



Board of Adjustment Staff Report

Meeting Date: October 3, 2024

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER: WSUP24-0009 (Misty Blu Training Center)

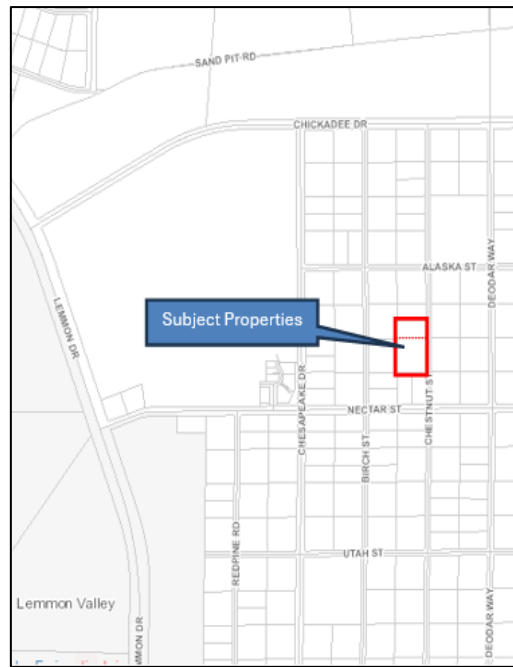
BRIEF SUMMARY OF REQUEST: Request to establish a commercial stable use type for horse boarding, training and riding lessons.

STAFF PLANNER: Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to bring into conformance an existing commercial stable for the boarding of horses for riding lessons and horse training. A maximum of forty (40) horses will be boarded, thirty-three (33) boarders and seven (7) personal horses. The applicants are also requesting to modify applicable parking and landscaping requirements as specified in this staff report.

Applicant / Property Owner:	Jerry L & April D Scollard
Location/APN:	11065 Chestnut Street (APN 080-262-07) 11125 Chestnut Street (APN 080-262-11)
Parcel Size:	1.048 Acres (APN 080-262-07) 2.097 Acres (APN 080-262-11)
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Area Plan:	North Valleys
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	5 – Commissioner Herman



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 WSUP24-0009 for Jerry L & April D Scollard, 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. I further move to modify the development code standards applicable to parking and landscaping requirements as specified in the staff report.

(Motion with Findings on Page 13)

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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 WSUP24-0009 are attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Suburban (LDS). The proposed uses of horse boarding, riding lessons, training, and training events are classified as a commercial stable, which is permitted in LDS with the approval of a special use permit per WCC Table 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 modify development code standards in conjunction with the approval process per WCC 110.810.20(e).

Requests to Modify Standards

The applicant is seeking to modify and/or waive the parking and landscaping requirements.

Request	Relevant Code
Access aisle width of ADA accessible van parking space.	110.410.15 (c) 3
No striping of parking spaces.	110.410.25(d)
Waive the requirement for paving of the parking area, driveways and maneuvering areas and allow for the use of the existing compacted soil.	110.410.25(e)
Reduce landscaping coverage requirement of 20% to existing trees, shrubbery and landscape island along the front of the property and existing native vegetation along street frontage and elsewhere.	110.412.40(a)
Landscaping buffer width of setback adjoining public street.	110.412.40 (b)
Landscaping buffer width of setback adjoining residential use.	110.412.40 (c)
Reduce the requirement of a solid fence being along the entire common property line adjoining the residential use to being the existing fence.	110.412.40(d)

Waive the requirement of having a landscape buffer between the parking area and adjoining residential use.	110.412.50(c)(1)
Reduce the requirement of a solid fence between the parking area and adjoining residential use to being the existing fence.	110.412.50(d)



Site Plan

Project Evaluation

In August 2023, a code enforcement complaint was filed with Washoe County Code Enforcement for the operation of a horse boarding and training facility on the property at 11065 Chestnut Street. The operation was investigated by Washoe County Code Enforcement staff and found it to be in violation of Washoe County Code as a special use permit and business license had not been approved for the operation of the horse boarding and training facility. The applicants were unaware that a horse boarding and training facility required a special use permit and business license from Washoe County but were operating with a license issued by the state.

In response to the code enforcement violation (WVIO-PLA23-0109), the applicant submitted a special use permit application to bring the existing horse boarding and training facility into conformance with Washoe County Code on a property zoned LDS (Low Density Suburban) pursuant to Washoe County Code (WCC) Section 110.302.05, *Table of Uses*, Table 110.302.05.3, *Table of Uses (Commercial Use Types)*, for the “commercial stables” use.

The subject request is for a horse boarding and training facility, which is classified as a commercial stables use type. According to the applicant, the requested use has been in full operation on the property for 26 years. The proposed operation will include the boarding of horses and by-appointment only riding lessons/horse training.

The project area encompasses two parcels (APN 080-262-07 & -11) for a total of 3.14 acres. The southern parcel, APN 080-262-07, is developed with a single-family dwelling and accessory structures, such as a barn and horse corral/stables. The northern parcel, APN 080-262-11, is solely developed with equestrian supported uses such as the main horse training/riding corral and stables. No new structures are proposed as part of the project.

The site has a master plan designation of Suburban Residential (SR) and a regulatory zone of Low Density Suburban (LDS). All surrounding properties are part of the same subdivision and share the same master plan and regulatory zoning designations. The subject parcel is located within the North Valleys Planning Area.

The applicant indicates operations will be limited to daylight hours only. There is one full-time employee and one part-time employee (both live on site and are the applicants for this SUP) who work at the business. The application indicates there is an average of six (6) people a day that visit the property and stay an average of one (1) hour. The applicant states “only people who board their horses on my property are allowed to come onto the premises for liability reasons.”

The main barn, the “mare motel”, is 56’ x 57’ and is made of cinder block with a wooden roof with asphalt shingles, see photo below. There are five (5) 10’ x 10’ stalls, two (2) 10’ x 20’ stalls and a 10’ x 20’ tack room. The stalls and tack room face inwards towards the 16’ alleyway in the center of the barn. There are two (2) 10’ x 20’ open feed storage areas on the east side of the barn. There are two (2) 10’ x 10’ storage rooms on the south side of the barn and on the north side of the barn there are three (3) 10’ x 10’ storage rooms. The applicant indicates one of these rooms can be converted into a public restroom if required by the Building Division or Northern Nevada Public Health District. The applicant’s preference is to use an ADA compliant portable restroom facility. Additional horse stalls surround the perimeter of the project area as demonstrated in the site plan above.



The Environmental Health Services Division (EHS) of Northern Nevada Public Health (NNPH) commented on this application and stated that the applicant will need to submit a manure management plan to EHS, in addition to being evaluated prior to the issuance of a business license for the proper commercial onsite sewage disposal system and a public water system. A condition of approval (Exhibit A) serves to address the comments from EHS.

Traffic

The applicant has indicated that the average daily number of clients is six (6), with a peak of ten (10) clients daily and are by appointment only. Other than the applicants for the subject permit, there are no employees that would contribute to additional traffic. Due to the minimal increase in traffic that will be generated by this request, no traffic study is required. Additionally, project information was sent to Washoe County Traffic for review and comment and no response was received.

Article 438 – Grading

The site is relatively flat, and no grading or improvements are proposed, such as a driveway, parking, or new structures.

Article 410 – Parking

The access to the site is from Chestnut Drive, a two-lane paved roadway. As shown on the site plan on page 5, the site has two means of access and dispersed parking areas. All parking areas are accessed by entering either side of the existing 18' planter bed: south driveway is 33'8" and north is 32'; both can accommodate the minimum size necessary for emergency vehicles.

Pursuant to WCC Section Table 110.410.10., 0.25 parking spaces are required for every horse, along with one parking space per employee during peak employment shift. The site will have up to 40 horses, which requires 10 parking spaces, with 2 additional parking spaces for the peak employment shift. The applicant indicates there is a minimum of 15 parking spaces available adjacent to the equestrian uses throughout the project area. Because parking is proposed on both parcels, a condition of approval requires the applicant to record a reciprocal parking agreement. With the exception of parking for the single-family dwelling, all parking is unpaved compacted dirt.

Additionally, pursuant to WCC Table 110.410.15.1, *Handicapped Accessible Parking Spaces*, one (1) parking space shall be provided that meets ADA requirements and shall also be van accessible. One (1) van accessible space shall be provided in each parking area pursuant to WCC Section 110.410.15(c)(1), *Handicapped Parking*.

As shown on the site plan, all parking and circulation meet the standards of Article 410, with the exception of paving which the applicant is requesting to be waived. Based on the information

provided, staff supports waiving the paving requirement, with the exception of the ADA parking space.

Article 505 – Signs

Pursuant to WCC Section 110.505.15, *General Standards*, Table 110.505.15.1, *Permanent Sign Regulations by Principal Use Type of Sites*, one (1) freestanding sign is permitted per street frontage, with a maximum height of six (6) feet and size of 16 square feet. The existing sign is 40” x 30” which meets the WCC Article 505, *Signs*.

Requests to Modify Standards

The applicant is seeking to modify and/or waive the parking and landscaping requirements.

Article 410 Parking

WCC Section 110.410.25(d) Striping and Marking

Pursuant to WCC Section 110.410.25(d), *Striping and Marking*, “All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.”

Based on the application submitted and information provided, staff supports the requested waiver, with the exception for the requirement for the striping of an ADA (Americans with Disabilities Act) parking space.

WCC Section 110.410.25(e) Surfacing

Pursuant to WCC Section 110.410.25(e), *Surfacing*, “all parking spaces shall be paved and permanently maintained with asphalt or cement.”

The applicant stated in their application requiring pavement is dangerous for the horses as they are more likely to slip on pavement; the force of landing on a hard surface increases the risk of injury to both the horse and rider. Additionally, per the applicant, the parking areas are surfaced with sand to be horse friendly.

Therefore, based on the application submitted and information provided, staff supports the requested waiver, with the exception for the requirement for the paving of an ADA (Americans with Disabilities Act) parking space.

