

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name: LeaAnn Canavan (Old Ophir Ranch)**

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, LeaAnn Canavan  
(please print name)

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

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

Assessor Parcel Number(s): 050-210-15

Printed Name LeaAnn Canavan

Signed [Signature]

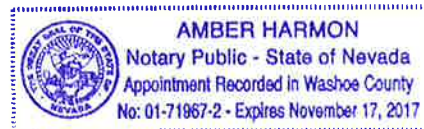
Address 6505 Overbank Dr. Reno NV 89511

Subscribed and sworn to before me this 14<sup>th</sup> day of February, 2017.

(Notary Stamp)

Amber Harmon  
Notary Public in and for said county and state

My commission expires: 11-17-2017



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

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



Washoe County Treasurer  
Tammi Davis

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

Account Detail

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
05021015	Active	2/14/2017 2:10:19 AM
<b>Current Owner:</b> ROUTT, LEONARD W  10289 N BOYD AVE FRESNO, CA 93730		<b>SITUS:</b> 0 OLD OPHIR RD WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description Township 17 Range 19 SubdivisionName _UNSPECIFIED Section 26		

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$1,165.88	\$874.41	\$0.00	\$0.00	\$291.47
2015	\$1,163.55	\$1,163.55	\$0.00	\$0.00	\$0.00
2014	\$1,163.70	\$1,163.70	\$0.00	\$0.00	\$0.00
2013	\$1,161.32	\$1,161.32	\$0.00	\$0.00	\$0.00
2012	\$1,379.98	\$1,379.98	\$0.00	\$0.00	\$0.00
Total					\$291.47

**Important Payment Information**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$291.47  
 Partial

[ADD TO CART](#)

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

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

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

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

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

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

# Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

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

Anticipate 14 horses with initial operation with up to 20 horses at build out.

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

The operator owns 6 of the 20 horses anticipated at the facility.

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.

No additional services will be offered at the equine retirement facility.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hints, 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.

This facility will only be for retired horses, with the exception of the owner/operators own personal horses. Retired horses are horses who have out lived their working days and can no longer perform working duties and are no longer ridden by their owners. Typically horse owners visit once per month. This facility is intended to be a place where horses come to live out the rest of their days receiving quality care and attention to every detail that a typical stable does not have the time to provide. There will be no training/lessons or any other type of events on this property. Due to this nature, there is very low traffic associated with this facility.

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

There are currently two horse shelters/tack rooms and well and well house on-site. As part of this project the exiting shelter/tack rooms will be evaluated and either be refurbished and restored or removed and replaced with new stables. The existing well and well house will remain on site.

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).

In the initial phase there are a total of five portable structures being proposed including three 12' x 48' shelters, one 12' x 36' shelter, and a 440 sq. ft. pole barn to store hay (see the *Stable and Hay Barn Elevations* in Section 3 of this submittal package). All of the structures are portable and do not require a foundation. In the future, the owner/operator

anticipates establishing a residence on the site, however, at this time it is unknown when that will occur. A portable outhouse will be located on the property until the residence is completed.

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

Currently there are no living quarters on property. Employees and operators will only be present during business hours (7am – 7 pm). During this time the owner and employees will be on site caring for the horses. In the future, the owner/operator anticipates developing a home on the property, but that is an allowed use in LDS.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided?

As a part of this SUP, the applicant is requesting a Director's Modification (DM) to reduce the parking requirement of 6 spaces to 5 spaces. It is anticipated that the proposed 27-foot wide driveway with parking and loading areas located along the sides will provide adequate area for parking and loading with room for horse trailer traffic to maneuver through the driveway as needed. In total five (5) parking spaces will be provided (4 standard parking stalls and 1 horse trailer parking stall). There are no off-site parking spaces available or proposed (refer to the *Site Plan* in Section 4 of this submittal package).

9. What are the planned hours of operation?

Employees may be there to care for the horses between 7am–7pm while hours of operation for visitors and guests will be between the hours of 8am-5pm.

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 project time frame for the completion of each?

There will be four pastures with portable shelters located in the center of each pasture to provide horses a place to shelter from the elements. Each shelter is approximately 12' x 48', except in Pasture 4, where the stable will be 12' x 36'. Pasture 4 is intended to be for owner/operators private horses. It is also anticipated that a portable outhouse will be located on the property until a permanent residence is constructed.

To access the pastures a 20-foot-wide driveway at the existing ditch crossing will provide access via Old Ophir Road. This driveway will provide access to a one-way 27-foot wide turnaround with parking and loading located along the perimeter. The pole barn will be located in the middle of the turnaround for easy access to loading and unloading. The total area of the drive isle and parking spaces will be ±9,500 square feet is the only grading associated with the project.

The applicant will improve the east and west property boundaries with fencing in accordance with code. The fencing will be installed along the eastern boundary of the property running 30 feet parallel to the property line and will allow public access to the property to the south in accordance with an existing ingress egress easement. Enhancements to the existing easements on the property will allow residents of the surrounding area access to the public land located south of the project. Currently, thick overgrowth and fencing do not allow residents to access this land through this property.

