



Board of Adjustment Staff Report

Meeting Date: February 03, 2022

Agenda Item: 8E

SPECIAL USE PERMIT /

WSUP21-0036 & WADMIN21-0016

ADMINISTRATIVE PERMIT CASE NUMBER:

(Silver Circle Ranch)

BRIEF SUMMARY OF REQUEST:

To allow the use of a commercial horse boarding stable and indoor riding arena structure that is larger than the existing main residence

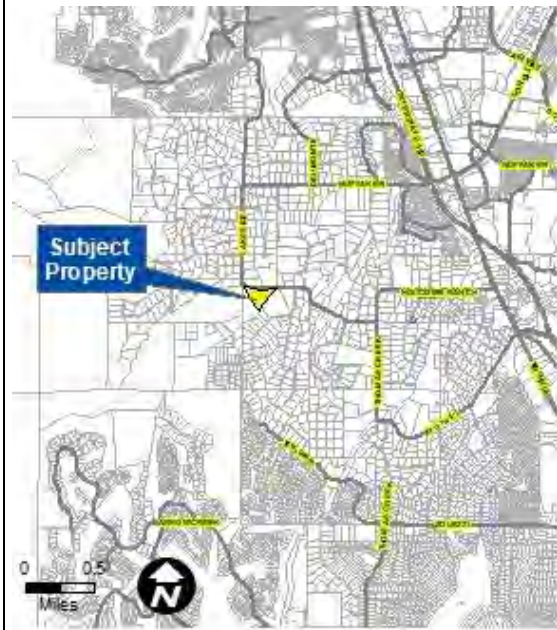
STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775. 328. 3627
Email: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a commercial horse boarding stable for 25 horses and for grading of 6,000 cubic yards for an indoor riding arena; an administrative permit for an 11,580 SF indoor riding arena structure that is larger than the existing 1,120 SF main residence. The applicant is also requesting modifications of paved surfaces to allow non-paved surface, reduction of landscape standards for a commercial use and waive screening requirements for commercial properties adjacent to residential properties.

Applicant/Property Owner: Pro Pony LLC
 Location: 3400 Holcomb Ranch Ln.
 APN: 040-670-12
 Parcel Size: ±12.56 acres
 Master Plan: Rural Residential (RR)
 Regulatory Zone: 93% High Density Rural (HDR) & 7% General Rural (GR)
 Area Plan: Southwest
 Development Code: Authorized in in Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; Article 438, Grading; and Article 810, Special Use Permits
 Commission District: 2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0036 and Administrative Permit Case Number WADMIN21-0016 for Pro Pony LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and 110.808.25

(Motion with Findings on Page 10)

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Special Use Permit

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

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

The conditions of approval for Special Use Permit Case Number WSUP21-0036 are attached to this staff report and will be included with the action order.

The subject property is designated as High Density Rural (HDR) and General Rural (GR) regulatory zoning. The proposed use horse boarding stable which is classified as commercial stables is permitted in HDR and GR with a special use permit per WCC 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the requests to vary standards below:

Variance Requested	Relevant Code
Required paved parking, driveways and maneuvering areas	110.410.25 (e)
Landscaping Requirement for Civic and Commercial Use Types	110.412.40
Building Placement Standards Industrial Standards for Residential Adjacency	110.406.12(b)
Landscaping Requirement for Civic and Commercial Use Types	110.412.40(d)

Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The subject property is designated as High Density Rural (HDR) and General Rural (GR) in the Southwest Truckee Meadows Area Plan. Accessory structures that are larger than the main residence are permitted within the HDR and GR regulatory zone subject to approval of an administrative permit per Washoe County Code 110.306.10(d).

The conditions of approval for Administrative Permit Case Number WADMIN21-0016 is attached to this staff report and will be included with the action order.

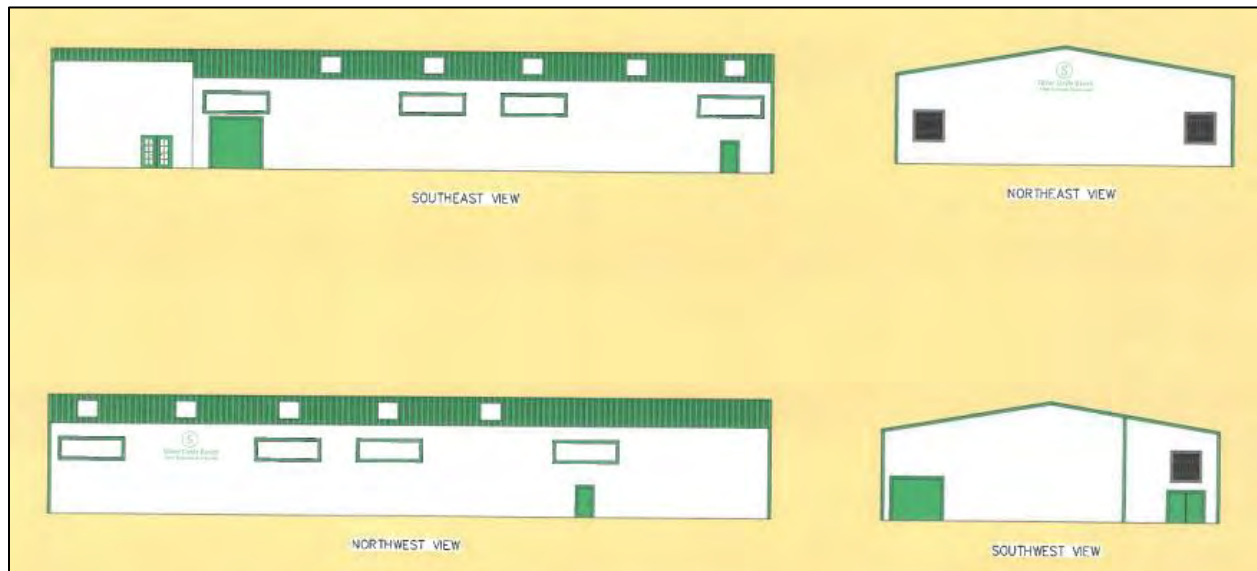


Site Plan

Project Evaluation

The applicant is requesting approval of a special use permit (SUP) to allow for the operation of a commercial stable use type. The subject parcel has had a barn and stable on the property since the early 1970s. The site has a current business license to board 23 horses; however, the request is to increase the number of horses to 25. The SUP will also, establish the site as a permitted commercial stable. The site has a current business license for a commercial stable, however, according to the applicant the SUP was not required for the site when the stables were established. The current SUP application will remedy that status. The SUP request is also for grading for a new indoor riding arena. There are two existing outdoor arenas, the one closest to Holcomb Ranch Lane is the location where the proposed new 11,580 SF indoor riding arena structure is to be constructed. The new arena will include a 2,000 SF storage area and restrooms. A mezzanine is proposed over the storage area to provide a viewing deck for observers of the riding arena. All structures and buildings will require a building permit.

The applicant is also requesting an administrative permit per Washoe County code 110.306.10(d) to allow the 11,580 SF indoor riding arena structure, which is larger than the existing 1,400 SF residences that are located in the barn.



Indoor Riding Arena Elevations

The applicant indicates that there will be 70 training lessons per week, with potential to increase to 100 lessons per week. Currently, there are 35 students, averaging 1-2 hour sessions per week, with up to 5 riders per session. Riding lessons will be between 7AM and 9PM, Tuesday through Saturday.

The site will host horse clinics and shows through the year. The applicant indicates up to 4 clinics per year will be held generally for the trainer’s students. Up to 4 shows will be held per year, 1 or 2 days during the weekend and will be limited to 50 or fewer riders. The events will be non-ticketed and attended primarily by staff and participants as well as family and friends.

The parcel has a regulatory zone of 93% High Density Rural (HDR) and 7% General Rural (GR). The parcel is a triangle shape and the GR portion is located at the southern part of the parcel. The parcels to the north, west and east have a regulatory zone of HDR; to the south the parcel is GR and the parcels to the southeast has a regulatory zone of Low Density Suburban (LDS). The master plan designation for the parcel is Rural Residential (RR) as are the parcels to the north,

south, west and east. The parcels to the southeast are designated Suburban Residential (SR). The parcel is in the Southwest Truckee Meadows Area Plan and is within the Lakeside/Holcomb Suburban Character Management Area.

Parking

The applicant indicates that there will be 31 parking spaces on the site, with 15 existing spaces and 16 new spaces to be added. The applicant indicates that the upper pasture area can be used for any overflow parking needs. Per Washoe County code 0.25 parking space is required for every horse at full design capacity, along with one parking space per employee during peak employment shift. The one bedroom unit requires 1.6 spaces along with an enclosed garage or carport. The facility is proposing to board 25 horses, which needs 7 spaces and 5 spaces will be for the employees. The total requirement for spaces is 15 spaces and the proposal is for 31 spaces. Additionally, the applicant states trailer turning around is available around the existing barn. Two new paved ADA parking spaces adjacent to the existing barn are planned. The driveway, parking areas and trailer turn around area will be constructed with compact gravel. The applicant is requesting to waive the paving requirement as further explained in the Modification section below

Traffic

The applicant indicates that the traffic from the site will increase by 50-70 trips per week or 10 to 12 trips per day. This would be 2 peak hour trips per day and due to the minimal increase in traffic that will be generated by this request, no traffic study is required.

Modifications

The applicant is asking to waive the following:

1. 110.410.25 (e) - Paved parking, driveways and maneuvering areas requirement and allow for non-paved surfaces in these areas for the safety of horses and riders. The applicant will improve the drive and parking areas with compacted, maintained gravel surfacing.

Staff comment: Staff supports the waiver of the paving requirements for the safety of horses and riders.

2. 110.412.40 - Landscape requirement of 20% for commercial use is requested to be waived. The area has existing vegetation along with pastures throughout the site.

Staff comment: Staff supports the waiver of the landscaping requirements, the site has large trees and vegetation and is located in a rural environment with natural vegetation.