Article 412 Landscaping

WCC Section 110.412.40(a), Coverage

Pursuant to WCC Section 110.412.40(a), *Coverage*, the required area to be landscaped is twenty (20) percent of the developed area. The project area is 3.14 acres; nearly the entire site has been disturbed to support the equestrian uses, with the exception of the single-family dwelling. Therefore, of the 2.98 acres, 0.59 acres or 26,076 square feet is required to be landscaped per code. The applicant is requesting a reduction in the required landscaped square footage to include that of the existing trees and native vegetation along the road frontage and elsewhere within the developed area. The existing landscaped area totals approximately 7,455 square feet. Therefore, the applicant is requesting a reduction from twenty (20) percent to five (5) percent. The applicant states a reduction in the required landscape area is necessary to keep the aesthetics of the surrounding residential uses compatible.

Based on the application submitted and information provided, staff supports the requested waiver with the exception of requiring the existing road frontage landscaping to extend along the full width of both parcels, as detailed in the next section.



Examples of Existing Landscaping

WCC 110.412.40(b) Landscaping Buffer Along Public Street

A landscaping buffer the width of the setback, 30 feet, is required along public streets, with a minimum of 1 tree every 50 feet. The applicant is proposing a reduced landscaping buffer width of 12', which exists today, along the southern front yard parcel line. Reducing the width of the landscaping buffer as requested helps facilitate better safety and space for vehicles exiting and entering the parking areas adjacent to the equestrian uses. A 12' buffer along the approximately 488 ft property line would require 10 trees. While the southern parcels frontage (323 feet) currently has approximately 10 trees, with shrubbery in between, the northern parcels frontage (156 feet) has minimal formal landscaping. Staff is supportive of the request to reduce the landscaping buffer to 12', however a condition of approval has been added to extend the existing landscaping for the full length of the project area abutting the public street. No public comment has been received on the landscaping buffers or this requested reduction.



View from Chestnut Street



View looking towards Chestnut Street

WCC Section 110.412.40(d), Screening Adjoining Residential Uses

Pursuant to WCC Section 110.412.40(d), *Screening Adjoining Residential Uses*, when a commercial use adjoins a residential use, a solid decorative fence of no less than six (6) feet shall be erected along the entire length of the common property line. The fence may be constructed of stone, concrete, metal, synthetic or vinyl, but not wood. The property adjoins residential uses along the northern, southern, and western property lines. There is an existing five (5) foot fence made of wood, mesh and/metal along the southern, northern and western property lines, consistent with the properties in the vicinity. The applicant is requesting the existing fence remain for aesthetic reasons, as that is a common type of fencing in the rural area, and because the neighboring property owners are against building a new “solid decorative fence.” See below photos of the existing perimeter fencing.



Therefore, based on the application submitted and information provided, staff supports the requested waiver.

WCC Section 110.412.50(c)(1), Landscaping Buffers Adjoining Residential Uses

Pursuant to WCC Section 110.412.50(c)(1), *Landscaped Buffers Adjoining Residential Uses*, when a parking area for a commercial use adjoins a residential use, there shall be a landscaped buffer area between the residential use and the parking area of the commercial use along the entire common property line. The applicant is requesting there be no requirement for a landscape buffer between the parking area and adjoining residential use as the neighboring property owner is opposed to the planting of any landscape buffer along the common property line due to aesthetics and a landscape buffer standing out in this residential neighborhood. The applicant also contends that all adjoining properties have, or had, either livestock or domestic animals and that landscaping the perimeter buffer may not be safe, as the animals “may ingest the plants and either choke or become sick depending on the amount of plant ingested.” Further all parking is located on the interior of the parcel and is already shielded by the existing equestrian uses/development.

Therefore, based on the application submitted and information provided, staff supports the requested waiver.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Animal Services	X			
Washoe County Building & Safety	X			Scott Huntley, shuntley@washoecounty.gov
Washoe County Sewer	X			Katrina Pascual, kpascual@washoecounty.gov
Washoe County Traffic	X			Mitchell Fink, mfink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us

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

Neighborhood Meeting

The neighborhood meeting was held at 11065 Chestnut Street on February 20, 2024, with three (3) people in attendance. The applicant gave a summary of the project, including operations and future plans. No comments in opposition were heard, instead neighbors indicated a sense of

frustration that a special use permit was required for the existing use. As such, no modifications were made to the original plans based on the neighborhood meeting.

Staff Comment on Required Findings

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

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Planning Area.

Staff Comment: The project is consistent with all applicable plans and policies, as described throughout this report. A commercial stable is consistent with the North Valleys character statement's emphasis on rural character and statement that horses and equestrian uses are recognized as "a significant contributor to the local character."

- (b) **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, adequate utilities, roadway improvements, drainage, and other necessary facilities are either available or will be provided. A condition of approval from Washoe County Water Rights serves to address ensuring adequate water rights are established prior to the issuance of a building permit or business license sign off. A condition of approval from Washoe County Public Health is also in place to ensure the property complies with any necessary commercial sewage disposal requirements. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

- (c) **Site Suitability.** That the site is physically suitable for a commercial stable, and for the intensity of such a development.

Staff Comment: The site is currently developed with a single-family residence, accessory structures, as well as corrals. It is physically suitable for the existing use as a commercial stable. The development does not represent a significant intensification of land use as horse corrals, stables and riding arenas are allowed for personal use with no special use permit.

- (d) **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: Issuance of this special use permit will not be significantly detrimental to public health, safety, or welfare; the proposal has been reviewed by the Washoe County Engineering and other agencies, who have indicated no concerns except those that can be adequately addressed through required conditions of approval. The subject site is surrounded by similar rural, ranching land uses which is consistent with and, per the North Valleys Planning Area, essential to the character of the area.

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

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

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP24-0009 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0009 for Jerry L & April D Scollard, 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. I further move to modify the development code applicable parking and landscaping requirements as specified in the staff report.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Planning Area;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for commercial stable, and for the intensity of such a development;
- (d) 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;
- (e) 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.

Property Owner: Jerry L & April D Scollard, dinanscollard@gmail.com



Conditions of Approval

Special Use Permit Case Number WSUP24-0009

The project approved under Special Use Permit Case Number WSUP24-0009 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 3, 2024. 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 – Courtney Weiche, Senior Planner, 775.328.3208, cweiche@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. A business license shall be obtained for the commercial stables use.
- c. Should Washoe County receive complaints related to impacts of the commercial stables use on neighboring properties, then landscaping, screening, or buffering requirements may be reinstated in order for the use to continue. This condition is applicable throughout the life of the business. In the event that there are any substantiated complaints from surrounding neighbors relating to noise, dust, etc., then the applicant shall return for review with the Washoe County Board of Adjustment within one (1) year of approval.
- d. Prior to the issuance of a business license, a sign permit for the existing signage shall be obtained from the Washoe County Planning and Building Division.
- e. All signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.
- f. Pursuant to WCC Table 110.410.15.1, *Handicapped Accessible Parking Spaces*, one (1) parking space shall be provided that meets ADA requirements and shall also be van accessible. One (1) van accessible space shall be provided in each parking area pursuant to WCC Section 110.410.15(c)(1), *Handicapped Parking*.
- g. The applicant shall extend a 12' wide landscaped buffer along APN 080-262-11 in compliance with WCC 110.412.40(b).
- 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.
 - v. Days of operation shall be Monday - Saturday, closed Sundays, except for special events. Operating hours shall be limited to daylight hours.

Northern Nevada Public Health (NNPH), Environmental Health Division (EHS)

2. The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239, jenglish@washoecounty.gov

- a. EHS has reviewed the application as submitted and has the following conditions for the permit if it is approved:
 - i. If a business license is required for the use, the business must be evaluated for whether or not it meets the requirements of a Public Water System pursuant to NAC and NRS 445A.
 - ii. If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for the use.
 - iii. The applicant must develop a manure management plan for the operation which meets the requirements of the *Washoe County District Board of Health Regulations Governing Solid Waste Management*.
- b. The project is proposed on a parcel currently served by a domestic well and residential onsite sewage disposal system.
- c. Any future building plans must be routed to EHS for review and subsequent approval since the property is served by a well and onsite sewage disposal system.

Washoe County Water Management Planner Coordinator

5. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Timber Weiss, PE, 775.954.4626, tweiss@washoecounty.gov

- a. Prior to Business License signoff, the applicant shall provide to Washoe County a copy of the approved water right permit signed by the Nevada State Engineer.
- b. The applicant shall maintain the standing of the water right through certification.

Washoe County Engineering and Capital Projects

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

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

Katrina Pascual, P.E. (775) 954-4648, kpascual@washoecounty.gov

UTILITIES (County Code 422 & Sewer Ordinance)

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
- b. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

Truckee Meadows Fire Protection District

4. 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/>

*** End of Conditions ***

June 24, 2024

Washoe County Community Services
Planning and Development Division

RE: Misty Blu Training Center; 080-262-07 & 080-262-11
Special Use Permit; WADMIN24-0009

Dear Washoe County Staff:

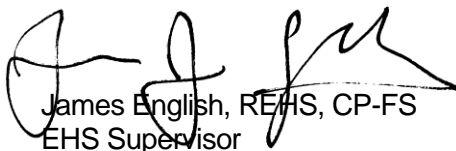
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has the following conditions for the permit if it is approved:
1. If a business license is required for the use, the business must be evaluated for whether or not it meets the requirements of a Public Water System pursuant to NAC and NRS 445A.
 2. If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for the use.
 3. The applicant must develop a manure management plan for the operation which meets the requirements of the *Washoe County District Board of Health Regulations Governing Solid Waste Management*.
- b) Condition #2: The project is proposed on a parcel currently served by a domestic well and residential onsite sewage disposal system.
- c) Any future building plans must be routed to EHS for review and subsequent approval since the property is served by a well and onsite sewage disposal system.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: Special Use Permit Case Number WSUP24-0009 (Misty Blu Training Center)
Date: Monday, June 17, 2024 2:10:49 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.]