Landscaping along the perimeter of the property will consist of a mix of evergreen and deciduous trees, proposed every 50 feet along the north end of the property. Landscaping will also be located along the east and west property boundaries with one tree proposed every 40 feet (pending approval of a director's modification). The directors modification requests to reduce the landscaping requirements from one tree every 20 feet to one tree every 40 feet along the east and west boundaries as well as to allow for open fencing as described in the character statement. A permanent irrigation system consisting of a drip system will be installed to irrigate the trees.

All of these improvements are anticipated to begin upon approval of the SUP. The top priority is the shelters, followed by the fencing of Pastures 1-3. The driveway, parking and pole barn will be the next priority with the fencing of Pasture 4 and the landscaping following shortly after. The work is anticipated to be completed within 6-12 months after issuance of the SUP.

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

At this time the applicant is only seeking approval for the portable stables to house 14-20 horses. Phase one will include the stables, driveway, and landscaping as described herein. No future plans are defined at this time.

The applicant is aware that any other improvements that will impact the use that are not included in this submittal will require an amendment to the SUP.

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

This use is allowed with a special use permit based on the zoning of Low Density Suburban (LDS), making this a great location for an Equine Retirement Facility. The low traffic associated with this type of use along with the improvements to the property, will have little to no impact on the surrounding properties while meeting the goals and policies of the South Valleys Area Plan.

The use will take advantage of the natural pastures providing places for the horses to graze. The goal is to preserve and enhance as much of the natural pastures found within the ±6.41 acres of the project area. This will provide adequate space for the horses without any adverse effects to the surrounding area.

There are open space/public lands located south of the property and there are only two properties directly abutting the site to the east and west. Each of the adjacent residences are similar in size, providing adequate space between dwelling units. Furthermore, all visitors and deliveries (which are expected to be few), will be directed to the center of the property allowing for the maximum amount of separation between residences. This combined with the proposed landscaping along the east and west boundaries, will provide an adequate buffer from sounds that may be associated with the loading and unloading of supplies and will provide the lowest impact to the surrounding properties.

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

This project meets many of the goals and policies in the character management plan as well as provides the area with improved access to the public land located to the south of this property. New fences will replace and improve the old broken fences that now line the property and many of the overgrown weeds and growth that are currently on the

property will be mitigated by the property owner as well as the natural grazing of the horses on site.

Currently there are two dilapidated horse shelters/tack rooms on the property. These will either be removed or refurbished upon further inspection. This will occur in the first phase of the project in order to make room for the fences that will be constructed to create the pastures. The new shelters that will replace these will be properly maintained and will reflect the character and styles of the surrounding neighborhoods. Additional landscaping of native trees will also add to the community by providing native species that blend in with the environment and help enhance the natural features of the land.

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?

This project is not anticipated to adversely impact the area. There is little traffic anticipated with the project and noise will be limited to the unloading of supplies which only occur a couple of times a month between the hours of 8am-5pm.

As with any equine facility odors associated with manure management may be the biggest issue associated with this type of use. This often only becomes a problem when manure is not managed properly. To insure this potential impact is addressed stables will be cleaned daily. Horses will be kept in a grazing environment as much as possible to eliminate the possibility of manure being concentrated in one area. Harrow cultivation will be used throughout the site to help promote the rapid decomposition of manure and to eliminate the likelihood of flies. The owner is also looking into future programs that will market any excess manure that cannot be processed through harrowing for other uses such as donating to community gardens, use on crop lands/trail surfaces, or in private landscaping.

Grain and other sources of food will be stored in containers and utilizing methods that discourage rats and mice from having direct access to the food source.

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

Hours of operation including delivery times and visitation of the horses be limited to the hours of 8am-5pm daily.

Also, the applicant is proposing to improve the existing easements along the east and west property lines to provide access to the public lands south of the property along the eastern boundary of the project area. Finally, a manure management plan as described above will be maintained to reduce the possibility of odors and flies.

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

Landscaping is proposed to consist of a mix of deciduous and evergreen trees planted one every 50 feet along the north boundary and one every 40 feet along the east and west boundaries (upon approval of the director's modification), for a total of 38 new trees.

In addition, a 5-foot wide landscape strip along the main driveway will also include ground cover and low-lying shrubs. Fencing will be limited to open fencing (upon approval of the director's modification), as found in the surrounding neighborhoods and in accordance with the character statement described in the South Valleys Area Plan. All color schemes

used now and in the future, will be consistent with the colors used throughout the neighborhood.

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.)

The only light proposed at this phase will be a light near the pole barn located within the center of the turnaround. The light will meet all the standards to control glare and will follow the Best Management Practices "dark sky" lighting standards, hours of operation, and contribute to the community character.

No sign is proposed with this project.

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

No.

19. Community Sewer?

No.

20. Community Water?

No.