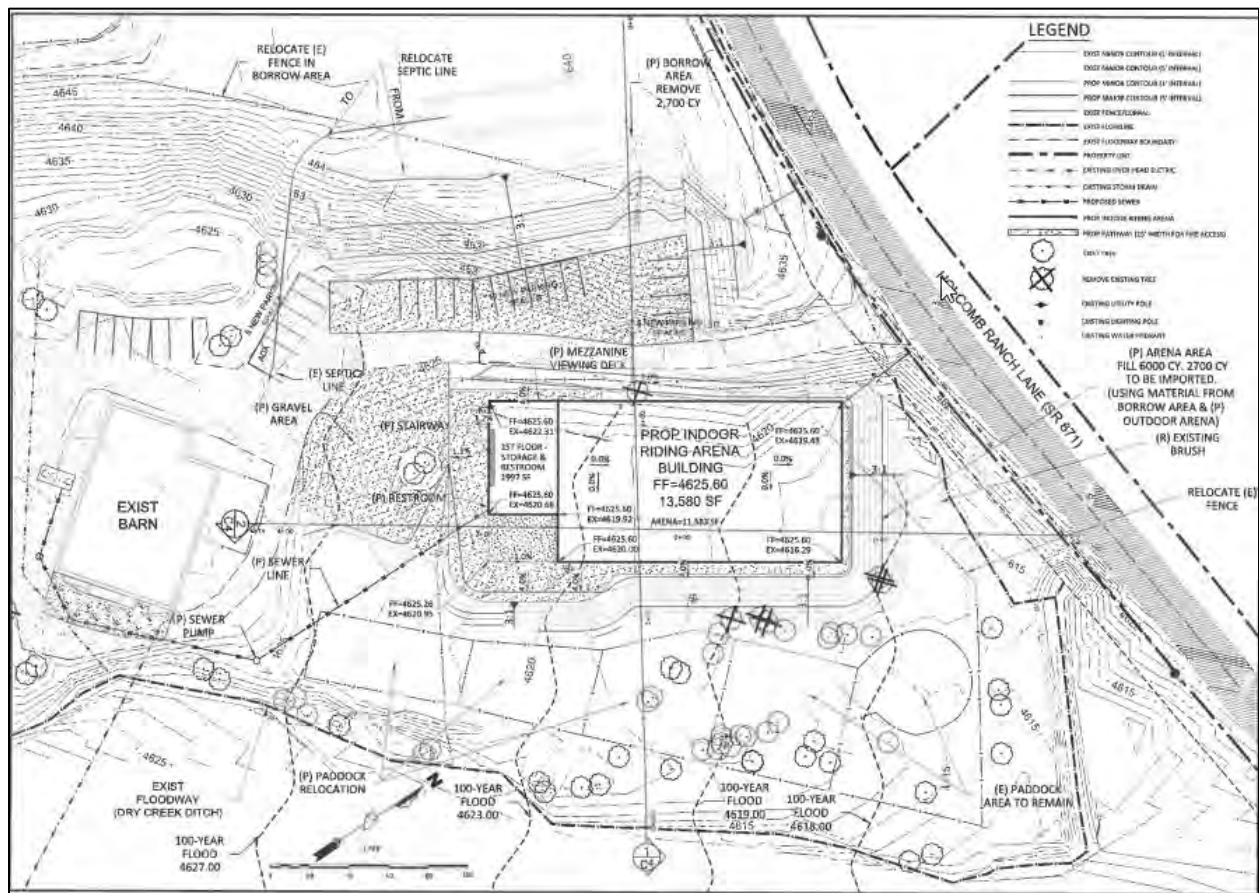
3. 110.406.12(b) and 110.412.40(d) - Screening is required of an "eight (8) foot screening element", "when a civic or commercial use adjoins a residential use". The need for screening of the site is not needed according to the applicant because of the location and size of the parcel.

Staff comment: Staff supports the waiver of the screening requirements, the site is large and fairly isolated from neighboring properties and is downhill from the roadway. There are properties in the area with horses and the need to screen the stable is not necessary in at this location.

Grading

Grading of the site is required to construct the building pad for the proposed indoor riding arena. The grading is primarily needed for the north side of the arena. Approximately 3,300 cy of material will be exported from the site which will include approximately 2,500 cy of exported material from the parking area and another 800 cy of exported material from the other outdoor riding arena area. Another 2,700 cy will be imported from off-site, for a total of 6,000 cy of grading will be used to construct the arena. A total of 1.72 acres of surface area will be disturbed. The grading will increase the height of the northeast corner of the arena by approximately 10 feet, which will

ensure drainage to the natural drainage system. This corner is lower on the site and will help alleviate water accumulating in the area. All disturbed areas will be revegetated in compliance with Washoe County code.



Grading Map

Southwest Truckee Meadows Area Plan Evaluation

The subject parcel is located within the Southwest Area Plan. The Southwest Area Plan speaks to residents owning horses. The following is a pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SW.2.1	Minimize cuts and fills	Yes	
SW.2.2	A plan for the control of noxious weeds	Yes	Yes
SW.2.3	Present their items to the Citizen Advisory Board (CAB)	NA	CABs are no longer reviewing development applications
SW.2.5	Current best practice “dark-sky” standards	Yes	
SW.2.10	Impact of development on adjacent land uses will be mitigated	Yes	
SW.2.12	A Public Health Impact Review (PHIR)	Yes	Yes
SW.2.14	Character statement can be adequately conserved	Yes	
SW.5.2	Grading will have minimal visual impact	Yes	

SW.5.3	Finished and fill slopes will not exceed a 3:1	Yes	
SW.10.3	No significant degradation of air quality will occur	Yes	

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram; VBehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rob Wimer, rwimer@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, dakelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson, Jlawson@washeocounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

Neighborhood Meeting

The applicant held a neighborhood meeting at Silver Circle Ranch on December 5, 2021. The applicant sent notices to surrounding neighbors and clients (see Exhibit E). Between 80-100 people attended the meeting. The applicant had renderings of the proposed indoor arena on display, answered questions regarding the proposal and pointed out actual physical location of the different structures and amenities.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits* and WCC 110.808.25, Article 808, *Administrative Permit*, 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 Southwest Area Plan.

Staff Comment: There are no policies or action programs within the Southwest Area Plan that prohibit the proposed commercial stable. The Area Plan acknowledges that residents own horses and, “ the area still possesses a rural quality that pays homage to its Western heritage. ”

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

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

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

Staff Comment: The site is physically suitable for the type of development. The site has been used as commercial stable for many years with outdoor riding arenas. The construction of an indoor riding arena will enclose one of the existing outdoor arenas.

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 commercial stable is existing with two outdoor riding arenas on the site. The conditions of approval will further provide requirements for the facility to operate without significant negative impact upon the surrounding area and will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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

Staff Comment: There is no military installation within the required noticing distance for this application. Therefore, there is no effect on a military installation.

Southwest Area Plan Findings

- SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

Staff Comment: The Goal 2 speaks to the community character commonly found in Southwest Truckee Meadows planning area. The applicant is proposing to establish a commercial stable and construct an indoor arena. The site has been used as a commercial stables since the 1970's and livestock are found throughout the neighboring properties. The indoor arena will replace an outdoor arena, which is located in an area that is adjacent to the roadway.

- SW.2.14 The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately

conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

Staff Comment: The applicant is proposing to establish a commercial stable and construct an indoor arena. The establishment of a commercial stables will conserve the community character of the Lakeside/Holcomb Suburban Character Management Area. This area has a mixture of older ranches and newer residential homes. This site has had a commercial stables since the 1970's and it is a well-known establishment in the area and is part of the character of the area.

SW.10.3 The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: This application was sent to Air Quality and no comments or conditions were received. The indoor arena should have less impact to the air quality and then the outdoor arena.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0036 and Administrative Permit Case Number WADMIN21-0016 are being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0036 and Administrative Permit Case Number WADMIN21-0016 for Pro Pony LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest 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 horse boarding 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;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is

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

Applicant/Owner: Pro Pony, LLC
Email: witmers2@gmail.com

Developer: Clint Thiesse
Email: clint@summitnv.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0036 & WADMIN21-0016

The project approved under Special Use Permit Case Number WSUP21-0036 and Administrative Permit WADMIN21-0016 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on February 3, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, Planner, 775.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for the new use.
- e. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- f. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- g. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Rob Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer.
- g. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- h. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

- b. The riding arena is over 5,000 square feet and will require sprinklers. Access around the riding arena will also be required in compliance with the IFC (20 feet wide, all-weather surface, capable of supporting 75,000 pounds).

Washoe County Health District

4. The following condition is a requirement of the Washoe County Health District, which shall be responsible for determining compliance with this condition.

Contact Name – David Kelly, EHS Supervisor, 775.328.2434, dakelly@washoecounty.gov

- a. Business license applications and renewals associated with this project must be routed for review and approval by EHS.
- b. All Building permits associated with this construction must be routed for review and approval by EHS.
- c. The existing septic system was permitted as a residential septic system. In order to utilize for commercial use, approval from State of Nevada Bureau of Water Pollution Control is required and will be a condition of any Building permit approval by EHS. Submittals for the BWPC permit must include all facilities, including the apartments, trainer's restroom and public restroom in the indoor riding arena.
- d. The proposed commercial stable activities will be required to be a permitted public water system through State of Nevada Bureau of Safe Drinking Water. Application for permitting will be submitted through EHS; contact us for requirements. Becoming a permitted water system will be a condition of any Building permit approval by EHS.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: December 22, 2021

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Silver Circle Ranch WSUP21-0036**
Administrative Permit for **Silver Circle Ranch WADMINSUP21-0016**
APN 040-670-12

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit and Administrative Permit is for the grading of building area for an indoor horse arena, minor grading associated with a relocated outdoor arena, and grading associated borrow area and is located on approximately 12.56 acres in on the south side of Holcomb Ranch Ln, and at the end of Lakeside Dr. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Summit Engineering Corporation. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

Contact Information: Rob Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.



INTEGRITY



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PUBLIC SERVICE

Subject: **Silver Circle Ranch WSUP21-0036**
Date: December 22, 2021
Page: 2

5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
2. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

No traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

No utilities related comments.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WSUP21-0036 and WADMIN21-0016 (Silver Circle Ranch) Conditions of Approval
Date: Monday, December 20, 2021 3:05:23 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

The riding arena is over 5,000 square feet and will require sprinklers. Access around the riding arena will also be required in compliance with the IFC (20 feet wide, all-weather surface, capable of supporting 75,000 pounds).

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

December 17, 2021

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

RE: 3400 Holcomb Ranch; 040-670-12
Special Use and Administrative Permit; WSUP21-0036, WADMIN21-0016

Dear Washoe County Staff:

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

Contact Name – David Kelly

1. Business license applications and renewals associated with this project must be routed for review and approval by EHS.
2. All Building permits associated with this construction must be routed for review and approval by EHS.
3. The existing septic system was permitted as a residential septic system. In order to utilize for commercial use, approval from State of Nevada Bureau of Water Pollution Control is required and will be a condition of any Building permit approval by EHS. Submittals for the BWPC permit must include all facilities, including the apartments, trainer's restroom and public restroom in the indoor riding arena.
4. The proposed commercial stable activities will be required to be a permitted public water system through State of Nevada Bureau of Safe Drinking Water. Application for permitting will be submitted through EHS; contact us for requirements. Becoming a permitted water system will be a condition of any Building permit approval by EHS.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#); [Aaron Abbott](#); [Kammann, Joseph R](#)
Subject: FW: December Agency Review Memo I
Date: Tuesday, December 28, 2021 10:57:40 AM
Attachments: [December Agency Review Memo I.pdf](#)
[image001.png](#)

Good morning,

Sorry this is late.

The EMS Program has reviewed December Agency Review Memo I for Special Use and Administrative Permit Case Numbers WSUP21-0036 & WADMIN21-0016 (Silver Circle Ranch) and has no concerns based on the information provided.