Courtney,
AT&T does not have any adverse comments regarding this project. NVE and AT&T share a pole line on the westerly side of the subject property.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait



Date: June 25, 2024

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Misty Blu Training Center WSUP24-0009***
APN 080-262-07, 080-262-11

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the operation of a horse training and boarding facility and is located on approximately 3.15 acres at the western side of Chestnut Street. 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 Jerry & April Scollard. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

Conditions: There are no drainage conditions required.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions: There are no traffic or roadway-related conditions required.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-4648

Conditions:

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
2. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

**WSUP24-0009
EXHIBIT B**

From: [Lemon, Brittany](#)
To: [Weiche, Courtney](#)
Cc: [Way, Dale](#)
Subject: WSUP24-0009 (Misty Blu Training Center)
Date: Thursday, June 27, 2024 1:10:56 PM
Attachments: [image001.png](#)

Hi Courtney,

“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/>.

All structures over 5,000 square feet will require fire sprinklers.

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”

From: [Steve Shell](#)
To: [Weiche, Courtney](#)
Subject: WSUP24-0009
Date: Friday, June 14, 2024 2:03:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

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The property for this project has an existing domestic well on it. Application 93307 has not yet been approved and is requesting one acre-foot of water for commercial purposes intended for horse boarding and training. One acre-foot is sufficient to water a maximum of 44 horses assuming no other use. Other uses like dust suppression, toilets, irrigation will reduce the maximum number of horses it will support.

"May the forces of evil become confused on the way to your house." – George Carlin

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811



Date: June 24, 2024

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP24-0009 (Misty Blu Training Center)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for an existing commercial horse boarding stable for 40 horses (33 boarders and 7 personal horses). The applicant is also requesting to waive screening requirements for commercial properties adjacent to residential properties.

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

The applicant has filed application to appropriate water to the Nevada State Engineer, under Application No. 93307, for an amount of water sufficient to support this operation.

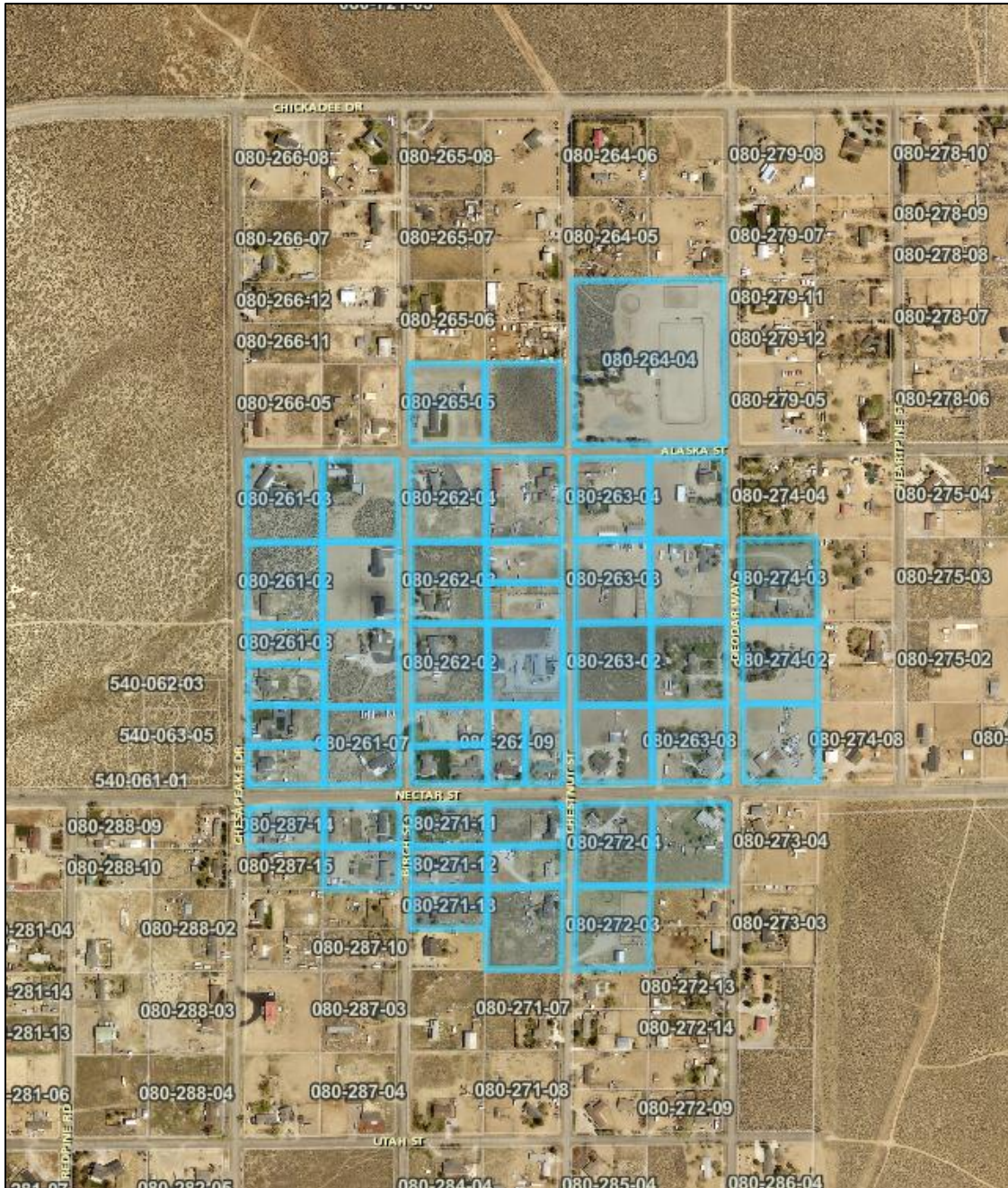
Prior to Business License signoff, the applicant shall provide to Washoe County a copy of the approved water right permit signed by the Nevada State Engineer.

The applicant shall maintain the standing of the water right through certification.

**WSUP24-0009
EXHIBIT B**

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject project area. A total of 43 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

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: Misty Blu Training Stables			
Project Description: <small>The goal of this project is to bring an existing horse training and boarding facility that has been in business for 30 years into compliance with the most current Washoe County codes. The facility currently can stable 40 horses (33 boarders and my 7 personal horses). No change to the current activities or usage is being proposed. There will be no riding or lessons taking place on the property before or after daylight hours. There is one full-time employee (myself) and one part-time employee (my husband) who work at the business. On average 6 people a day visit the property and stay on average 1 hour with their horse. The maximum number of people who would visit the property in one day would be approximately 10. They would stay for an average of 1 hour. The maximum number of different individuals that visit my property on a 60 -day basis is 23. My business is closed to visitors. Only people who board their horses on my property are allowed to come onto the premises for liability reasons</small>			
Project Address: 11065 Chestnut Steet Reno, NV 89506			
Project Area (acres or square feet): 3.145 acres			
Project Location (with point of reference to major cross streets AND area locator):			
<small>Located in the Heppner Subdivision 2 in Lemmon Valley. The property is on the western side of Chestnut street cross streets are Nectar St. and Alaska St. Lemmon Drive is the major cross street off of Nectar St. and Alaska St.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-262-11	1.048 Acres		
080-262-07	2.097 Acres		
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: Scollard Jerry L & April D		Name:	
Address: 11065 & 11125 Chestnut Street		Address:	
Zip: 89506		Zip:	
Phone: 775-250-5751	Fax:	Phone:	Fax:
Email: dinanscollard@gmail.com		Email:	
Cell: 775-250-5751	Other:	Cell:	Other:
Contact Person: April Dinan-Scollard		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: April Dinan-Scollard		Name:	
Address: 11065 Chestnut Street		Address:	
Zip: 89506		Zip:	
Phone: 775-250-5751	Fax:	Phone:	Fax:
Email: dinanscollard@gmail.com		Email:	
Cell: 775-250-5751	Other:	Cell:	Other:
Contact Person: April Dinan-Scollard		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Februar 2024

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The goal of this project is to bring an existing horse training and boarding facility that has been in business for 30 years into compliance with the most current Washoe County codes. The facility currently can stable 40 horses (33 boarders and my 7 personal horses). No change to the current activities or usage is being proposed. There will be no riding or lessons taking place on the property before or after daylight hours. There is one full-time employee (myself) and one part-time employee (my husband) who work at the business. On average 6 people a day visit the property and stay on average 1 hour with their horse. The maximum number of people who would visit the property in one day would be approximately 10. They would stay for an average of 1 hour. The maximum number of different individuals that visit my property on a 60-day basis is 23. My business is closed to visitors. Only people who board their horses on my property are allowed to come onto the premises for liability reasons

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.)

Interactive Map can be found here : <https://www.google.com/maps/place/11065+Chestnut+St,+Reno,+NV+89506/@39.6662666,-119.820959,17z/data=!3m1!4b1!4m6!3m5!1s0x80994991fa6ee85b:0xb04463d30f5d357d!8m2!3d39.6662666!4d-119.818384!1s16s%2Fg%2F11c4h1n4lh?entry=ttu>
Also see Exhibits 1-3

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

None. All existing structures will remain in place. No additional structures are required or requested. A vinyl cover which can be removed as needed to the portable round pen may be added in the future

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?

We are located in a neighborhood that was originally designed as an equestrian community. The County built an equestrian park a half block away from the property in question so the residents of the neighborhood in question could enjoy equestrian activities. The County rents out said equestrian park for horse shows, gymkhanas and clinics which bring in more traffic and cause more noise pollution with the events loud speakers than my facility has ever created.

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

My business gives people in this community a place to board their horses where they know they will be well cared for. It is place where children and adults of all ages can come and learn not only how to ride and learn about animal husbandry, but bond with other people with the same passion for horses that they have. Misty Blu is a community. It is a place that people learn not just about horses, but about hard work, dedication, sacrifice, generosity, and life in general. It is a place where people of different ages, political ideals, religions, and socio-economic backgrounds come together in friendship to share ideas, knowledge and enjoy their beloved animals. It is a place where people can shed the ugliness that seems to surround the world today and interact with people who share their love for these wonderful animals.

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

We have been in business at this address since 1996. We have not created any negative impacts to the community since our opening. Given our history I cannot foresee our business causing any negative impacts in the future.

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.