## **Project Description**

### **Executive Summary**

**Applicant:** LeaAnn Canavan (Old Ophir Ranch)  
**APN Number:** 050-210-15  
**Request:** A request has been made for a Special Use Permit and a Director's Modification to establish commercial stables operating as an equine retirement facility on ±6.41 acres in the South Valleys Area Plan.  
**Location:** The 6.41± acre site is located approximately 1,000 feet east of the intersection of US 395A and Washoe Drive. The site is zoned Low Density Suburban (LDS) with a Master Plan Designation of Suburban Residential (SR), located within the West Washoe Valley Rural Character Management Area identified in the South Valleys Area Plan.

### **Background**

The project site is located just south of Washoe City along Old Ophir Drive, in an area that is currently surrounded by single family residential to the north, east, and west, and open space/public land to the south. The project site is vacant land consisting of natural pasture. The site previously allowed the grazing of horses as apparent by the two dilapidated horse shelters/tack room and has an existing well on site.

### **Land Use Compatibility**

The site is zoned Low Density Suburban (LDS) and is surrounded by large lot residential to the north, east, and west, with open space/public lands to the south (refer to the *Zoning Map* in Section 3 of this submittal packet). A commercial stable is located less than a quarter mile north of the project site and a majority of the residence to the north own horses on their properties. Additionally, with the nature of an equine retirement facility, there is very little traffic associated with this type of commercial stable making this a compatible use for the location.

The project is located in the South Valleys Area Plan, which not only supports but encourages this type of use. This, along with the zoning for the property being identified as LDS, allows for commercial stables with a special use permit.

### **Project Request**

The applicant is seeking approval of a special use permit (SUP) for commercial stables operating as an equine retirement facility located on ±6.41 acres within Washoe Valley. Improvements necessary to the site are outlined in the *Site Plan* and *Landscape Plan* attached to Section 4 within this submittal packet and will include the following:

- **Built Structures:** Each pasture will contain portable horse stables that do not require any grading, and range in size from ±430 sq. ft. to ±580 sq. ft. A pole barn to store hay (±440 sq. ft.) will also be located within the center of the turnaround. The area to the west of

the turnaround will be reserved for a future home/residence but is not a part of the SUP at this time.

- **Driveway:** The site includes a graded 20-foot wide drive isle, connecting to a 27-foot wide turnaround with parking spaces and a loading zone that total  $\pm 9,500$  square feet. This will be located in the center of the project site and will be the primary access point for the facility. In conjunction with the SUP, a Director's Modification is also being requested to substitute decomposed gravel (DG) in lieu of asphalt, to maintain the character of the area.

Curb and gutter are discouraged in this area plan and is usually required along all asphalt roads. Since curb and gutter are discouraged in the area it makes sense that asphalt is inappropriate because it doesn't match the goals of the character management area plan. Also, DG is easier to maintain for this type of use, especially when considering the lifespan of asphalt when exposed to the heavy loads from horse trailers and hay trucks as well as the extreme heat and cold that this area faces throughout the year.

- **Parking:** The proposed project includes a total of five parking spaces, two standard stalls located at the end of the driveway and two standard stalls and a one trailer stall located within the turnaround. The Washoe County Code requires one space per employee and 0.25 space per horse for commercial stables. Based on the use and anticipated visitors, a Director's Modification is being requested to allow a parking reduction from six spaces to five (four standard stalls and one trailer stall). This is due to the low traffic volume associated with the facility as well as preserving the amount of open pasture. This facility cares for retired horses and visitation by each owner averages about once per month. Deliveries of food and other supplies is typically once a month as well. Most traffic associated with the use is limited to the owner/operator.
- **Landscaping:** The site will be landscaped in accordance with code with the exception of the requested director's modification to reduce the number of trees along the east and west boundaries. According to Washoe County landscaping standards a commercial use adjacent to a residential use must include one tree every 20 feet along with a six-foot solid wall/fence. Because this SUP is proposing an alternative, a Director's Modification to the landscape standards has also been submitted.

The director's modification includes a request to reduce the number of trees and the type of fencing required along the eastern and western boundaries. The reduction request is based on the fact that planting a tree every 20 feet and erecting a six-foot solid fence goes against many of the goals found within the South Valleys Area Plan and does not match the character of the area as described in the Character Statement.

The applicant will add new fencing to create four pastures to allow grazing for the horses, and create public access from Old Ophir Road to the open space south of the



project along the eastern and western boundaries of the property. A mix of evergreen and deciduous trees will be planted one every 50 feet along north boundary and one per 40 feet along the east and west boundaries. All landscaping will include an irrigation system.

To supplement the request in the reduction of landscaping the applicant is proposing to landscape a 5-foot-wide area along both sides of the driveway entrance/exit complete with ground cover and shrubs (see the Cross Sections and Landscape Plan in Section 3 and 4).

**Traffic Impact Report**

Based on the proposed use, it is assumed that the amount of weekday peak hour trips will be well under the 80 or more required to trigger a traffic impact report. Since the Institute of Transportation Engineers (ITE) trip generation rates do not have a use that is representative of the type of use associated with this project other information was used to calculate peak hour trips.