REMSA and TMFR are cc'd on this email for informational purposes.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Fagan, Donna <DFagan@washoecounty.gov>
Sent: Tuesday, December 14, 2021 3:08 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: December Agency Review Memo I

Genine, Josh, Jim, Wes, David, and EMS,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've each been asked to review the items as indicated below. Click on the highlighted item

WSUP21-0036
/ WADMIN21-0016
EXHIBIT B

description for a link to the application.

Genine/Josh: Items #1, #2, and #3

Jim/Wes/David: Items #1 thru #4

EMS: Items #1 thru #4

Please send any questions, comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Account Clerk II

Finance | Community Services Department

dfagan@washoecounty.gov | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89512-2845


From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: Silver Circle
Date: Wednesday, December 29, 2021 10:50:57 AM
Attachments: [Outlook-arprxftw.png](#)
[Outlook-tnocuxqh.png](#)
[Outlook-mgob3dkr.png](#)
[Outlook-rphkr15j.png](#)
[Outlook-yfe3eain.png](#)

Hi Julee,

I've reviewed WSUP21-0036 and WADMIN21-0016 (Silver Circle Ranch) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512


Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

December 16, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Special Use Permit and Administrative Permit Case Numbers WSUP21-0036 & WADMIN21-0016- (Silver Circle Ranch)

Project description:

For hearing, discussion and possible action to approve a special use permit for a commercial horse boarding stable for 25 horses and for grading of 6,000 cubic yards for an indoor riding arena; and an administrative permit for an 11,580 SF indoor riding arena structure that is larger than the existing 1,120 SF main residence.

Location: 3400 Holcomb Ranch Lane, Assessor's Parcel Number: 040-670-12.

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

Comments:

The parcel of land in this application has 43.34 acre-feet of Decreed Truckee River water rights (DTR 69) appurtenant to it. Furthermore, an additional 2.00 acre-feet of Commercial Ground Water rights (Permit # 89783) permitted on September 22, 2020 are now appurtenant to the same parcel of land. All water rights and the subject parcel are in the ownership of Pro Pony LLC. Previous inquiry by Washoe County determined that "Pro Pony LLC" and Silver Circle Ranch are owned by the same individuals and are authorized to use of subject water rights.

Conditions:

The conditions of Approval are met and therefore there are no conditions of approval for this SUP or ADMIN permits.

WSUP21-0036
/ WADMIN21-0016
EXHIBIT B

From: [Jennifer Janiga](#)
To: [Olander, Julee](#)
Subject: Letter of Support for SUP # WSUP21-0036
Date: Wednesday, January 5, 2022 5:16:46 PM
Attachments: [image001.png](#)

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

Dear Ms. Olander and to whom it may also concern,

I am writing this letter in support of the additional building/covered arena at 3400 Holcomb Ranch Rd. for Pair of Aces Stables and Silver Circle Ranch (SUP #WSUP21-0036). This additional building will allow Pair of Aces Stables and Silver Circle Ranch to operate in a year-round capacity. I have been a patron of Pair of Aces Stables for the past four years and have experienced firsthand the disruption that our weather in Reno has had on their business. With the extreme winds, snow, rain, and fires there have been at least 12 weeks in the past year that the business has had to limit operations in order to accommodate different extreme weather circumstances. As I am sure you are aware, adding COVID into the mix has been a real struggle for small businesses here in Reno. If Pair of Aces and Silver Circle could remove some of the additional uncontrollable circumstances such as the weather it would contribute to the health of the business which in turn is good for the community. My 14 year old daughter rides at Pair of Aces and I cannot express how much it has meant to her to be able to have this outlet for exercise and mental health during these times. I can see the difference in her demeanor when she is unable to go because of wind, fire, snow, rain, and now also COVID. A covered arena building would remove at least a few of the barriers that our children have encountered over these past 2 years. The additional structure has my full and emphatic support for both the health of the business operating there and the health of the children that take lessons at the facility.

Please do not hesitate to reach out to me if you have any questions regarding this letter of support.

Jennifer J. Janiga, M.D. FAAD
Janiga MDs Plastic Surgery and Cosmetic Center
500 Damonte Ranch Pkwy #703
Reno, NV 89521
775-398-4600 Phone
775-398-4606 Fax
drjennifer@janigamds.com



WSUP21-0036
/ WADMIN21-0016
EXHIBIT C

From: [Jann Hehn](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 11:24:16 AM

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

Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Dear Julee Olander,
I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.
Respectfully,
Jann Hehn

From: [Ana Bielser](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 7:24:28 AM

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Anastasia Bielser

From: [Carolyn Jarboe](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 7:33:09 AM

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Best regards,

Carolyn

Carolyn Jarboe | carolynjarboe@gmail.com | 415-342-0335

From: [Jana Buck](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 8:09:22 AM

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Jana Buck

10600 Thomas Creek Rd, Reno, NV 89511

From: [Lexie Conrow](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 9:59:21 AM

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Lexie Conrow

January 12, 2022

Re: Landess Witmer, Liz Reader Pair of Aces Stable SUP reference # is WSUP21-0036

This letter is in full support and encouragement for the team associated with Landess Witmer and Liz Reader for the construction of a new indoor riding arena/facility in south Reno, located at the Silver Circle Ranch. I have been an equine veterinarian in Reno since 2010 and have been the primary veterinarian for Liz Reader and her riding academy the entire time. She is a respectful, outgoing, youth and community oriented equine leader and this facility would only further that involvement and allow additional access more days per year, and in a more controlled safe environment.

This facility currently houses approximately 20 horses that are extremely well cared for with a group of families that are participating in safe, equine activities daily. It is a positive outlet for our community's youth and their families and would be advantageous to offer year round, safe, weather proof riding.

Not only does this facility provide great care for the horses and their owners, it provides employment to many staff members that have an important responsibility to care for the horses, the structures, the ground itself 24/7, every single day of the year.

With the addition of a covered riding area, there is the option for increased equine events and competitions- which also brings people from all over Washoe County and adjoining horses communities to the Reno area- hotels, restaurants, fuel, feed/tack store purchases.

Based on the location of this facility, there would be no imposition to the general public for additional traffic delays, blocking of scenery, or curb appeal.

Please positively consider the proposed construction SUP reference # is WSUP21-0036. Thank you.

Sincerely,



Sadie Miller, DVM
Diamond B Equine
Email: diamondbequine@gmail.com
Cell: 775-224-2800

From: [Dalynne Moore](#)
To: [Olander, Julee](#)
Subject: SUP # WSUP21-0036 Silver Circle Ranch.
Date: Thursday, January 13, 2022 1:21:22 PM

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

Dear Ms. Olander,

I would like to voice my support for the indoor riding arena at Silver Circle Ranch. I think it is a much needed facility in our area as there are very few indoor riding arena's in this neighborhood. I live on Timothy Dr. just east of Silver Circle Ranch and they have done a great job keeping their existing facility clean and tidy. They are good neighbors who care about this area and want to preserve the history of Silver Circle and its importance to the equine community in the area.

I highly recommend that this facility be approved as a neighbor and as a person who enjoys riding in my own covered arena. Coverage is very important to protect us from the heat of the summer and the mixed weather in the winter.

I hope you will approve this project and allow the equestrian tradition to continue in our area!

Sincerely,
Dalynne R. Moore
9000 Timothy Dr.
Reno, NV 89511

Sent from [Mail](#) for Windows

From: [Kim Hodge](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch Indoor Arena WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 2:31:37 AM

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

Dear Julee Olandar,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Kim Hodge

775-544-3668

Sent from my iPhone

From: [Laurel Kerr](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 13, 2022 2:35:32 PM

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. My family and many others depend on this facility for training and we are incredibly thankful to have it in our community. It provides a space for its riders to thrive which gives them confidence, self esteem, pride, determination, a sense of hard work and safe place during an unsettling time for these youths.

I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Laurel Kerr

Sent from my iPhone

From: [Kimberly Prucha](#)
To: [Olander, Julee](#)
Subject: SUP # WSUP21-0036 Silver Circle Ranch
Date: Thursday, January 13, 2022 11:00:49 PM

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

Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Kimberly M. Prucha

From: [Danette Hessler](#)
To: [Olander, Julee](#)
Cc: [Landess Witmer](#); [Deane Albright](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Monday, January 17, 2022 11:10:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Danette L. Hessler, CPA

T (775) 826-5432

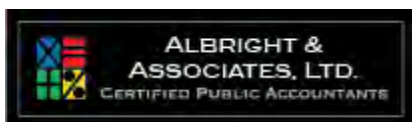
D (775)284-0811

F (775) 826-5510

E danette@albrightcpas.com

W www.albrightcpas.com

Follow us!



1025 Ridgeview Drive, #300
Reno, Nevada 89519

WSUP21-0036
/ WADMIN21-0016
EXHIBIT C



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From: [Bryn Klitzke](#)
To: [Olander, Julee](#)
Subject: Indoor arena project at Silver Circle Ranch
Date: Monday, January 17, 2022 12:19:26 PM

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

Dear Julee,
2022

January 17,

I wanted to write you a letter to express to you how hopeful we are to have an indoor riding arena at Silver Circle Ranch. Our daughter has taken lessons with Liz, and without an indoor arena, riding is dependent on the weather. Having a place to ride all year would be so beneficial to not only our daughter, but also the many other kids and adult clients Liz teaches at Pair of Aces. Another benefit beyond riding, would be an opportunity for the horses to stretch their legs in inclement weather as well. Many times, the horses are stuck in their stalls until the weather clears. So having a safe environment for them to run and stretch would be very good for them too.

These riders train so hard during the year to compete in just a few local shows, and when natural disasters and inclement weather hinder their practice, it definitely hurts them in the show ring. This indoor arena would offer them more practice time in a safe environment, so they can flourish and shine in the show ring. As you know, consistency is key, not only with the riders, but the horses as well.

There aren't any indoor arenas in South Reno that you can haul in to, so our choices are limited. The only ones in the South Reno area are closed to the public, and the ones that are in Reno and Sparks, aren't safe to travel to when the weather is poor. So having one in South Reno that offers the capability for lessons is paramount.

We appreciate your support in this venture, and are so excited of the possibility of having safe and comfortable winter riding at our home barn. We look forward to attending the meeting in February, and look forward to meeting you as well.

Sincerely,

Bryn Klitzke

From: philip.lisagor
To: Olander, Julee
Cc: [Carolyn Jarboe](mailto:Carolyn.Jarboe)
Subject: indoor arena for Silver Circle
Date: Monday, January 17, 2022 4:31:10 PM

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

Dear Jo Lander,

I am a longtime resident of Washoe County. I live on my horse ranch in The Belli Ranch for the past nineteen years.

This winter exemplifies the need for indoor riding facilities. Between the storm, the wet and slippery snow, the slippery clay laden trails and the post storm mud I have missed nearly thirty days of training my horses. It has been impossible to find time available at indoor arenas.