See Exhibits 1-2

February 2024

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

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

9. Utilities:

a. Sewer Service	septic
b. Electrical Service	Nevada Power
c. Telephone Service	NA
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	NA
g. Water Service	Well

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

h. Permit #	93307 (see exhibit 4)	acre-feet per year	1
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

SCOLLARD, JERRY AND APRIL

10. Community Services (provided and nearest facility):

a. Fire Station	Lemmon Valley Volunteer Fire Department
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Lemmon Valley Elementry
d. Middle School	O'Brien Middle School
e. High School	North Valley's High School
f. Parks	Lemmon Valley Horseman's Arena
g. Library	North Valley Library
h. Citifare Bus Stop	Echo Avenue and Mt Charleston Street

February 2024

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

NA no grading will be performed

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

NA

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

NA

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

NA

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

NA

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.)

NA

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

NA

February 2024

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

NA

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)?

NA

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?

NA

11. Are you planning any berms?

Yes	NoX	If yes, how tall is the berm at its highest?
-----	-----	--

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)?

NA

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

NA

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

NA

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?

NA

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

NA

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

NA

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

Yes	NoX	If yes, please attach a copy.
-----	-----	-------------------------------

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

33 boarded

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

7 horses owned by owner

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.

lessons and training services

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.

Horse training services will be offered. No more than 15 training horses per month will be accepted. Those 15 horses are a part of the 33 boarded horses- not in addition to. One lesson/wk will be offered to owners of horses in training. Facility owner will give an average of 5 lessons/wk to people who do not have a horse in training.

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

Barn, round pen, arena and shelters with runs (see exhibits 1-3)

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 barn will be used for housing horses, tack storage, equipment storage, feed storage, and possible rest room

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

Operators of the stable live in the house that is on property (see exhibits 1-2). The facility has no other employees.

February 2024

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

We currently have enough space for 15 vehicles to be parked. Current sustate vehicles are parked upon is decomposed granite. We are requesting a variance for improved parking spaces. Paving would be a safety hazard and an eye sore in a rural agricultural area. We propose a more environmentally friendly, and characteristically more appropriate for the area, alternative of road base for the driveway and parking area as gravel is a safety hazard for horses, it causes stone bruising on their feet which can turn into abscesses. Abscesses take weeks to months to heal. There are horse trailer turn around areas.

9. What are the planned hours of operation?

Hours of operation will vary. Facility has no outdoor lighting Only lighting available is

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

We are requesting a variance for a permanent restroom and be allowed to use a portable restroom and have it professionally serviced and cleaned weekly. If variance is not granted we will need to build an ADA compliant restroom. A meter will need to be installed on our well to be in compliance with water master.

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

no new structures are being added so question is NA

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?

My business has been in operation for 26 years. I am not proposing a change in my business model, so I do nor anticipate any impacts to the community.

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

My facility provides a place for people to board their horses and to participate and enjoy horse ownership. The lessons I give teach people how to safely and effectively partipate in equestrian sports.

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?

None. We have been in operation for 26 years and have not had any complaints regarding the above issues brought to us from our neighbors

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

Please see exhibit 1

February 2024

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

We have mature shrubs, evergreens, and fruit trees planted on the property (see exhibit 1-2). A variance is being sought for the planting of trees and shrubs along the entire perimeter of the property due to safety for the boarded animals as well as the safety of the livestock on neighboring properties.

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.)

One business sign is located at entry to property. Lighting is provided inside the barn with one outside flood light which shines inside the round pen and one that shines at front of the barn.

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

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

19. Community Sewer

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

20. Community Water

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

Property Description Narrative

Attachment 1

The goal of this project is to bring an existing horse training and boarding facility that has been in business for 30 years into compliance with the most current Washoe County codes. The facility currently can stable 40 horses (33 boarders and my 7 personal horses). No change to the current activities or usage is being proposed. There will be no riding or lessons taking place on the property before or after daylight hours. There is one full-time employee (myself) and one part-time employee (my husband) who work at the business. On average 6 people a day visit the property and stay on average 1 hour with their horse. The maximum number of people who would visit the property in one day would be approximately 10. They would stay for an average of 1 hour. The maximum number of different individuals that visit my property on a 60 -day basis is 23. My business is closed to visitors. Only people who board their horses on my property are allowed to come onto the premises for liability reasons.

There will be no change to the current layout of the property. There will be no grading needed for this project. The main barn is 56'X57' and is 5'2" off the Western property line. It is made of cinder block with a wooden roof with asphalt shingles. It has 5- 10'X10' stalls, 2- 10'X20' stalls and a 10'X20' tack room. The stalls and tack room face inwards towards the 16' alleyway in the center of the barn. There are 2- 10'X20' open feed storage areas on the east side of the barn. There are 2 10'X10' storage rooms on the South side of the barn. On the North side of the barn there are 3 10'X10' storage rooms. One of these rooms can be converted into a public restroom if needed. We would prefer to us a handicapped accessible porta-potty if allowed.

36 feet of the northern wall of the cinder block barn is the 98'X220' riding arena. Arena is made of railroad ties for posts and 2X4 fence rails. Footing is a mixture of dirt and shavings. There is a 60' in diameter portable round pen off the Southern wall of the cinder block barn. The round pen is made of portable pipe corral with plywood attached. The pipe corral panels have been wired onto T-posts that are driven into the ground to give it stability. A vinyl cover which can be removed during inclement weather may be added in the future.

There are 6 15'6"X8' shelters and 2 8'X8' shelters (one on Southeast corner of property line is temporary) that are 4'5" off the Southern property line. The shelters are 3-sided wooden pole barns that are cemented into the ground. The temporary shelter is attached to the ground by a strap that is attached to a hook that is cemented into the ground. They are attached to corrals made of a combination of T-posts and railroad ties with no climb horse wire. The 14 corrals are approximately 20'X50'. The 15'6"X8' shelters have a center divider and can house 2 horses. The 8'X8' shelters house a single horse.

There are 4 15'6"X8' shelters that are 5'10" off the Northwest property line. The shelters are 3-sided wooden pole barns that are cemented into the ground. They are attached to corrals made of a combination of T-posts and railroad ties with no climb horse wire. The 8 corrals are approximately 20'X50'. The 15'6"X8' shelters have a center divider and can house 2 horses.

There are 5 15'6"X8' shelters and 1 8'X8' shelter (one on Northeast corner of property line is temporary) that are 5' 10" off the Northern property line. The shelters are 3-sided wooden pole barns that are cemented into the ground. They are attached to corrals made of a combination of T-posts and railroad

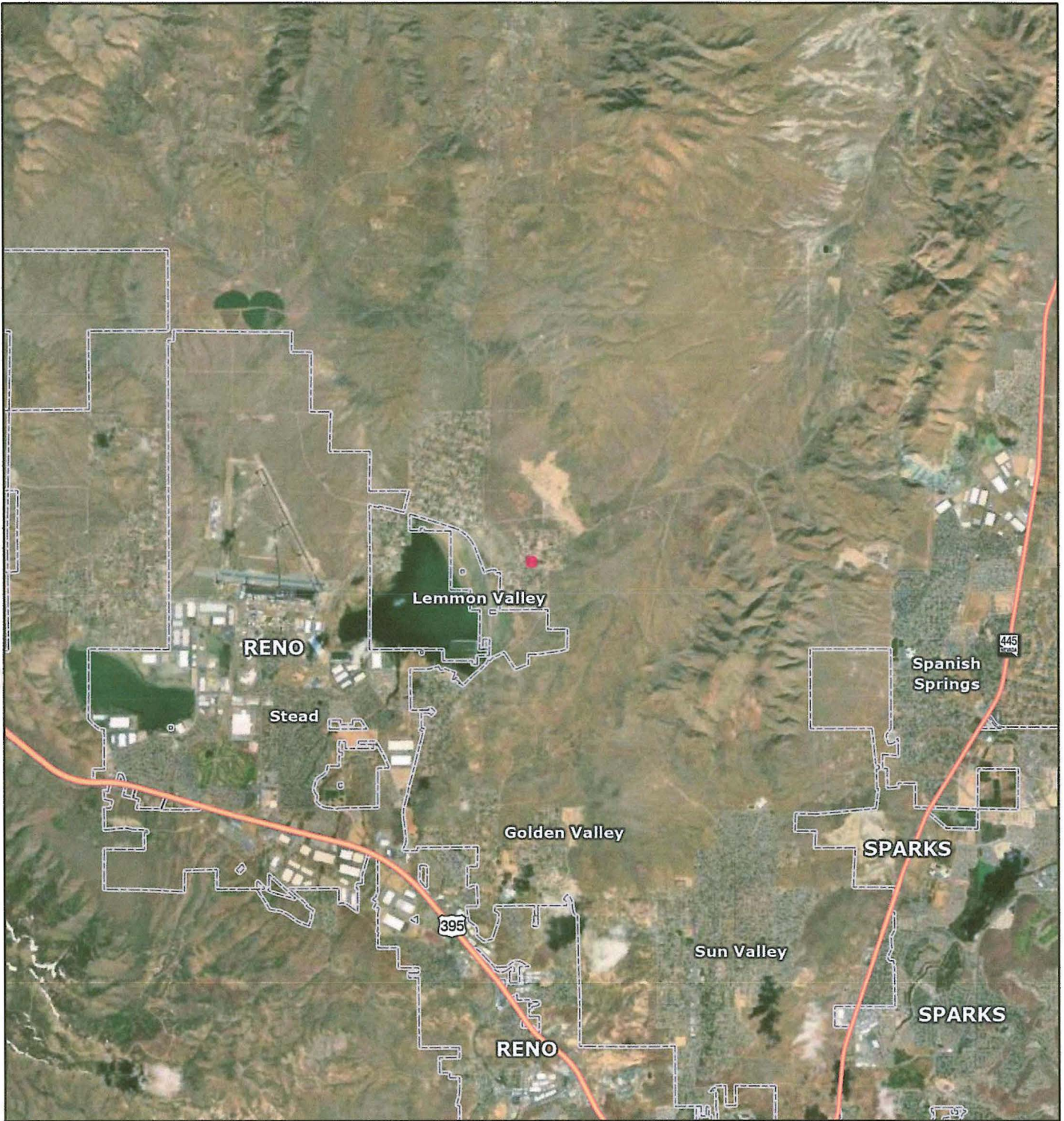
ties with no climb horse wire. The 11 corrals are approximately 20'X50'. The 15'6"X8' shelters have a center divider and can house 2 horses. The 8'X8' shelter houses a single horse.

