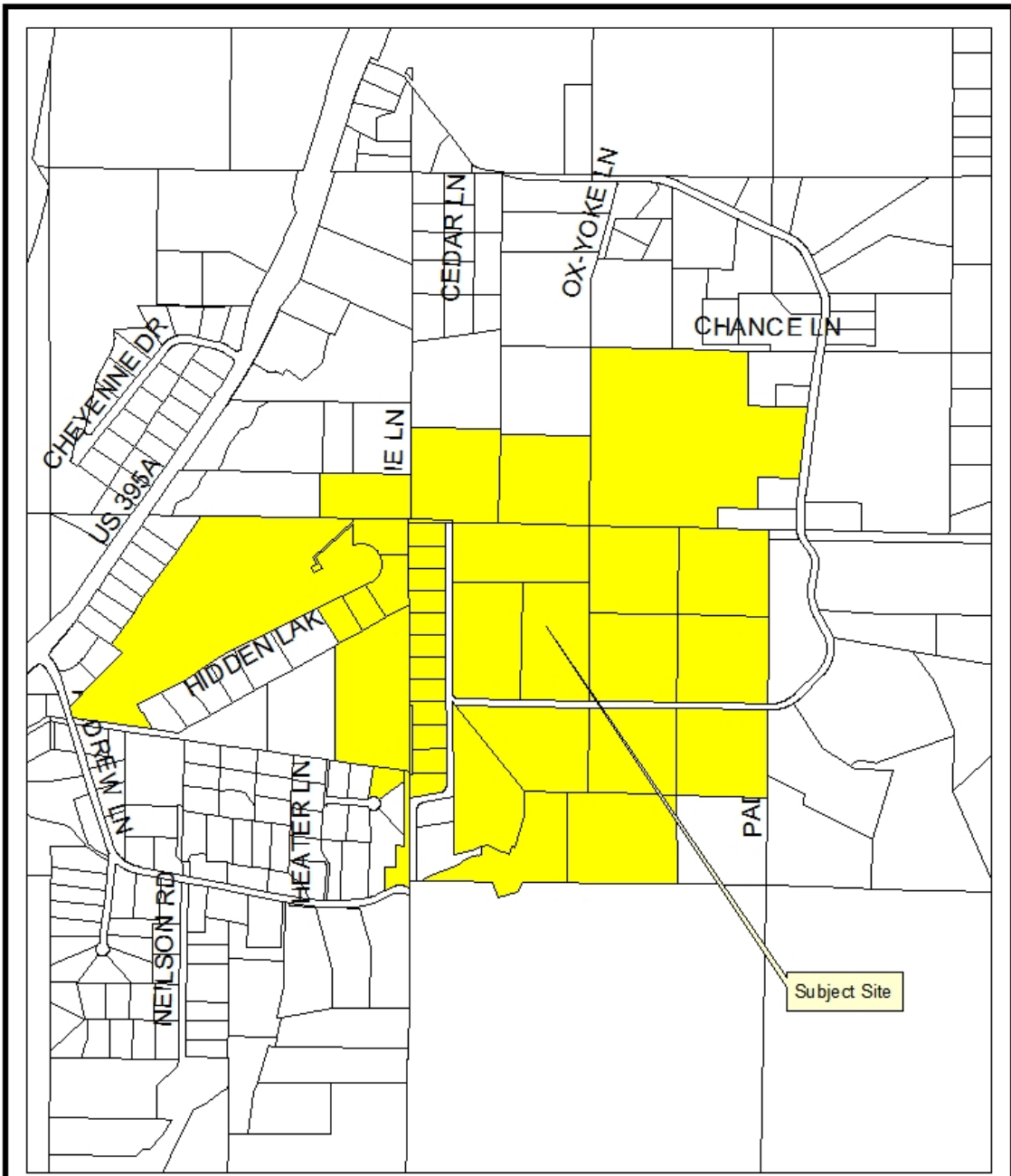
- Reinstating an expired special use permit and indoor arena (20,000 sq ft)
- He reviewed the site map – just under 20 acres
- Balance Point training – he reviewed the employees, hours (9-5pm), rural, unmarked parking
- No expansion, just adding features
- No competition events
- New areas is for training
- He showed an example of the indoor structure
- Zoning map – HDR, LDR

Roger Pelham said it was an administrative permit, not a special use permit, but basically the same thing. He said the original was done in 2002 and 2005 for ten years which expired in 2015. He said land use approvals run with the land with conditions of approval. It will go forever without expiration as long as conditions are met. John Krmpotic said we wouldn't do this investment with an expiration date. It needs to be permanent.

Jim Rummings said it's a beautiful facility. Steven Kelly asked if there are similar covered arenas in the area. John said yes.

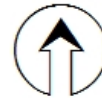
**MOTION: Steven Kelly moved to recommend approval Special Use Permit Case Number WSUP17-0003. Patricia Phillips seconded the motion of approval. The motion passed unanimously.**

Kathy Bowling asked if they could make the arena look more attractive architecture, not just a metal building.



Mailing Label Map  
**Special Use Permit Case Number WSUP17-0003**  
**UDS Barn, LLC**  
 39 Parcels selected at 700 feet.

Source: Planning and Development Division



Date: February 2017

Community Services  
 Department  
 Planning and  
 Development Division  
**WASHOE COUNTY**  
**NE VADA**

Post Office Box 11120  
 Reno, Nevada 89520  
 (775) 328-2600