The Witmer Family have already returned this horse facility, at Silver Circle Ranch Lane, Reno, NV: WSUP21-0036 and WADMIN21-0016 to the condition it had been in prior to years of neglect. Now they want to put up an enclosed riding arena for both the winter and the very hot summer months we now have.

I totally support this improvement. It is one more way we can preserve a rural and sportive aspect to the Reno area. We don't all need to live as if we are in a suburb of Sacramento and I strongly urge the County powers to let this project move forward.

Happy to answer any questions you might have for me,

Cordially,

Philip Lisagor, MD, Col. US Army (Ret)

philip lisagor
philiplisagor@gmail.com
775-232-1092

WSUP21-0036
/ WADMIN21-0016
EXHIBIT C

From: [Julie Winkel](#)
To: [Olander, Julee](#)
Cc: [Landess Witmer](#)
Subject: Fwd: Indoor Arena @ Silver Circle Ranch
Date: Monday, January 17, 2022 8:11:00 PM

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

Ranch, WSUP21-0036 & WADMIN21-0016

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a local professional horse trainer in the business in Washoe County since 1977, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch.

The addition of an indoor riding facility insures the best level of care and training for our equine partners year round, and it seems every horse business owner in Washoe County does have an indoor ring.

Thanks for your consideration!

Julie Winkel
Maplewood, Inc
425 W.Laramie Dr.
Reno,NV.89521
775-742-4615

WSUP21-0036
/ WADMIN21-0016
EXHIBIT C

From: [Kirsten Kos](#)
To: [Olander, Julee](#)
Subject: RE: SUP # WSUP21-0036 Silver Circle Ranch
Date: Monday, January 17, 2022 10:51:24 PM

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

Ms. Olander,

RE: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016

Hello, I moved to a house on Dixon Lane in Reno in 2003. As it is in my neighborhood, I spent years driving past the Silver Circle Ranch on Holcomb Ranch Lane and, almost every time, I would feel a bit sad that such an interesting property sat unused. Fast forward a few years and my daughter began begging for horse riding lessons. We found Liz Reader, who was teaching just down the road from Silver Circle at the time. After a few years there, Ms. Reader was given the opportunity, along with the Witmer Family, to revitalize the Silver Circle Ranch which they have done with great care and thought. Seeing how repairs and improvements have been made to the property, I can confirm their commitment to preserving the history and heritage of the ranch.

Now, not only do I enjoy driving past Silver Circle, it's always a thrill to drive past the gate on to the ranch that is teeming with the energy of young riders and the enthusiasm of their horses. It's been a wonderful place for my daughter to spend her evenings and weekends and I'm grateful to Liz and the Witmers for providing such a magical place for the equestrian community.

Adding a riding arena will take nothing from the property or the neighborhood but it will add tremendously to the ability of Liz Reader to provide an excellent year round riding program to members of the community without being held hostage by Mother Nature, which often happens in the winter months. Being sheltered from the elements will allow for more riding clinics, more evening lessons for working adults and a safer surface for both horse and rider to work on. It would even provide relief in the summer months by providing riders and horses protection from the sun.

I wholeheartedly support the addition of the indoor riding arena to Pair of Aces Stables at Silver Circle Ranch on Holcomb Ranch Lane.

Kirsten Kos

From: [Elizabeth Coffey Curle](#)
To: [Olander, Julee](#)
Cc: [pairofacesstables](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Friday, January 14, 2022 2:57:22 PM

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

Dear Julee Olander,

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of the local equestrian community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Elizabeth Coffey-Curle

Sierra NV Chapter ~ California Dressage Society

Chapter Chair

From: [Gail Nelson](#)
To: [Olander, Julie](#)
Cc: [Landess Witmer](#)
Subject: SUP # WSUP21-0036 Silver Circle Ranch
Date: Wednesday, January 19, 2022 1:10:26 PM

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

Hi Julie,

I am writing this letter in support of the indoor arena for the Silver Circle Ranch, of which my parents were the original owners. It would give my family great pleasure to see the continued success of the property in its use as a horse facility, enhancing the natural, peaceful setting of this once rural neighborhood.

It was greatly satisfying to sell this property to Landess Witmer and see her continue our family tradition. I feel that the indoor facility would contribute to her ongoing success and preclude the area from being parceled up for some more ghastly megamansions. As the facility is at it's maximum in terms of horses, it certainly couldn't create more traffic, but only contribute in a most positive way to the ambience of the fading great outdoors in Reno.

Thanks so much for your consideration,
Gail K. Nelson

Sent from my iPad

From: [julia fahey](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016
Date: Sunday, January 16, 2022 8:10:29 AM

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

Subject: Indoor Arena at Silver Circle Ranch, WSUP21-0036 & WADMIN21-0016

Dear Julee Olander,

My 9-year-old daughter takes horseback riding lessons at Silver Circle Ranch's Pair of Aces stables. She has found her passion with horseback riding at this stable. As a busy mother of three children and full-time teacher, finding a stable for my daughter to be part of was a huge challenge. The other programs were at least 30 minutes from our house, so horseback riding lessons were not a possibility for us. Having a year-round stable so centrally located has made my daughter's dream a reality. The indoor arena will improve the lives of Reno riders and provide an enormous service to Reno's growing population.

I support the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511; WSUP21-0036 & WADMIN21-0016. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

All of the people working on this project are truly looking out for the best interests of our community and the environment. Please support this very important project now and moving forward.

Sincerely,
Julia Fahey Dyer

From: [Lynn Kotlicky](#)
To: [Olander, Julee](#)
Subject: RE: Indoor Arena at Silver Circle Ranch SUP reference WSUP21-0036 & WADMIN21-0016
Date: Thursday, January 20, 2022 1:18:10 PM

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

Dear Ms. Olander,

This letter is written in strong support of the indoor arena building project for the new indoor riding arena at the Silver Circle Ranch.

This indoor arena project is necessary in order to support the continued growth and health of our community by providing innumerable benefits to both the children and adults who ride at the stable. This arena will enable safer riding during the winter months and during inclement weather conditions, while continuing to uphold the strong values of this establishment. In addition, we are assured that the property will remain aesthetic and as intended in order to provide continued beauty to this scenic area.

I have a daughter who has been riding at this barn for over 5 years. This experience provides significantly more than simply riding skills. The Horsemanship Academy instills confidence, self awareness, responsibility, critical thinking, problem solving, and empathy all while having the utmost regard for safety of the rider and the animal. This particular establishment is committed to teaching her necessary skills for the future. This has become even more important as school interactions have decreased due to the pandemic.

Liz Reader, who is the head trainer and runs the Horsemanship Academy which trains at the Silver Circle Ranch, is an unparalleled advocate for the safety and growth of children, adults and animals at the barn. She, in addition to her staff, never cuts corners and always makes sure that the safety of both the horse and the rider are paramount. Having an indoor arena will provide a safe environment for all riders and animals when weather is inclement. In addition, it will attract more riders to the stable for lessons and competitions, which will continue to make Reno an attractive location for growth and competition.

I encourage you to approve this building project. We offer full support of this project and this is the type that we should be proud to be a part of in our community and its ability to impact the future.

Thank you in advance for allowing me to express support for this groundbreaking and community changing project.

Warm Regards,
Dr. Lynn Kotlicky



February 2022

Dear Washoe County Planning Department:

I would like to voice my support for the new indoor riding arena at Silver Circle Ranch, located at 3400 Holcomb Ranch Lane, Reno, NV 89511. As a member of this community, I cannot emphasize enough how important it is to have year-round lessons and training available in the beautiful four seasons of the Truckee Meadows. I would like to mention also that Pro Pony, LLC, and the Witmer Family, have done an incredible job of honoring the history and heritage of the Silver Circle Ranch. Their stewardship ensures that the property will remain as it had been intended and provide a scenic turn in the road, for not just their neighbors, but for the community as well.

Respectfully,

Name: Charlotte Lenney
Address: 800 W 11th St Reno NV 89503
Phone Number: 415 810 9107
Email: charlotte.lenney@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



February 2022

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Respectfully,

Name: Janelle Siderius
Address: 4345 Bridle Way, Reno, NV 89519
Phone Number: 775-813-1835
Email: janelle.siderius@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



February 2022

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Respectfully,

Name:

Chrysann Collins

Address:

425 W Laramie Dr. Reno NV 89511

Phone Number:

775 742 2823

Email:

hidvet@gmail.com

Chrysann Collins

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

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**WSUP21-0036
/ WADMIN21-0016
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Respectfully,

Name: Laurel Kerr
Address: 8225 Antler Pointe Ct., Reno, NV 89523
Phone Number: (775) 544-3999
Email: laurelmkerr@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



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Respectfully,

Name: Nancy Harvey
Address: 917 Grammy Drive Las Vegas, NV 89145
Phone Number: 702-498-8259
Email: nancyxo@hotmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



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Respectfully,

Name:

Bryn Klitzke

Address:

477 Len Circle Reno NV 89511

Phone Number:

775-813-8717

Email:

mrsgpanther@att.net

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



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Respectfully,

Name:

Dylan Nerett

Address:

240 Harmony Ln.

Phone Number:

(702)-622-1134

Email:

DylanNerett@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

WSUP21-0036
/ WADMIN21-0016
EXHIBIT C



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Respectfully,

Name:

Daniel Ripple

Address:

8762 River Front Ct.

Phone Number:

775. 771. 8314

Email:

dripple@Ferrari-Lund.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

WSUP21-0036
/ WADMIN21-0016
EXHIBIT C



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Respectfully,

Name: William Harris
Address: 9160 SunRock Rd
Phone Number: 813-3743
Email: BuzzHQ56c@GlobeL.NET

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

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**WSUP21-0036
/ WADMIN21-0016
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Respectfully,

Name: Jill Ripple
Address: 8762 River Front Ct Reno NV 89523
Phone Number: 775 746-4177
Email: JRipple@propony.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



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Respectfully,

Name: Frank Self
Address: 2745 W. Lakeridge Shores Reno NV
Phone Number: 775-219-3037 89519
Email: Hosscutt@ADL.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



February 2022

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Respectfully,

Name: Jennifer Preman
Address: 3641 Shale Ct, Reno, NV 89503
Phone Number: (677) 538-1153
Email: JEN.PREMAN@HOTMAIL.COM

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**

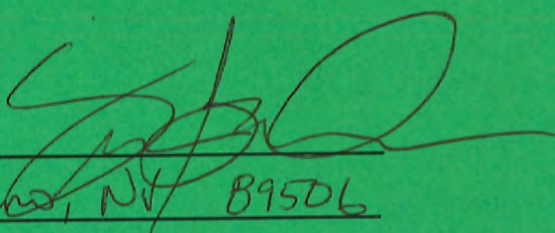


February 2022

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Respectfully,

Name: Spencer Lucas Buelna 
Address: 11050 Longview Lane, Reno, NV 89506
Phone Number: 702-760-0914
Email: spencerbuelna@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