There is landscaping from the Southeastern corner of the property to the driveway. It is a mixture of trees and shrubs spaced approximately 12'6" away from one another. Then there is a 33'8" driveway entrance. Then there is an 18' planter which contains my business sign and mixture of flowers and small shrubs. On the Northern end of the planter is another 32' driveway entrance. Off the Northern driveway entrance spaced approximately 12'5" to 15' apart area series of 4 trees (3 fruit and one unknown) and 4 lilac bushes. The bushes and trees are in an alternating pattern. 6'7" off the eastern arena fence are 5 fruit trees and one lilac bush spaced approximately 16'6" apart. Along the Western fence 4' behind the round pen are 3 fruit trees and 1 lilac bush spaced approximately 16' apart. 20' away from the Southern side of the house are three fruit trees spaced 15' apart. 80' off of the Southwest corner of the house going Southwest is a planter box containing one aspen tree, iris and alfalfa plants. No other landscaping is on the property as all adjoining properties have/had livestock and domestic animals that were house using my property's fencing as a barrier it was decided that it would not be safe for the animals to plant landscaping as the animals may ingest the plants and either choke or become intoxicated or sick depending on the amount of plant ingested.

There are two paved parking areas for employees (my husband and me) in front of the garage of the house. Historically owners of boarded animals on the South end of the property or in the barn have parked behind the house. 5 cars can park in that area and leave room for a truck and trailer to pass. Owners of horses boarded on the North parcel of property have parallel parked in front of their horse's stalls. This arraignment allows room for a truck and trailer to pass. 13 cars can easily park on that parcel in that fashion. This arrangement is very convenient for the owners as it allows them to drop off 50 pound bags of grain, 120 pound bales of hay, and tack their animals up at the stalls without having to carry those items a long distance and risk injury. If the County requires a more formal parking arraignment 10 side-by-side parking spots can be designated on the Eastern property line (see plot plan). We do not want to pave the parking areas, as horses can easily slip on pavement with their shoes, and this makes for a potential hazard for both the horse and the owner.

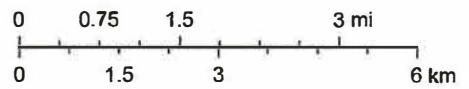
A 125'X25' piece of property on the South side of the house going from east boundary of front yard fence and ending at west boundary of back yard fence is retained for personal use by business owner and is not part of the business property.

For the past 26 years our business has not received any negative feedback regarding our impact on the community. Being proactive we plan to mitigate any potential negative impacts that our business may have on the community by voluntarily setting rodent and insect traps, keeping feed in closed rodent-proof containers, and cleaning horse pens per County regulations to minimize rodents and insects. We store manure and house livestock 100 feet or more from our well to eliminate ground water contamination. We have no loudspeakers or PA systems that would create undue noise.



June 6, 2024

1:144,448



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

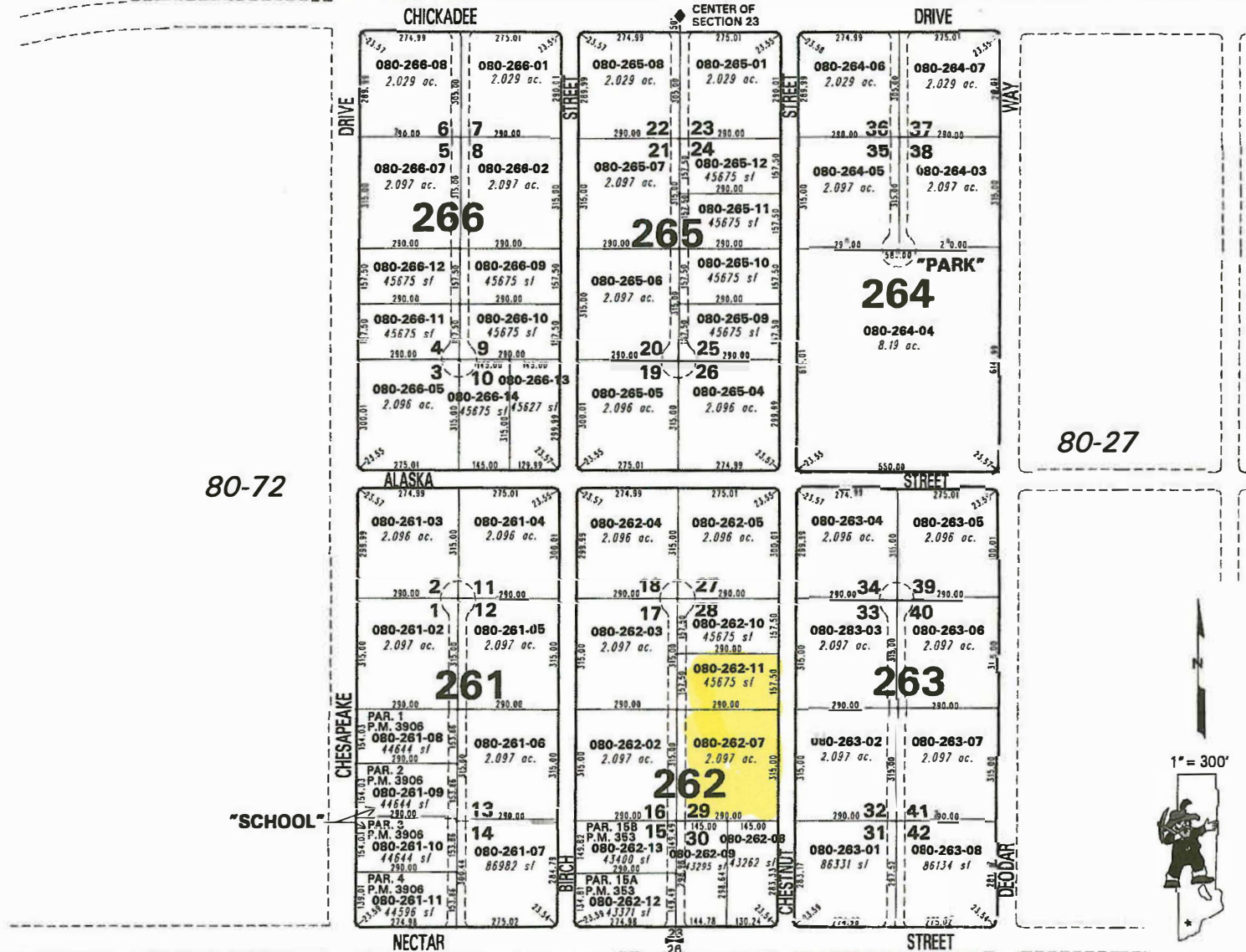
This information for illustrative purposes only. Not be used for boundary

80-72

(#560) HEPPNER SUBDIVISION NO. 2
PORTION OF S 1/2 OF SECTION 23, T21N - R19E

080-26

80-72



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

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on _____

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by JW1 09/09/02
Revised _____

ARC INFO 8.0.1 WINDOWS NT WORKSTATION 4.0







Black Rectangles
are areas where
people are
currently parking

Septic is 10' away from SW corner of house

Leach line is 26' long

Barn is 56'X57'

Portable round pen is 60' in diameter





Area in blue box is
personal space- not part
of business

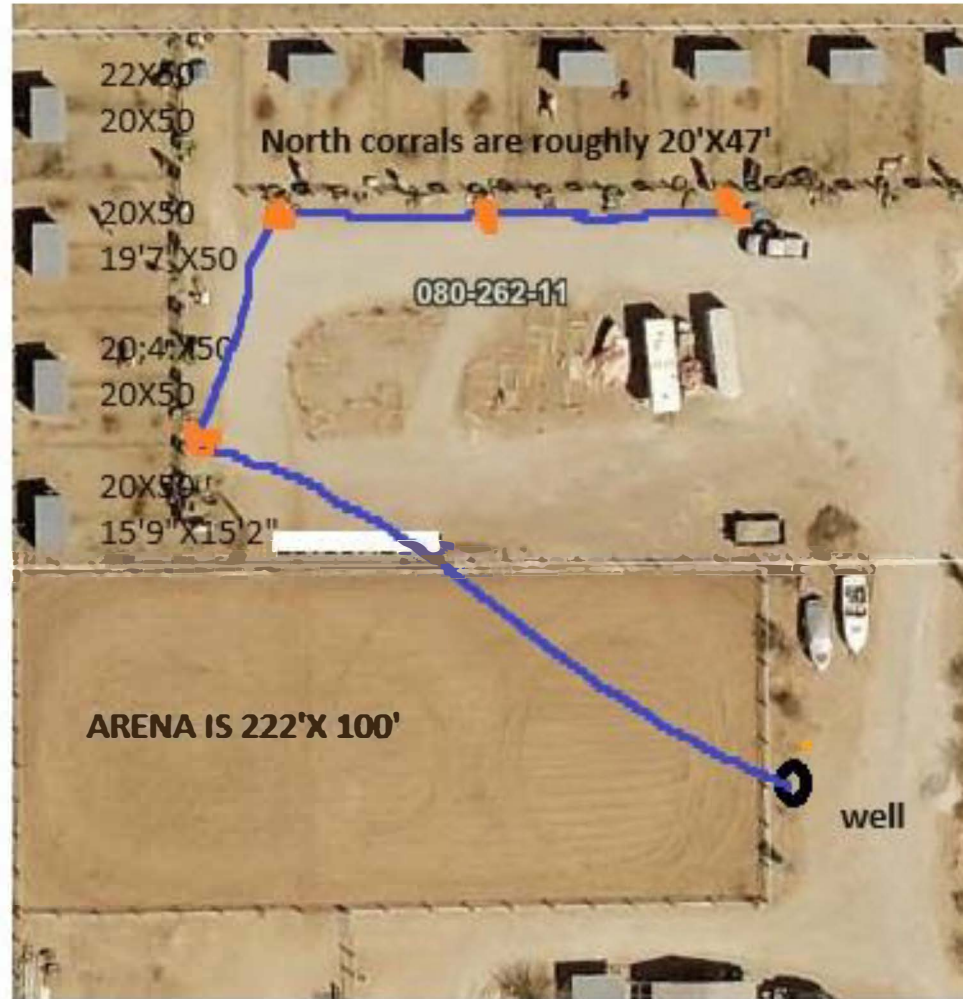


Blue lines are
water lines,
orange dots are
freeze-less faucets

Blue lines are water lines
Orange dots are freeze less
faucets

Blue lines are water lines

Orange dots are freeze less faucets



9380

Application No. _____

APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY

FEB 22 2024

Date of filing in State Engineer's Office _____

Returned to applicant for correction _____

Corrected application filed _____ Map filed FEB 22 2024 _____

The applicant April & Jerry Scollard
11065 Chestnut St. of Reno
Street Address or PO Box City or Town
NV 89506 dinanscollard@gmail.com
State and ZIP Code E-mail Address

hereby make(s) application for permission to change the

Point of diversion Place of use Manner of use of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