If the maximum amount of horses is 20 including the owners 6 horses, then a total of 14 horses will be boarded at maximum capacity. If every owner visited their horse at the same time and the owner/operator and employee where on site, the maximum number of trips generated at peak hour would be 16 trips. This is far below the threshold of 80 trips required to conduct a Traffic Impact Report.

**Site Details**

<b>AREA DESCRIPTION</b>			
	<b>Land Use</b>	<b>Master Plan Designation</b>	<b>Zoning</b>
<b>North</b>	Single Family Residence	RR/SR	HDR/LDS
<b>South</b>	Vacant	OS	OS
<b>East</b>	Single Family Residence	SR	LDS
<b>West</b>	Single Family Residence	SR	LDS

Total Site:	±6.41 Acres
Drive Isle/Parking Loading:	±9,500 SQ FT (3.4%)
Horse Shelters/Hay Barn:	±2,600 SQ FT (0.9%)
Future Residence Pad:	±6,650 SQ FT (2.4%)
Pastures:	±4.66 Acres (72.7%)
Private Yard:	±0.63 Acres (9.8%)
Easement:	±0.37 Acres (5.8%)
Landscaping:	±0.32 Acres (5.0%)
Horse Capacity:	14-20 Horses
Employees:	2 (1 owner/operator, 1 part-time)

## **Findings**

The Special Use Permit will meet the following goals listed within the South Valleys Area Plan:

**SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe/Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.**

Response: One of the most effective ways to control noxious weeds is to allow grazing on the property. It has been well documented that this is a safe and effective alternative to herbicides and has less impacts on the natural environment. As the proposed site plan shows, a majority of the site (72.7%) will be dedicated to open pasture grazing and as such will greatly reduce and control any noxious weeds found within the property.

**SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.**

Response: The only light proposed within the property is located near the center of the turnaround next to the hay barn. This lighting will comply with all the Best Management Practices, limited hours of operation, and mitigation of glare.

**SV.2.11 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscape area.**

Response: It is proposed that the trees planted along the perimeter of the property reflect the native vegetation found within the area.

**SV.2.14 Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.**

Response: The Site Plan was designed to disturb as little land as possible to preserve the natural pastures found on the property. All drive isles are at the minimum standards but still meet local fire code and provide adequate parking for the amount of traffic that will be generated by the use. The proposed locations of the structures were also located away from the property lines to help preserve the open vistas to the adjacent neighbors.

**SV.2.18 The care and use of various livestock animals is a core component of the South Valley’s community character. Livestock animals found throughout the South Valley’s include horses, cows, mules, donkeys, sheep, goats, llamas, and alpacas.**

**Also common are poultry animals such as roosters, hens and guinea hens. This vital component of the community character should be protected.**

Response: The purpose of this facility is to provide a place for retired horses to come and receive the care and attention they need as they live out the rest of their days. It is the owners vision is that this will be the first of its kind in Northern Nevada. The applicant started this business when they realized there was a need for a facility of this kind in the area. Because the character of the area is so deeply tied to equestrian activities, this will be a great use that will not only meet but enhance the character of the area.

**SV.2.16 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.**

Response: This project directly embraces and enhances the community character as described in the Character Statement, from the use all the way down to the design. The layout of the site plan has a core goal to minimize the development and the negative impacts to the land. Making the horses the core focus of the use and to facilitate their needs by preserving as much open pasture as possible while still providing the infrastructure to insure proper care. Furthermore, the use embraces the essence of the area as described in the Character Statement:

*The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significance contributor to the local character. The valley's inhabitants enjoy living in an area abundant with animals, both wild and domestic. County polices supporting and facilitating a rural approach to the maintenance of animals – including livestock, "hobby livestock", and pets contribute to the preservation of the area's character. Associated with this great interest in animals is a distinct equestrian component.*



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Vicinity Map**  
**APN 050-210-15**  
 Washoe Valley, NV  
 February, 2017



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502  
 Tel: 775.823.4068 Fax: 775.823.4066



**PORTIONS OF SECTIONS  
13, 23, 24, 25 & 26  
T17N - R19E**

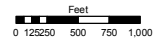
Assessor's Map Number

**050-21**

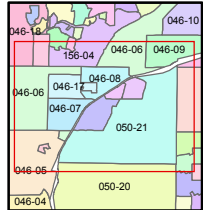
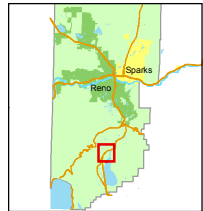
STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE

Joshua G. Wilson, Assessor

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



1 inch = 1,000 feet



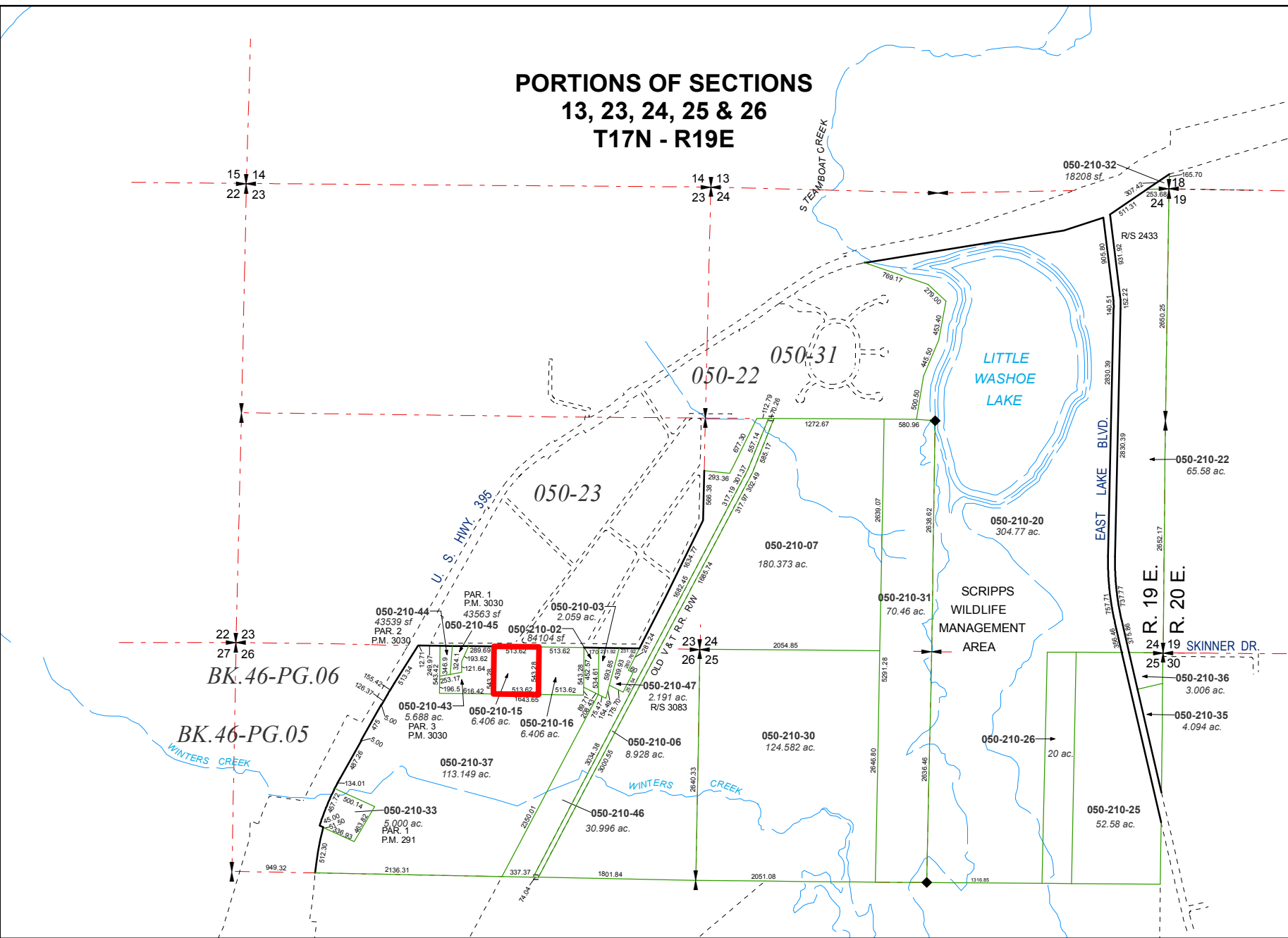