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/ WADMIN21-0016
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Respectfully,

Name: Grayson Williams
Address: 511 Darren Way Fernley, NV 89408
Phone Number: 434-960-7054
Email: grayson98110@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
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February 2022

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Respectfully,

Name: CAROLINE HARRIS
Address: 9160 Sun Rock Reno NV 89521
Phone Number: 775 830-4701
Email: HARRIS.CAROLINEK@GMAIL.COM

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
/ WADMIN21-0016
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February 2022

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Respectfully,

Name: James MacFarlane
Address: 15005 Edmunds Dr
Phone Number: 775 771 5555
Email: JMACE@BPALFWD.COM

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
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Respectfully,

Name: Carolyn Junt

Address: 1061 Sprucemont St Sparks NV

Phone Number: 775-232-4783

Email: juntacarolyn@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

WSUP21-0036
/ WADMIN21-0016
EXHIBIT C



February 2022

Dear Washoe County Planning Department:

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Respectfully,

Name: JOAN & BRAD BUCKLER
Address: 10595 BLOCKADE DR, RENO, NV 89521
Phone Number: 775-281-3227
Email: BJBUCKLER2@GMAIL.COM

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

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Respectfully,

Name: Kaleigh Richards
Address: 4707 Hydrant Ct Reno NV 89582
Phone Number: 775-233-0346
Email: muskoka boy@yahoo.com

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Respectfully,

Name: Alisa Johnson
Address: 4345 Del Paso Dr., Reno, NV 89502
Phone Number: (775) 843-9961
Email: alsaveachjohn@gmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

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Respectfully,

Name: Karen Benna
Address: 13330 Rancho Verde Dr
Phone Number: 775-813-8601
Email: Karen.benna@gmail.com

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Respectfully,

Name:

KELSEY SABO

Address:

4510 TRENTON CT SPARKS, NV 89436

Phone Number:

775-232-8928

Email:

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

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Respectfully,

Name: Travis Behrendt
Address: 40 Sheridan Way Sparks NV 89431
Phone Number: 775-721-2951
Email: LV2rop@hotmail

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

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Respectfully,

Name: Candalaria Slider
Address: 8600 Spearhead Way Reno NV 89506
Phone Number: 775 315 4462
Email: clslider@outlook.com.

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

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(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
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EXHIBIT C**



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Respectfully,

Name: _____

JANET Russe II

Address: _____

530 E. PATRIOT BLVD., #419

Phone Number: _____

775-815-2609

Email: _____

ponagal44@yahoo.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

**WSUP21-0036
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Respectfully,

Name: Justin Quibell
Address: 6309 Park Pl Reno, NV 89523
Phone Number: (702) 776-0345
Email: quibell31@hotmail.com

WSUP21-0036 & WADMIN21-0016 Meeting, 2/03/22 @ 2:00pm

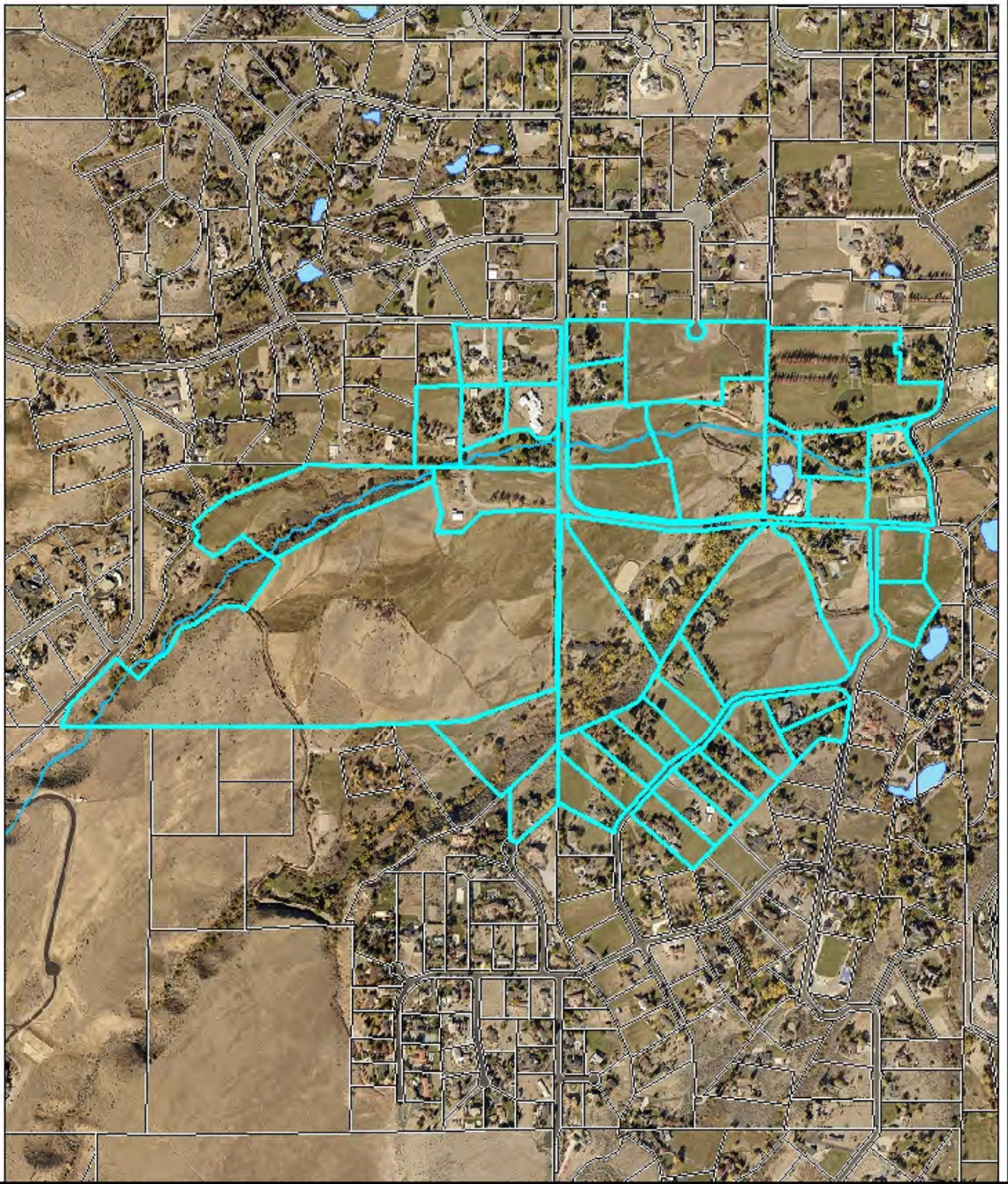
1001 E. 9th Street, Bldg. A, Reno (Zoom link TBA)

Julee Olander, Planner, Planning & Building Division

(775) 328-3627 jolander@washoecounty.gov

Horsemanship * Heritage * Outreach

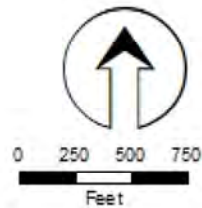
**WSUP21-0036
/ WADMIN21-0016
EXHIBIT C**



WSUP21-0036 & WADMIN21-0016
Silver Circle Ranch

Noticing Map- 1,000 feet

WSUP21-0036
/ WADMIN21-0016
EXHIBIT D



Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600



Silver Circle Ranch



You're invited, as a valued neighbor of Silver Circle Ranch, to our Open House, on Sunday, December 5th, from 1-3pm. Please join us for farm tours, catered food, and festive music.

"We hope to meet you! We would love to share our plans for continued Horsemanship, heritage, and outreach."

Landess Witmer, property owner (775) 560-4242
Liz Reader, Pair of Aces Stables (775) 220-2270



Pair of Aces Stables (located at Silver Circle Ranch)

3400 Holcomb Ranch Lane
Reno, NV 89511

| pairofcestables.com

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

Application to Washoe County for a:

Special Use Permit

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



Prepared by:



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

Prepared for Owner:

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

December 8th, 2021

**WSUP21-0036
/ WADMIN21-0016
EXHIBIT F**

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Introduction

This application includes the following requests:

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

Project Location

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



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

Existing Conditions

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

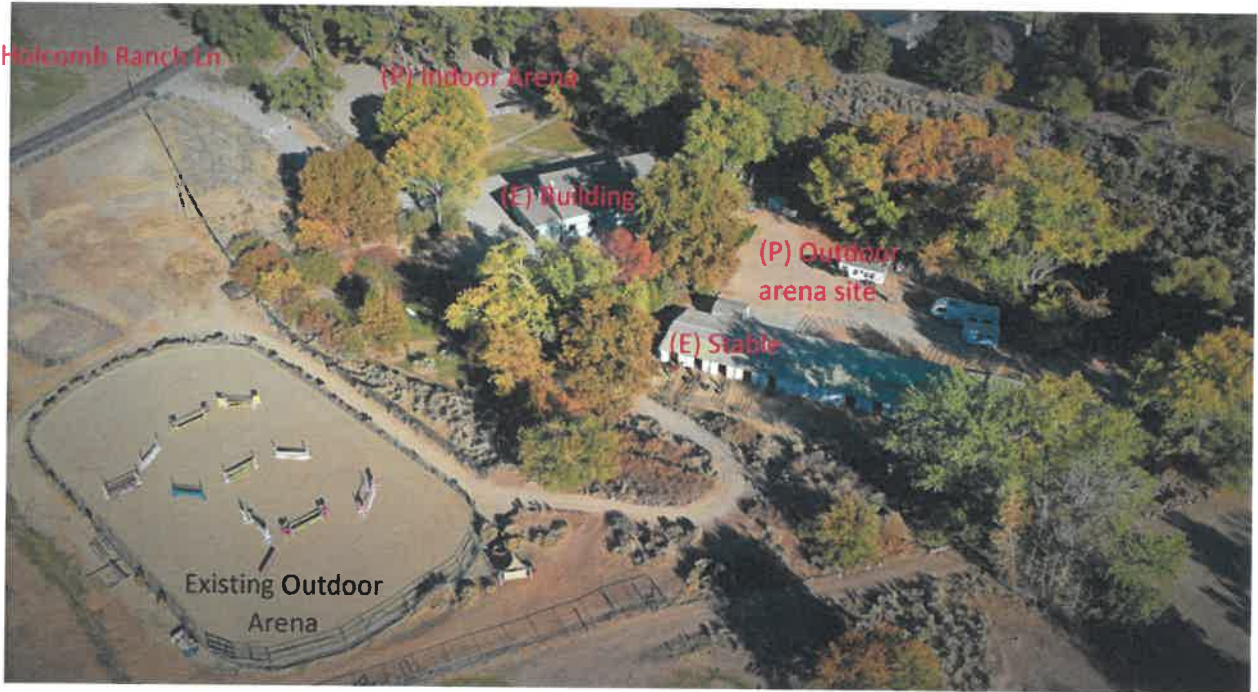


Figure 2 – Layout of existing site showing where new buildings and layouts will go.