67013

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 2024 FEB 22 AM 11:07
 STATE ENGINEER'S OFFICE

- The source of water is underground
Name of stream, lake, underground, spring or other sources
- The amount of water to be changed 0.0036 CFS & 1.00 AFA
Give diversion rate in cubic feet per second (CFS) AND duty in acre-feet annual (AFA)
- The water to be used for Commercial
Irrigation, power, mining, commercial, etc. If for stock, state number and kind of animals. Must limit to one major use
- The water heretofore used for Municipal
If for stock, state number and kind of animals
- The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
At a point within the SW 1/4 of the SE 1/4 of section 23, T.21N., R.19E., M.D.M. a distance of 3,440 feet at a bearing of North 53 degrees 10 minutes 0 seconds to the west quarter corner of said section 23.

V.B.
2/28/24



6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)
~~NW 1/4 SE 1/4 Section 33, T.21N., R.19E., M.D.B. & M., or at a point from which the E 1/4 corner of said Section 33 bears N. 88 degrees 09 minutes 54 seconds E, a distance of 2917.16 feet (Well #9)~~
SE 1/4 SE 1/4 of Section 4, T. 20 N., R. 19 E., M.D.B. & M., or at a point from which the SE corner of said section 4 bears S 28° 34' 46" E, a distance of 1030.36 feet (Well #13).

WSUP24-0009 EXHIBIT D 7-92B Wk

67013

EXHIBIT "A"
DESCRIPTION OF THE NEW PLACE OF USE
FOR THE
LEMMON VALLEY WATER SERVICE AREA
BY 40 ACRE SUBDIVISIONS

The following describes the new Place of Use for the Lemmon Valley Water Service Area, situate in:

Section 4

N 1/2, SW 1/4, NE 1/4, SE 1/4 and a portion of NW 1/4 SE 1/4 of Section 3;

E 1/2, E 1/2 NW 1/4 and E 1/2 SW 1/4 of Section 5;

NE 1/4, N 1/2 NW 1/4, a portion of SE 1/4 NW 1/4, a portion of SW 1/4 NW 1/4, a portion of NE 1/4 SE 1/4, a portion of SE 1/4 SE 1/4, a portion of NW 1/4 SE 1/4 and a portion of NE 1/4 SW 1/4 of Section 9, all in T 20N, R 19E, M.D.M., and ;

Sections 15, 16, 22, 23, 24, 27, 34, and 35;

S 1/2 of Section 4; 1/4

E 1/2 of Section 17;

E 1/2 and NW 1/4 of Section 21;

E 1/2 of Section 28;

W 1/2, W 1/2 NE 1/4, W 1/2 SE 1/4 and SE 1/4 SE 1/4 of Section 26;

SE 1/4 of Section 32;

SW 1/4 SW 1/4, a portion of SE 1/4 SW 1/4, a portion of NE 1/4 SW 1/4, a portion of NE 1/4 SW 1/4 and a portion of SW 1/4 NW 1/4 of Section 33, all in T 21N, R 19E, M.D.M.

2024 FEB 22 AM 11:58

67013

EXHIBIT "A" (Continued)
DESCRIPTION OF THE NEW PLACE OF USE
FOR THE LEMMON VALLEY WATER SERVICE AREA
BY LEGAL DESCRIPTION

The following describes the new Place of Use for the Lemmon Valley Water Service Area:

Commencing at the N ¼ corner of Section 17, T 21N, R 19E, M.D.M., Washoe County, Nevada;

Thence, easterly along the north lien of said Section 17 to the section corner common to Sections 8, 9, 16, and 17, T 21N, R 19E., M.D.M.,

Thence, easterly along the north line of said Section 16 to the section corner common to Sections 9, 10, 15, and 16, T 21N, R 19E, M.D.M.,

Thence, easterly along the north line of said Section 15 to the section corner common to Sections 10, 1, 14, and 15, T 21N, R 19E, M.D.M.,

Thence, southerly along the west line of said Section 14 to the W ¼ corner of said Section 14;

Thence, easterly along the north lot lines of Parcels 11, 12, 13, 14, and 15, Division of Land Map No. 79, Official Records, Washoe County, Nevada, to the E ¼ corner of said Section 14;

Thence, southerly along the east line of said Section 14 to the section corner common to Sections 13, 14, 23, and 24, T 21N, R 19E, M.D.M.;

Thence, easterly along the north line of said Section 24 to the northeast corner of said section;

Thence, southerly along the east line of said Section 24 to the southeast corner of said section;

Thence, westerly along the south line of said Section 24 to the section corner common to Sections 23, 24, 25, and 26, T 21N, R 19E, M.D.M.;

Thence, southerly along the east line of said Section 26 to the intersection with the south right-of-way line of Nectar Way;

Thence, westerly along the said south right-of-way lien of Nectar Way to the northeast corner of Lot 69, Heppner Subdivision No. 1, Tract Map No.. 559, Official Records, Washoe County, Nevada;

Thence, southerly along the eastern boundary of said Heppner Subdivision No. 1 to its intersection with the southern right-of-way line of Arkansas Drive, said point of intersection also being on the northernmost line of Parcel 38, Division of Land Map No. 79, Official Records, Washoe County, Nevada;

Thence, southerly and easterly along the northeasterly lot lines of said Parcel 38, more particularly described as follows: S 01° 40' 51" W 1313.24' to a point, said point also being the section corner common to Sections 25, 26, 35, and 36, T 21N, R 19E, M.D.M.

2024 FEB 22 AM 11:58
PLS. CONTACT THE COUNTY CLERK

67013

Description of the New Place of Use
For the Lemmon Valley Water Service Area
Page 2

Thence, southerly along the eastern line of said Section 35 to the southeast corner of said section;

Thence, westerly along the southern line of said Section 35 to the northern section corner common to Sections 2 and 3, T 20N, R 19E, M.D.M.

Thence, southerly along the eastern line of said Section 3 to a point, said point being the northeast corner of Lot 15, North Point Subdivision, Tract Map No. 1212, Official Records, Washoe County, Nevada;

Thence, westerly along the northerly lot lines of Lots 15 and 14 of said North Point Subdivision to the northwest corner of said Lot 14, said point also being the northeast corner of Lot 28, H.M.H. rancho Estates, Tract Map No. 1119, Official Records, Washoe County, Nevada;

Thence, westerly along the northerly line of said H.M.H. Rancho Estates to the northwest corner of Lot 21 of said H.M.H. Rancho Estates, said point also being the southeast corner of Parcel B, Parcel Map No. 1071, Official Records, Washoe County, Nevada;

Thence, northerly along the eastern line of said Parcel B to the northeast corner of said Parcel B;

Thence, westerly along the northern line of said Parcel B to the northwest corner of said Parcel B;

Thence, southerly along the western line of said Parcel B to the southwest corner of said Parcel B, said point also being the northwest corner of Lot 19, H.M.H. Rancho Estates;

Thence, southerly along the western line of said H.M.H. Rancho Estates to the southwest corner of said H.M.H. Rancho Estates, said point also being the S 1/4 corner of said Section 3, T 20N, R 19E, M.D.M.;

Thence, westerly along the south line of said Section 3, to the section corner common to Sections 3, 4, 9, and 10, T 20N, R 19E, M.D.M.;

Thence, southerly along the east line of said Section 9 to the northeast right-of-way line of U.S. 395 North;

Thence, northwesterly along said right-of-way line to the west line of said Section 9;

Thence, northerly along said west line to the section corner common to Sections 4, 5, 8, and 9, T 20N, R 19E, M.D.M.;

Thence, westerly along the south line of said Section 5 to the southwest corner of lot having Assessor's Parcel Number 86-040-11, as described in Document No. 842657, Official Records, Washoe County, Nevada;

Thence, northerly along the west line of said parcel 86-040-11 to the northwest corner of said parcel, said point also being the southwest corner of Lemmon Valley Subdivision No. 1, Tract Map No. 631, Official Records, Washoe County, Nevada.

Thence, northerly along the west line of said Lemmon Valley Subdivision No. 1 to the northwest corner of said Lemmon Valley Subdivision No. 1, said point also being on the west property line.