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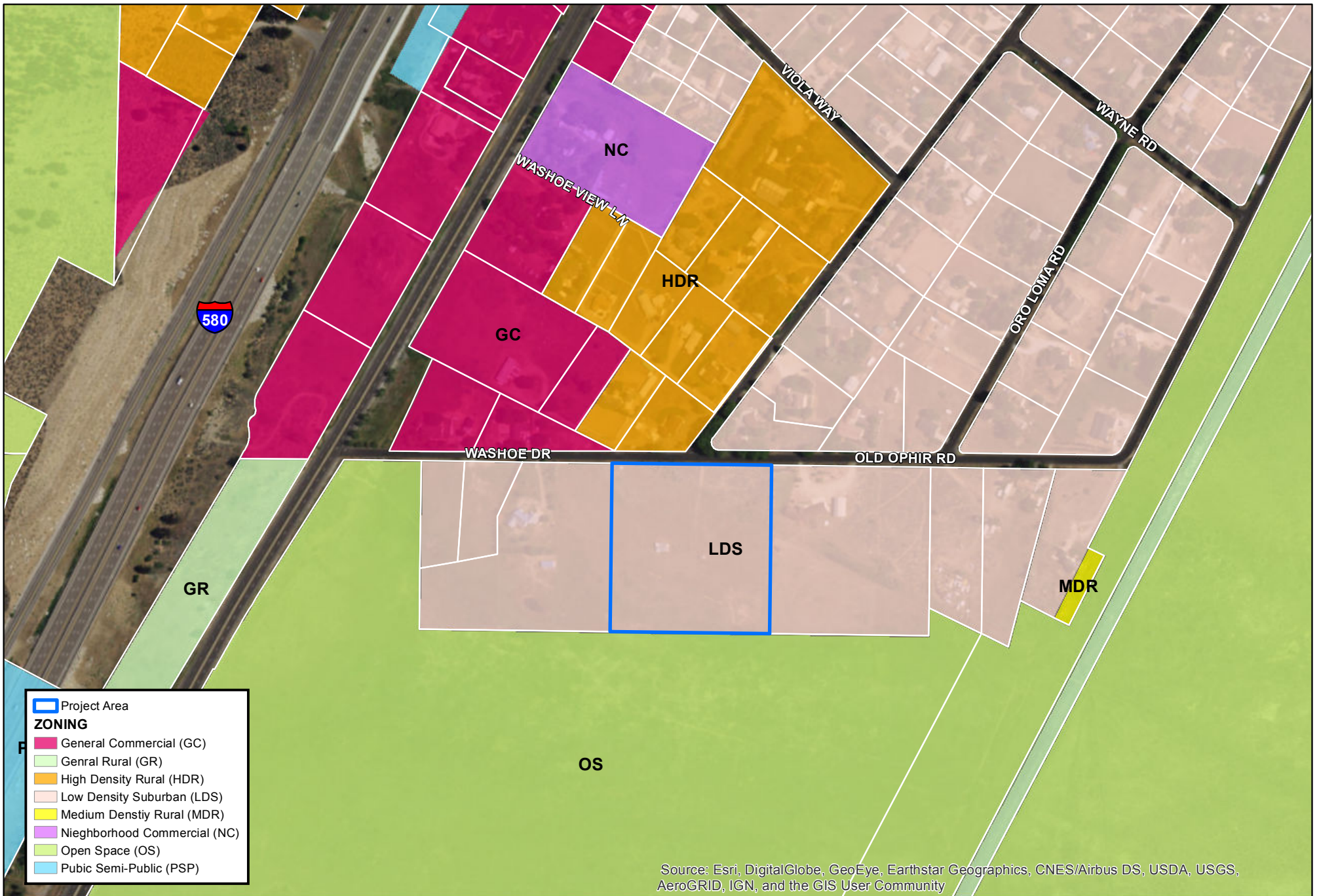
last updated: \_\_\_\_\_