Figure 3 – Area proposed for new Indoor Arena.

Project Request

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

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

Grading Special Use Permit Description

The grading to provide a building pad for the proposed indoor arena on the north side of the project requires a Special Use Permit, under Washoe County regulations. Specifically, per section 110.438.35 of the Washoe County Development Code, an SUP is triggered based on the overall pad height at the northeast corner.

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

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

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

Disturbed and created slopes associated with this project will be revegetated in compliance with County Code. All revegetation will be in accordance with Best Management Practices established by Washoe County and will include native plant species. With the implementation of revegetation and Washoe County grading standards, no negative impacts are anticipated to result from this request.

The following table provides an overall summary of the grading proposed at the Silver Circle Property:

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

Commercial Stable Special Use Permit Description

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

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

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

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

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

HDR Zoning Requirements

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

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

Traffic Impacts

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

Parking

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

Landscaping

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

Irrigation

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

Fencing

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

Signage

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

Lighting

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

Code Enforcement

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

Special Use Permit Findings

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

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

The proposed use and grading are permitted within the High-Density Rural zone (with an SUP). This SUP request provides for consistency with Article 214 Southwest Truckee Meadows Area. The application of development Code standards further ensures consistency with all applicable policies and practices.

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

The property is well suited for the type of use proposed. The site is already constructed and includes the necessary infrastructure to provide the site with water and sanitation service. The proposed grading is consistent with Washoe County standards for slopes, drainage, etc. ensuring compliance with this finding. The commercial stable use will generate very moderate traffic impacts.

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

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

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

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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Silver Circle Ranch Special Use Permit			
Project Description: A Special Use Permit request for Grading, New Outdoor Arena, and Existing Stable			
Project Address: 3400 Holcomb Ranch Lane, Reno, NV, 89511			
Project Area (acres or square feet): 12.56			
Project Location (with point of reference to major cross streets AND area locator): 3400 Holcomb Ranch Ln, East to Lakeside Dr and Lombardi Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-670-12	12.56		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Pro Pony, LLC		Name: Summit Engineering Corporation	
Address: 1605 Del Monte Lane		Address: 5405 Mae Anne Avenue	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: (775) 560-4242	Fax:	Phone: (775) 787-4364	Fax: 747-8559
Email: witmers2@gmail.com		Email: clint@summitnv.com	
Cell: (775) 560-4242	Other:	Cell: (775) 745-3849	Other:
Contact Person: Landess Witmer		Contact Person: Clinton Thiesse, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Pair of Aces Stables	
Address:		Address: 10427 Chadwell Dr.	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-220-2270	Fax:
Email:		Email: pairofacesstables@yahoo.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Liz Reader	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

1. What is the project being requested?

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

2. Provide a site plan with all existing and proposed structures (e.g., new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached plans.

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

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

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

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

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

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

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

There are no anticipated impacts on adjacent properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

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

Silver Circle Ranch – Special Use Permit

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

No.

9. Utilities:

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

10. Community Services (provided and nearest facility):

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

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

1. What is the purpose of the grading?

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

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

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

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

75,000 sqft of surface to be disturbed.

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

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

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

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

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

None.

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

Yes.

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

Yes. From both directions of Holcomb Ranch Lane.

- 9. Could neighboring properties also be served by the proposed access/grading requested (i.e., if you are creating a driveway, would it be used for access to additional neighboring properties)?**

No.

- 10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?**

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

- 11. Are you planning any berms?**

No.

- 12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e., rockery, concrete, timber, manufactured block)?**

No.

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

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

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

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

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

Revegetation will conform to county standards.

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

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

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

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

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

No.

Special Use Permit Application for Stables Supplemental Information

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

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

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

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

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

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

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

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

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

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

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

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

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

All owners, operators and employees live off-site.

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

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

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

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

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

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

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

Phasing is not anticipated and completion within 2022.

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

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

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

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

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

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

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

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

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

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

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

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

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

None.