2024 FEB 22 AM 50
RECEIVED

67013

Description of the New Place of Use
For the Lemmon Valley Water Service Area
Page 3

of a parcel having Assessor's Parcel Number 86-070-03, as described in Document No. 504443, Official Records, Washoe County, Nevada;

Thence, northerly along the said west line of said Parcel 86-070-03 to the northwest corner of said parcel, said point also being on the south line of Section 32, T 21N, R 19E, M.D.M., Washoe County, Nevada;

Thence, easterly along the south line of said Section 32 to the S $\frac{1}{4}$ corner of said Section 32, said point also being the southwest corner of a parcel having Assessor's Parcel Number 86-101-03, as described in Document No. 504443, Official Records, Washoe County, Nevada;

Thence, northerly along the west line of said parcel 86-101-03 to the northwest corner of said parcel, said point also being the center of said Section 32;

Thence, easterly along the north line of said parcel 86-101-03 to a point, said point being the E $\frac{1}{4}$ corner of said Section 32;

Thence, northerly along the east line of said Section 32 to its intersection with the southwesterly right-of-way line of Military Road;

Thence, southeasterly along the said right-of-way line of Military Road to the south line of Section 33, T 21N, R 19E, M.D.M.;

Thence, easterly along the south line of said Section 33 to the south section corner common to Sections 33 and 34, T 21N, R 19E, M.D.M.;

Thence, northerly along the east line of said Section 33 to the section corner common to Sections 27, 28, 33, and 34, T 21N, R 19E, M.D.M.;

Thence, westerly along the north line of said Section 33 to the $\frac{1}{4}$ corner common to said Sections 33 and 28;

Thence, northerly along the east line of the SW $\frac{1}{4}$ and the east line of the NW $\frac{1}{4}$ of said Section 28 to the $\frac{1}{4}$ corner common to Sections 28 and 21, T 21N, R 19E, M.D.M.;

Thence, northerly along the east line of the SW $\frac{1}{4}$ of said Section 21 to the center of said Section 21;

Thence, westerly along the north line of the said SW $\frac{1}{4}$ of said Section 21 to the W $\frac{1}{4}$ corner of said Section 21;

Thence, northerly along the west line of said Section 21 to the section corner common to Sections 16, 17, 20, and 21, T 21N, R 19E, M.D.M.;

Thence, westerly along the south line of said Section 17 to the S $\frac{1}{4}$ corner of said Section 17;

Thence, northerly along the east line of the SW $\frac{1}{4}$ and the east line of the NE $\frac{1}{4}$ of said Section 17 to the true point of beginning.

2024 FEB 22 AM 11:58
SUTHERLAND COUNTY

WSUP24-0009
EXHIBIT D



EQUINE MEDICINE & SURGERY


90 W. Laramie Drive, Reno, Nevada 89521
(775) 849-0120 • (775) 849-3129 *Fax*
www.comstockequine.com

May 14, 2024

Dear Sirs and Madams,

This letter is in reference to Misty Blu Training Facility, belonging to April Dinan-Scollard. The facility is located at 11065 Chestnut St., Lemmon Valley, NV. As an equine veterinarian, I have performed work at this facility for well over 25 years. The horses at the facility are extremely well cared for, both from a standpoint of daily feeding, cleaning and grooming, as well as routine and urgent veterinary care. I have always found the facility to be well kept, very clean and organized. There has never been a time when I had any reservations about referring clients to the facility for training. If there are any questions, please contact me through my office.

Sincerely



Joseph M. Coli, DVM

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

april ann scollard
& jerry lee scollard
misty blu training center

Nevada Business Identification # NV20243006947
Expiration Date: 01/31/2025

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada. Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 01/17/2024.



Francisco V. Aguilar

Certificate Number: B202401174271195
You may verify this certificate
online at <http://www.nvsos.gov>

FRANCISCO V. AGUILAR
Secretary of State

Hello. Thank you for coming to the neighborhood meeting for Misty Blu Training. My name is April Dinan-Scollard, and this is my husband Jerry Scollard, and we are the owners of this facility. The purpose of this meeting is to gather input about our business as we go forward with coming into compliance with regulations set forth by Washoe County. Before we get started, I need to read this statement provided by the county:

Neighborhood Meetings are conducted by the applicants at Washoe County's request. While these meetings are not managed or organized by Washoe County, all parties in attendance are expected to demonstrate civility and proper conduct.

Any person or group of persons who disrupt the orderly or safe conduct of the meeting may be asked to leave. Irrelevant, uncivil, disrespectful, offensive, unduly repetitious statements and/or personal attacks are examples of speech that may be reasonably limited.

The Applicant may pause or cancel the meeting at their discretion.

Washoe County has instructed the applicant to provide an audio and/or video recording of this meeting. Your attendance signifies consent. If you do not consent to recording, you may fill out a comment card in lieu of attending the meeting.

Misty Blu Training was built at this current location 28 years ago. The goal of this project is to bring an existing horse training and boarding facility that has been in business for 28 years into compliance with the most current Washoe County codes. The facility can stable 40 horses (35 boarders and my 5 personal horses). I currently have 10 horses in full time training, 4 horses in a part-time exercise program, and 18 horses that are boarding with no training services. Manure will be removed from the property as required by ordinance to minimize fly and insect breeding.

There will be no change to the current layout of the property. The main barn can house 7 horses and 33 horses are housed in outside paddocks with 3-sided shelters. There is an approximately 100'X220' riding arena and a portable 60 foot in diameter round pen on the property. I am requesting a

variance from the County for a paved parking area based on my concern for the safety of my clients and their animals should they slip on the pavement.

Our facility has never hosted a therapeutic riding program and has no plans to do so in the future. Despite this the county may require us to provide accessible rest room facilities for people with mobility issues. We are in discussion with the County on whether ADA compliant facilities are required and if a properly serviced portable toilet facility would be acceptable.

No change to the current activities or usage is being proposed. There will be no riding or lessons taking place on the property before or after daylight hours. There is one full-time employee (myself) and one part-time employee (my husband) who work at the business. On average 6 people a day visit the property and stay on average 1 hour with their horse. The maximum number of people who would visit the property in one day would be approximately 10. They would stay for an average of 1 hour. The maximum number of different individuals that visit my property on a 60 -day basis is 23. My business is closed to visitors. Only people who board their horses on my property are allowed to come onto the premises for liability reasons.

No expansion to the number of animals to be housed on the property is being sought. No new paddocks or shelters are going to be built. I want to reiterate that the goal of this project is to bring the current facility in compliance with Washoe County codes. It is not to expand or change the current business model in any way.

Are there any questions?

STANFIELD FAMILY LIVING TRUST	11015 BIRCH ST	RENO	NV	89506
MONTE SERENO	17685 VISTA AVE	RENO	NV	89506
IRENDA P	RODRIGUEZ	RENO	NV	89506
RAEDER FAMILY TRUST	11030 BIRCH ST	RENO	NV	89506
MARIO W	LEWARNE	RENO	NV	89506
MICHAEL R & DONN DONALDSON	11040 CHESAPEAKE DR	RENO	NV	89506
ANTHONY M	SALADINE et al	RENO	CA	95746
JONATHAN W	DAVIS et al	RENO	NV	89506
DANIEL A & ELISA L	GIBSON	RENO	NV	89511
RIGOBERTO	LIRIBE	TRUCKEE	CA	96160
TRUST IN MEE LIVING TRUST	11015 DEODAR WAY	RENO	NV	89505
WASHOE COUNTY	1001 E 9TH ST BLDG A	RENO	NV	89512
DANIELLE J & ERIC D NORCROSS	10970 BIRCH ST	RENO	NV	89506
SZARJA	MARTINES et al	RENO	NV	89506
REED A & JENNETH A	PACHECO	RENO	NV	89506
JEFFREY A & MAULEY	WOOD	RENO	NV	89506
ERIK A	SPALIN	RENO	NV	89506
THEODORE D	PARDICK LIVING TRUST	RENO	NV	89506
MICHAEL J & CECILY	MANSFIELD	RENO	NV	89506
	CARRASCO FAMILY TRUST	WELLINGTON	NV	89444
PAMELA	ALTRINGER	RENO	NV	89506
KEVIN W	WALKER	RENO	NV	89506
MARIA D C	MARTINEZ DE ZEPEDA et al	RENO	NV	89506
THEODORE D	PARDICK LIVING TRUST	RENO	NV	89506
THEODORE D	PARDICK LIVING TRUST	RENO	NV	89505
ARNANDO	CAMARENA et al	RENO	NV	89506
	BACHER FAMILY TRUST	RENO	NV	89506
PATRICK J	FLYNN LIVING TRUST	RENO	NV	89506
DEBORAH J	FRANKS	RENO	NV	89506
ROGER K & CYNTHY L	DEPRIEST	RENO	NV	89506
SAMUEL F & NEVAD, KEY	PO BOX 60304	RENO	NV	89506
JERRY L & APRIL D	SCOLLARD	RENO	NV	89506
TODD	MENZING	RENO	NV	89506
ROBERT R	RAMOS	RENO	NV	89506
	MARGARITA INVESTMENTS LLC	RENO	NV	89506
JAMES W & KATHLEEN	11010 BIRCH ST	RENO	NV	89506
	11075 BIRCH ST	RENO	NV	89506

ATTN ANTHONY M. SALADINE

ATTN COMMUNITY SERVICES DEPT

BIRCH SERIES

2-9-24 April D Scollard

PEDRO J	GOMEZ et al	595 NECTAR ST	RENO	NV	89506
ALFRED & LILY	GRENROCK LIVING TRUST	13140 DEL MONTE DR APT 516	SEAL BEACH	CA	90740-4341
AVERY J	ROBERSON	11250 BIRCH ST	RENO	NV	89506
JEREMIAH T & ERICA	JACOBS	10945 BIRCH ST	RENO	NV	89506
JERRY	HECKATHORN et al	210 E SURGE	RENO	NV	89506
BEVERLEY	VANDUSSELDORP TRUST	11060 CHESAPEAKE DR	RENO	NV	89506
APRIL D	SCOLLARD	11065 CHESTNUT ST	RENO	NV	89506
FERNANDO & RAFAEL MONTAÑA		640 ALASKA ST	RENO	NV	89506
JEFFREY B & PATTI J	GODFREY	10895 CHESTNUT ST	RENO	NV	89506
BEVERLEY	VANDUSSELDORP TRUST	10505 FORT CHURCHILL DR	RENO	NV	89508
T EVANS	WASHOE COUNTY CSO - PLAN 1	1001 E 9TH ST, BLDG A	RENO	NV	89512
DISTRICT 5	WASHOE COUNTY MANAGER'S	1001 E 9TH ST, BLDG A	RENO	NV	89512
COMMISSIONER SU	WASHOE COUNTY MANAGER'S	1001 E 9TH ST, BLDG A	RENO	NV	89512

ATTN COMMISSIONER HERMAN
ATTN DISTRICT #

UPN: 318241-0483
Receipt #: 840-58900090-1-8000
Client: 10

or call 1-800-410-74



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Account #: XXXXXXXXXXXXX9152
Approval #: 098182
Transaction #: 070
Receipt #: 069306
Debit Card Purchase: \$25.97
AID: A0000000980840
Contact: AL: US DEBIT