area previously shown on map(s)

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

- Project Area



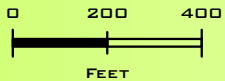


 Project Area

**ZONING**

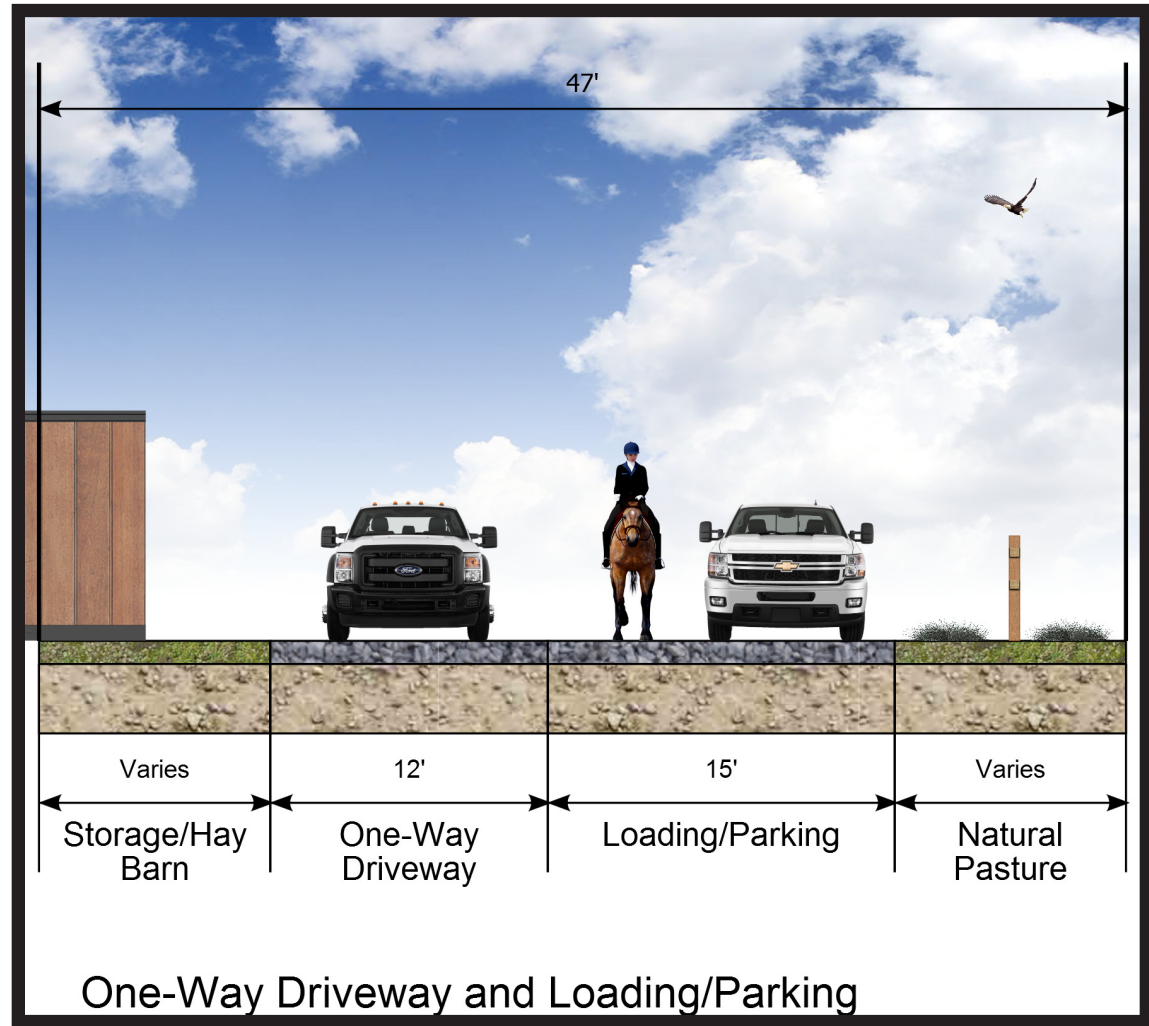
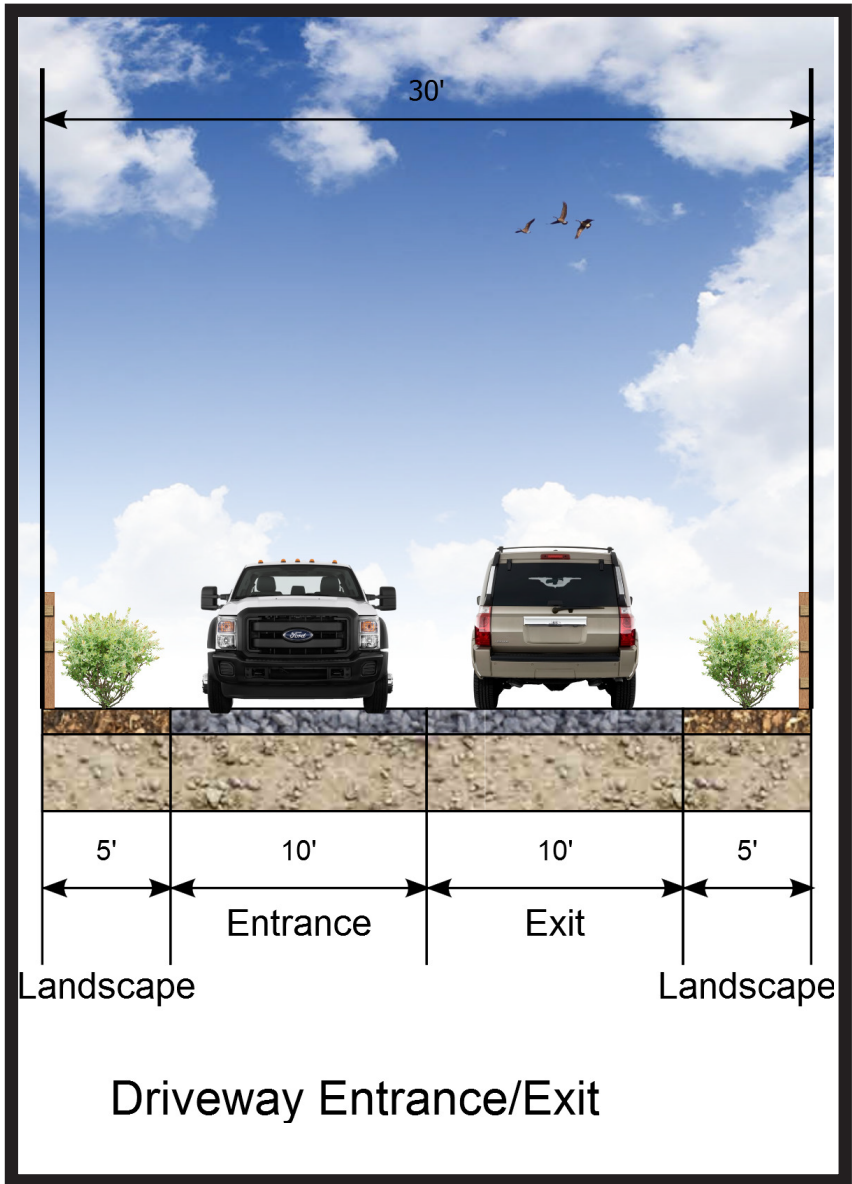
-  General Commercial (GC)
-  General Rural (GR)
-  High Density Rural (HDR)
-  Low Density Suburban (LDS)
-  Medium Density Rural (MDR)
-  Neighborhood Commercial (NC)
-  Open Space (OS)
-  Public Semi-Public (PSP)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Existing Zoning**  
Washoe Valley, NV  
February, 2017