19. Community Sewer

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

20. Community Water

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

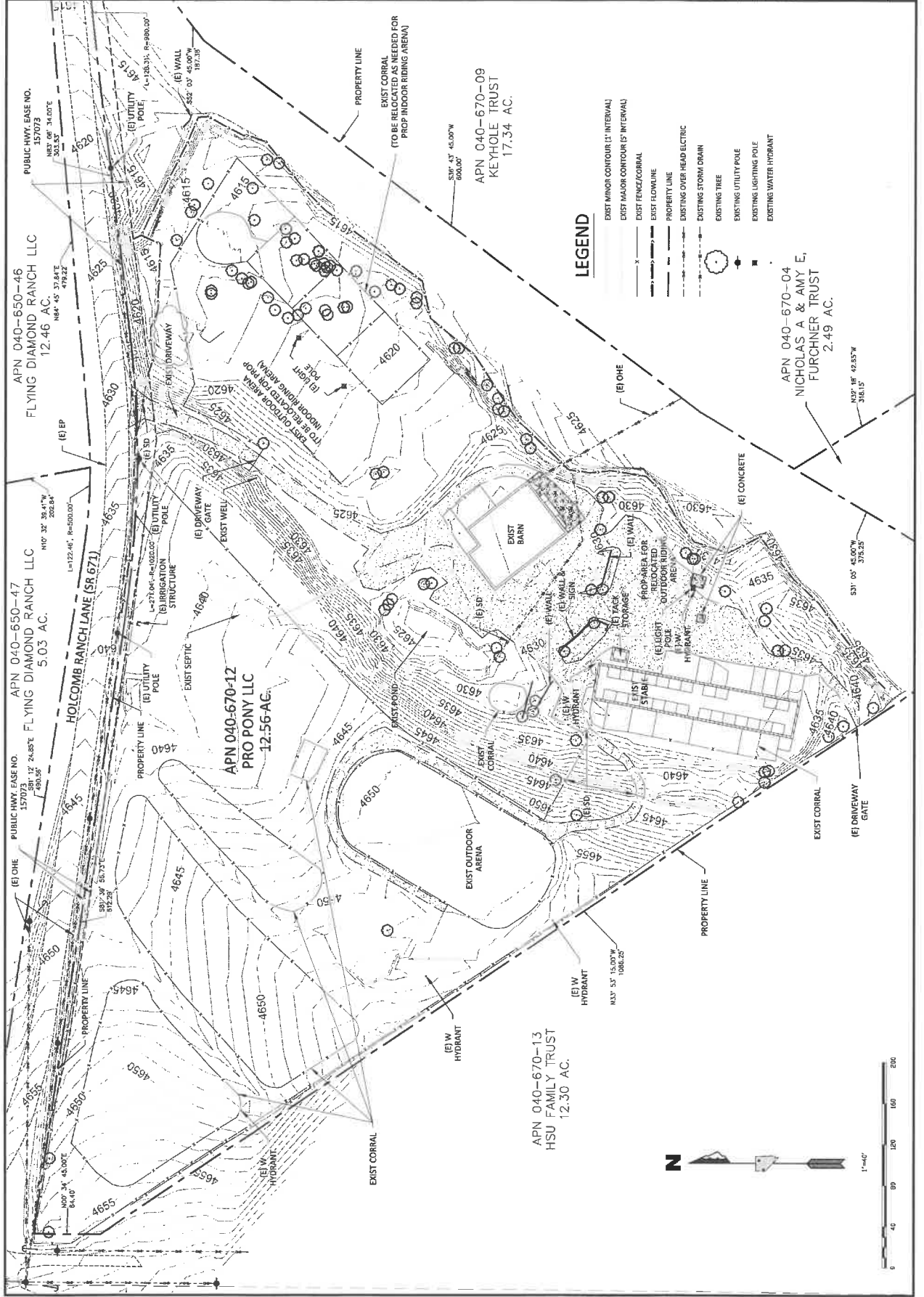


REV.	DATE	DESCRIPTION	BY	APP'D

NEVADA
 SPECIAL USE PERMIT PLANS FOR
 SILVER CIRCLE RANCH
 EXISTING SITE CONDITIONS

DESIGNED BY: NRP
 CHECKED BY: CST
 SCALE
 HORIZ: 1"=40'
 VERT: N/A
 JOB NO: 31027

SHEET C-1 OF 5

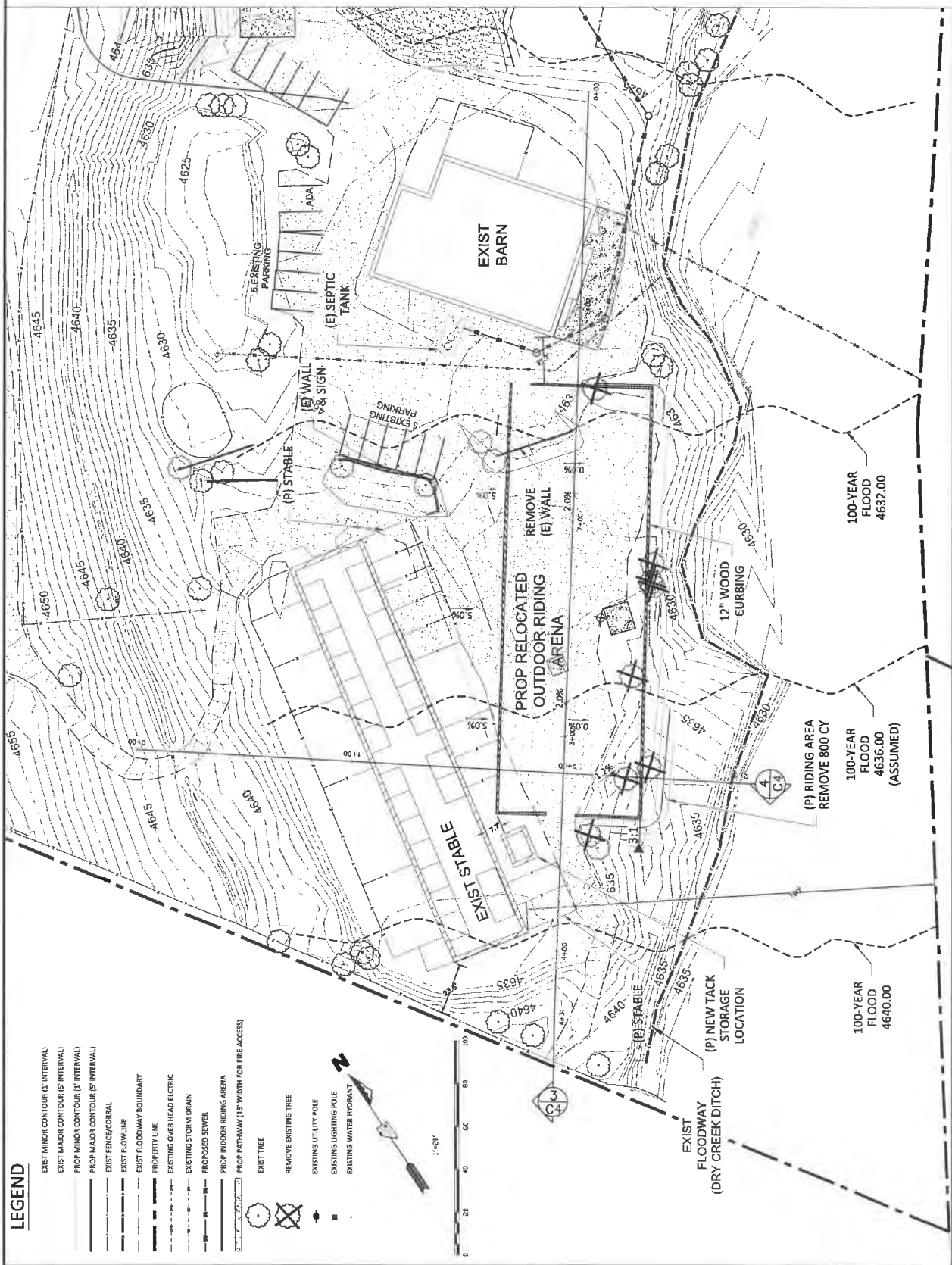




REV.	DATE	DESCRIPTION	BY	APP'D

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

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



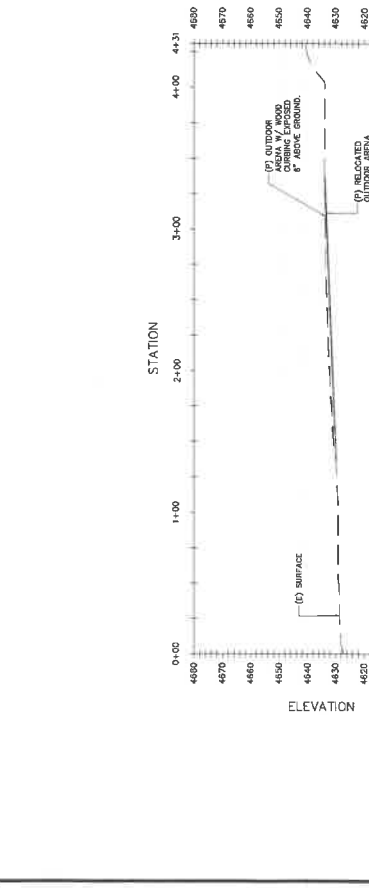
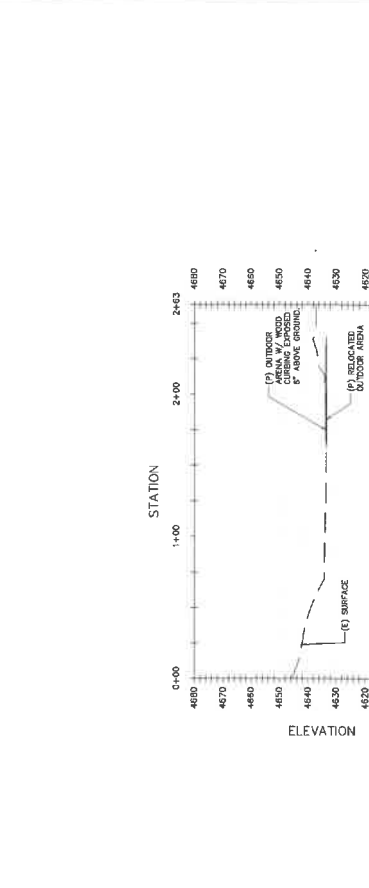
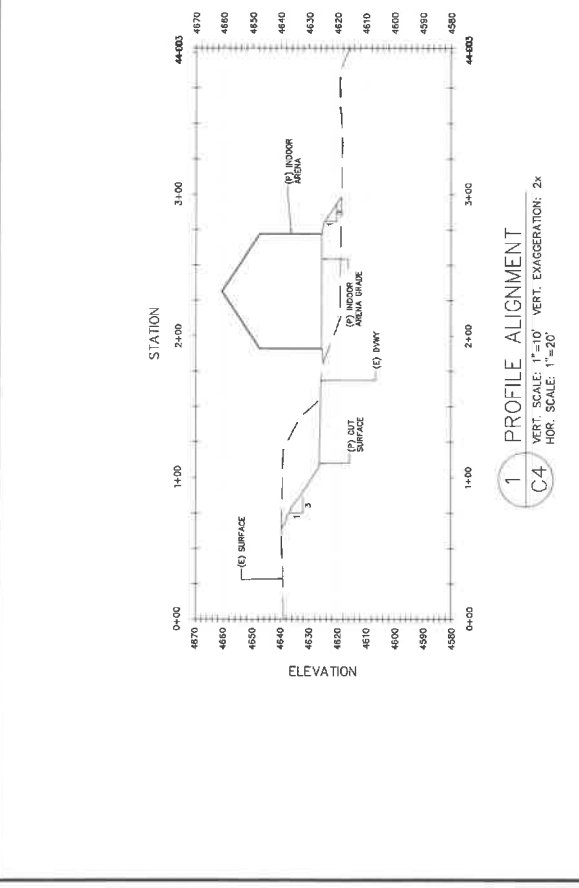
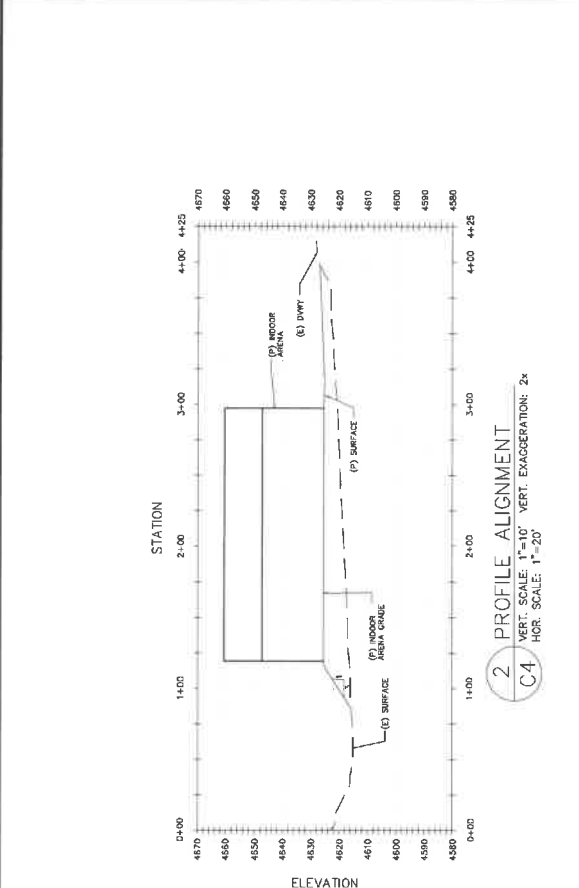
LEGEND

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

REV.	DATE	DESCRIPTION	BY	APP'D

SPECIAL USE PERMIT PLANS FOR
SILVER CIRCLE RANCH
ARENA PROFILES
 WASHOE COUNTY
 NEVADA

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

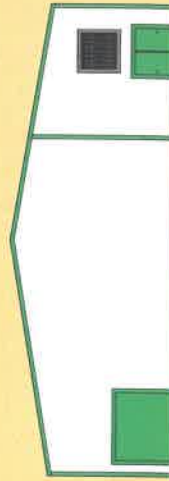




SILVER CIRCLE RANCH
NEW INDOOR RIDING ARENA
& SITE IMPROVEMENTS

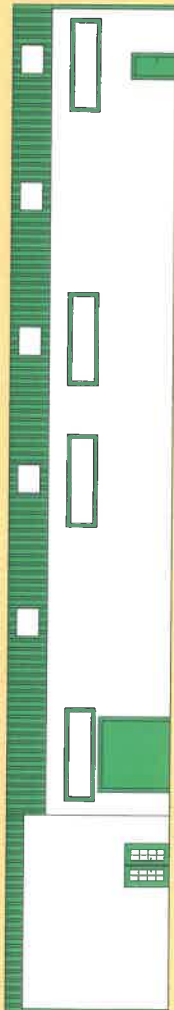


NORTHEAST VIEW

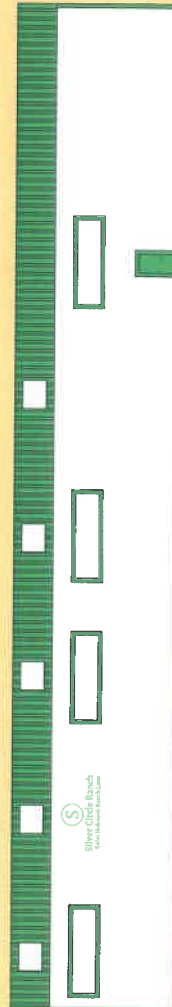


SOUTHWEST VIEW

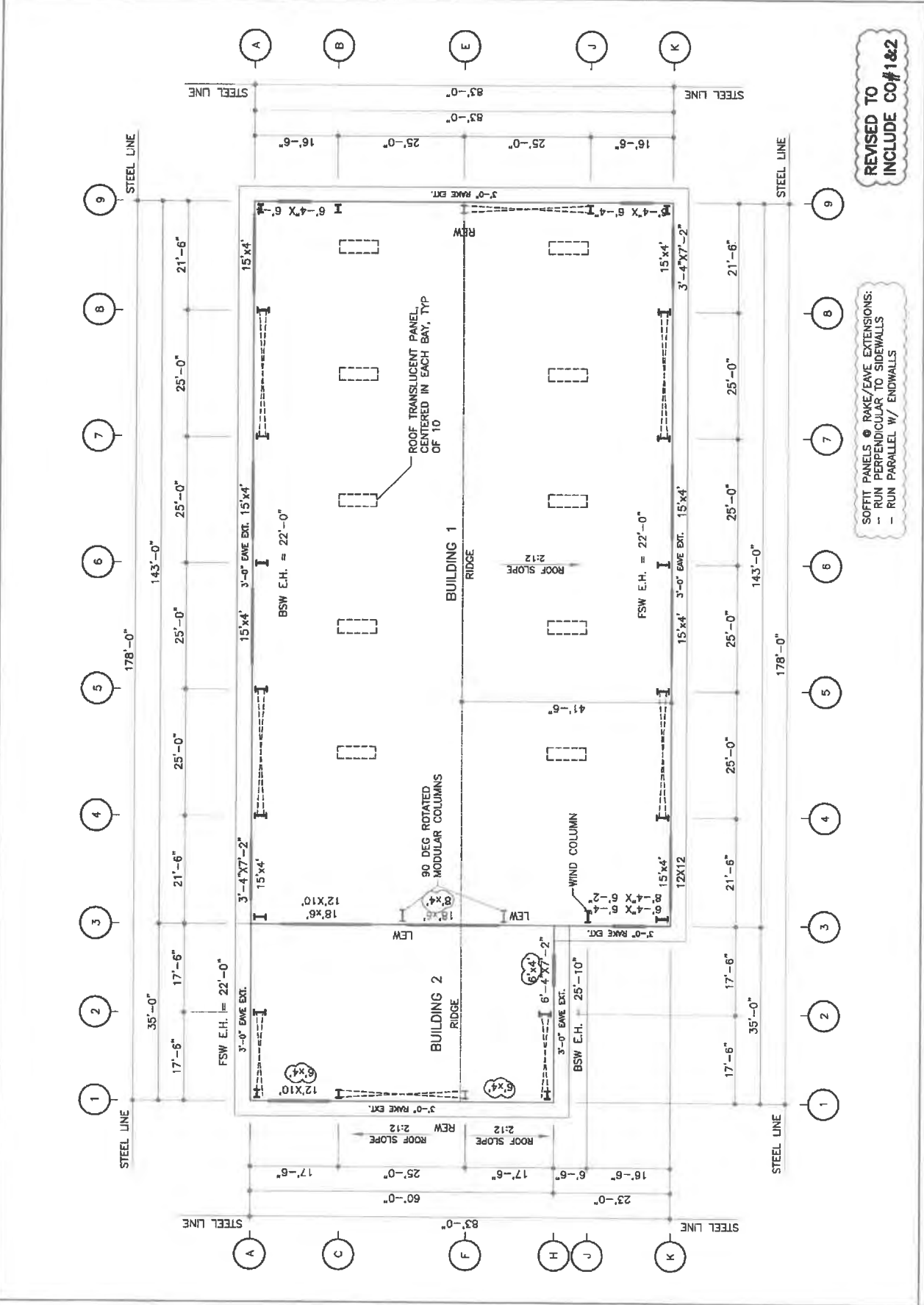
SCALE: 1"=10'