Grand Total: \$25.97

Product: 0ty Unit: Prid

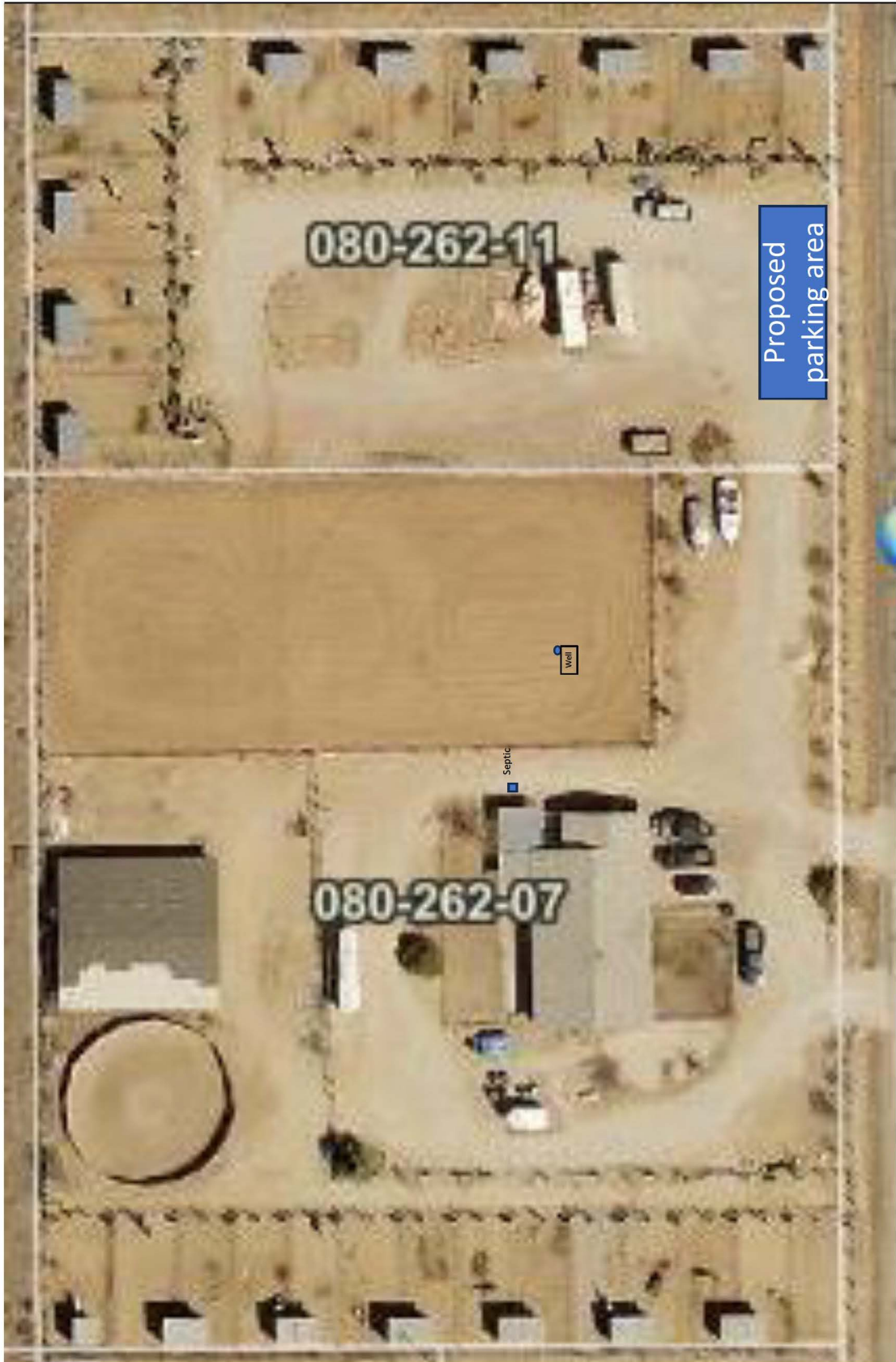
Saliboats 49 \$0.52

02/09/2024

SUN VALLEY
125 W 6TH AVE
SUN VALLEY, NV 89433
(800) 275-8777









Black Rectangles
are areas where
people are
currently parking

080-162-07

080-262-11

Septic is 10' away from SW corner of house

Leach line is 26' long

Barn is 56'X57'

Portable round pen is 60' in diameter

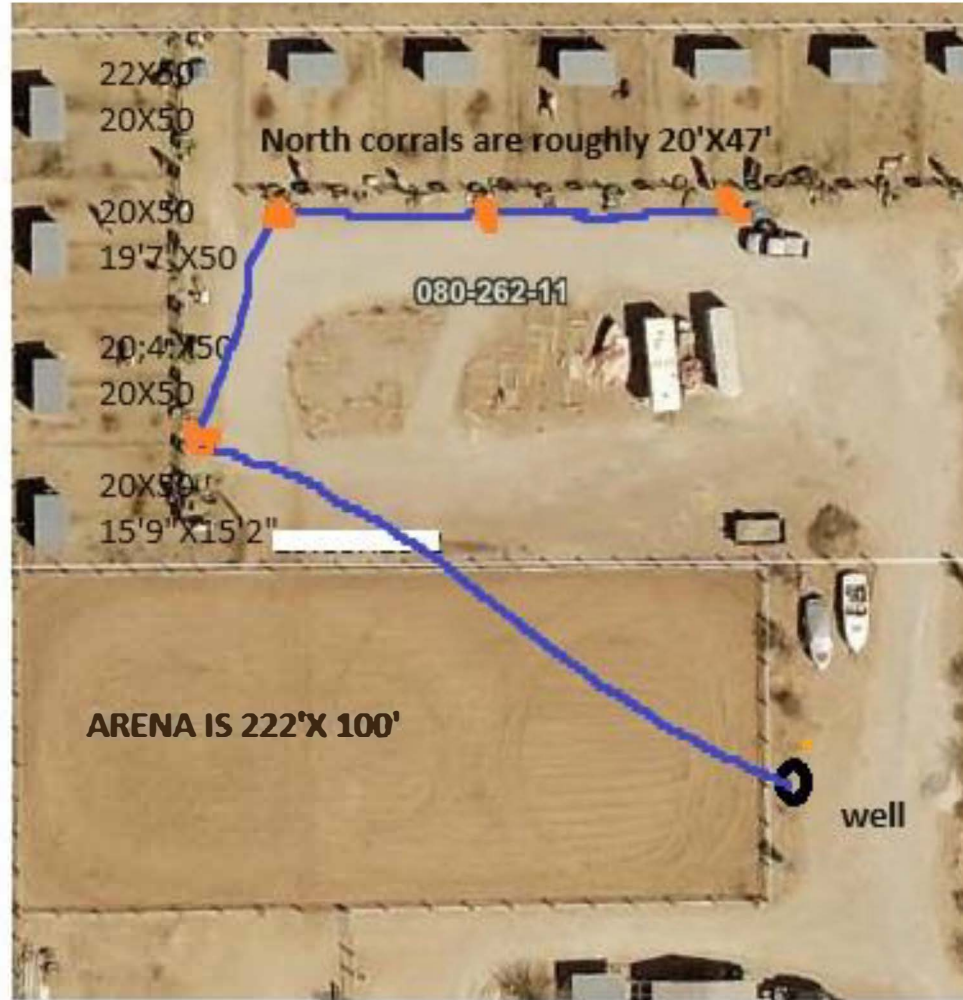




Blue lines are water lines
Orange dots are freeze less faucets

Blue lines are water lines

Orange dots are freeze less faucets



Project Name: Misty Blu Training
Meeting Location: 11065 Chestnut Street Reno, NV 89508
Meeting Date: 2/20/2024

Neighborhood Meeting
SUMMARY

Virtual Meeting Option Provided: YES NO
Hosted By (Name): April Dinan- Scollard (Company): Misty Blu Training
Contact (Email): dinanscollard@gmail.com (Phone): 775-250-5751

Public Concerns:

1. None with the project. Negative comments regarding the County threatening a successful 28 year old business were made.
2.
3.
4.
5.

Changes Made to Proposal (if applicable):

1. None
2.
3.
4.
5.

Any Additional Comments:

None

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Misty Blu Training, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30pm, February 20,2024

Misty Blu Training Center 11065 Chestnut St. Reno, NV 89506

Project Description:

This project is located at 11065 Chestnut Street Reno, NV 89506, parcel number(s) 080-262-07 and 080-262-11. This proposed project is to bring an existing, horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: April Dinan-Scollard, dinanscollard@gmail.com, 775-250-5751.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Tim Evans, 775.328.2314, TEvans@washoecounty.gov

To review information about neighborhood meetings, please visit:

<https://neighborhood-washoe.hub.arcgis.com/>

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This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Tim Evans, 775.328.2314, TEvans@washoecounty.gov

To review information about neighborhood meetings, please visit:

<https://neighborhood-washoe.hub.arcgis.com/>

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Misty Blu Training, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30pm, February 20,2024

Misty Blu Training Center 11065 Chestnut St. Reno, NV 89506

Project Description:

This project is located at 11065 Chestnut Street Reno, NV 89506, parcel number(s) 080-262-07 and 080-262-11. This proposed project is to bring an existing, horse training facility into compliance with Washoe County Code and to continue to provide horse training and boarding with no changes to our current activities or usage.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: April Dinan-Scollard, dinanscollard@gmail.com, 775-250-5751.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Tim Evans, 775.328.2314, TEvans@washoecounty.gov

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Sign-In Sheet

100 Chestnut Street

Meeting Date: Feb 20, 2024

First and Last Name (please print legibly)	Address	Email (or) Phone
Mahey Kriarte	23950 Fetlock Drive Leas, 89508	Mrs. Yvonne@gmail.com
Mary Ballard	12060 Lemmon Dr	acceptlife@ gmail.com starglobal.net
Kate Burnett	906 Spanish Trail Dr	775 762 2223

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No Comment Cards Submitted

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.