SOUTHEAST VIEW



NORTHWEST VIEW



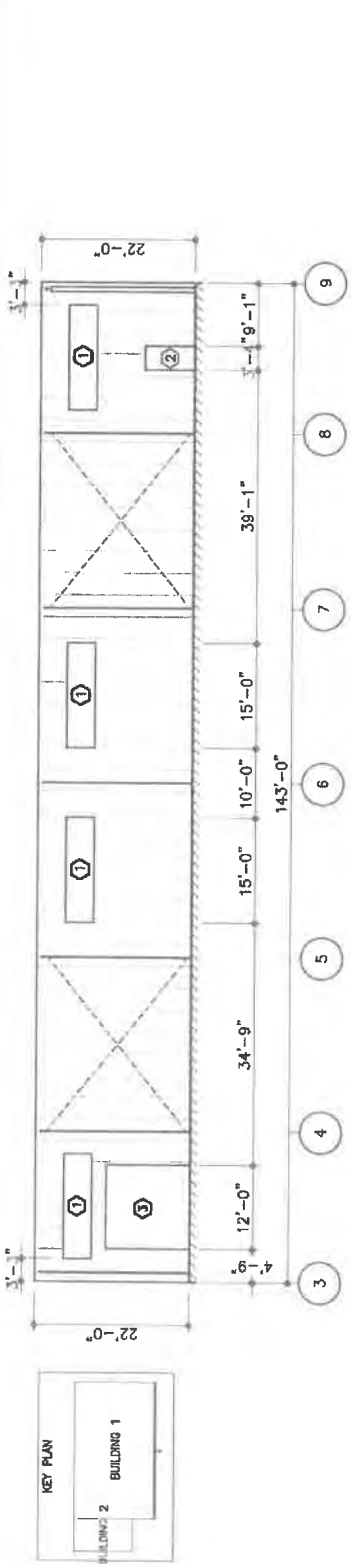
REVISED TO INCLUDE CO#1&2

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

REVISED TO
INCLUDE CO#1&2

DO NOT USE FOR FINAL CONSTRUCTION
REVISIONS
PRELIMINARY SHEETING ELEVATIONS
SHEET NUMBER: SK2
QUOTE NUMBER: N21J07944

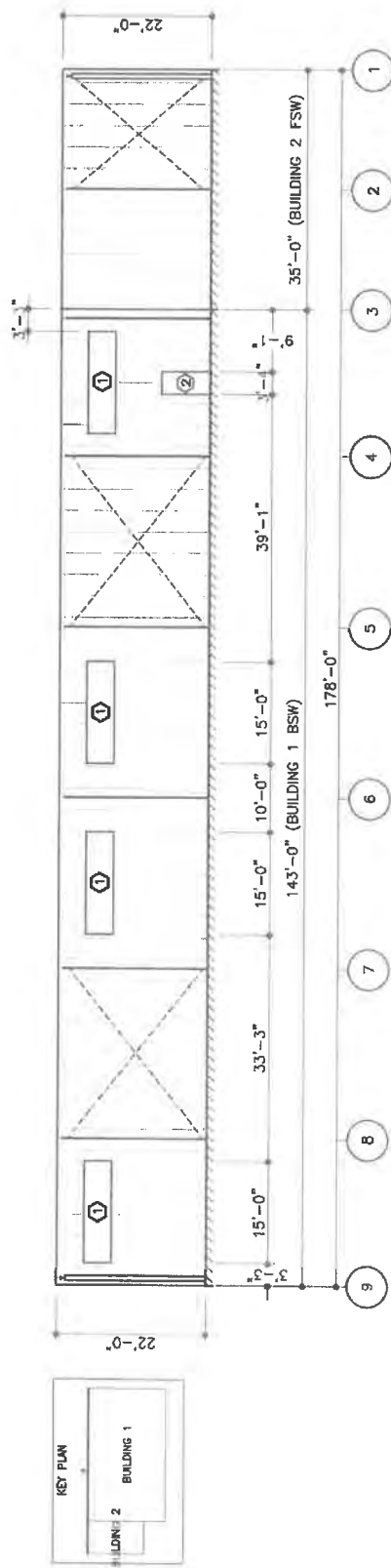
PROJECT MAKE: HOLCOMB RIDING ARENA NEW
RENO, NV
CUSTOMER NAME: AMERICAN INNOVATIVE STRUCTURES, LLC
RENO, NV



WALL SHEETING ELEVATION AT LINE K (BLDG 1 FSW)

PANELS: 26 GA. Longspan III - POLAR WHITE

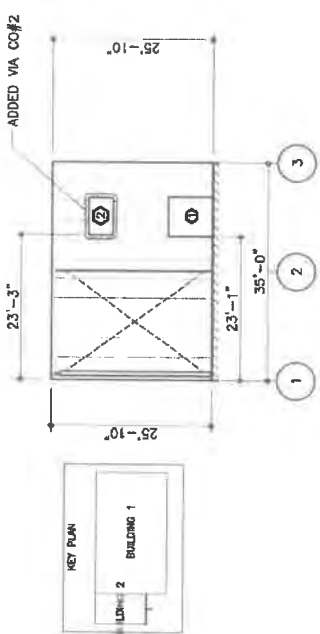
QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	15'-0"	4'-0"	14'-0"	FACTORY
2	15'-0"	7'-2"	0'-0"	FACTORY
3	12'-0"	12'-0"	0'-0"	FACTORY



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

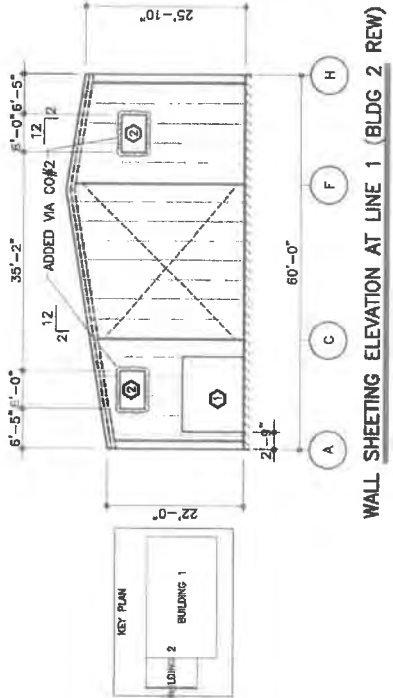
PANELS: 26 GA. Longspan III - POLAR WHITE

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



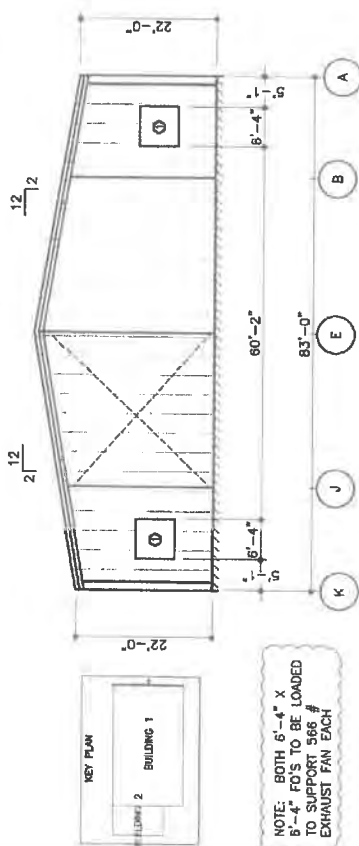
WALL SHEETING ELEVATION AT LINE H (BLDG 2 BSW)
 PANELS: 26 GA. Longspan III - POLAR WHITE

QTY	WIDTH	HEIGHT	SALL HEIGHT	LOCATED
1	6'-4"	7'-2"	6'-0"	FACTORY
2	6'-0"	4'-0"	13'-0"	FACTORY



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

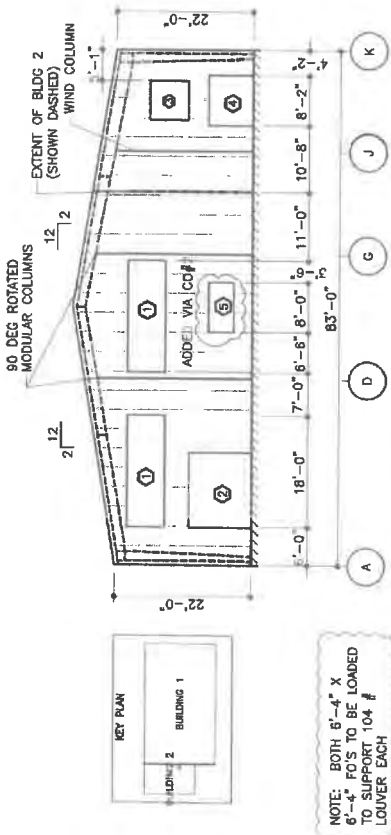
QTY	WIDTH	HEIGHT	SALL HEIGHT	LOCATED
1	12'-0"	10'-0"	0'-0"	FACTORY
2	6'-0"	4'-0"	10'-0"	FACTORY



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

QTY	WIDTH	HEIGHT	SALL HEIGHT	LOCATED
1	6'-4"	6'-4"	6'-0"	FACTORY

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



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

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

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

REVISED TO INCLUDE CO#1&2