## Driveway Cross Section Examples



**Hay Barn Elevation**



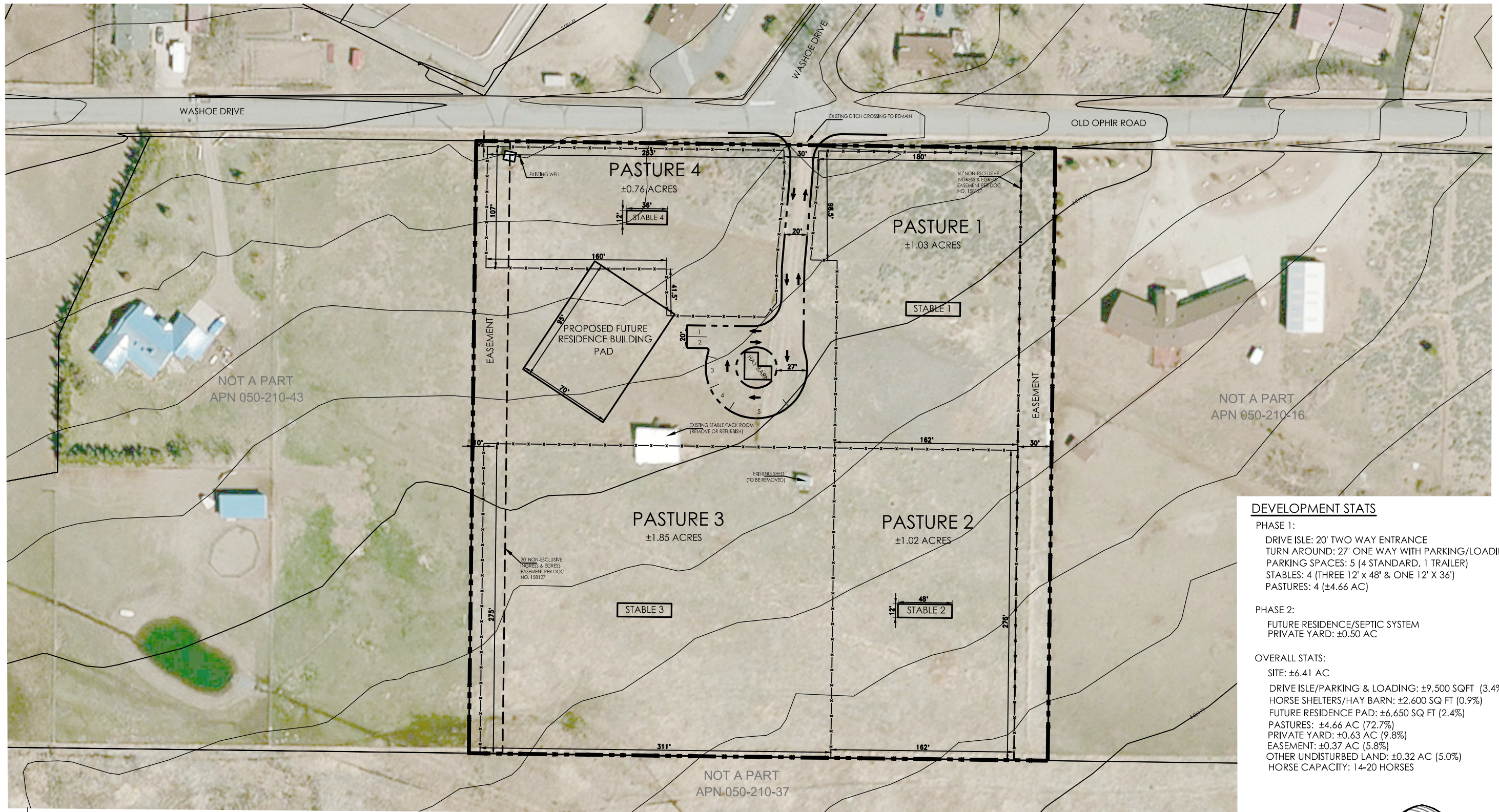


**Stables Elevation**



# SITE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV  
FEBRUARY, 2017

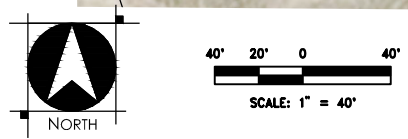


### DEVELOPMENT STATS

**PHASE 1:**  
 DRIVE ISLE: 20' TWO WAY ENTRANCE  
 TURN AROUND: 27' ONE WAY WITH PARKING/LOADING  
 PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)  
 STABLES: 4 (THREE 12' X 48' & ONE 12' X 36')  
 PASTURES: 4 (±4.66 AC)

**PHASE 2:**  
 FUTURE RESIDENCE/SEPTIC SYSTEM  
 PRIVATE YARD: ±0.50 AC

**OVERALL STATS:**  
 SITE: ±6.41 AC  
 DRIVE ISLE/PARKING & LOADING: ±9,500 SQ FT (3.4%)  
 HORSE SHELTERS/HAY BARN: ±2,600 SQ FT (0.9%)  
 FUTURE RESIDENCE PAD: ±6,650 SQ FT (2.4%)  
 PASTURES: ±4.66 AC (72.7%)  
 PRIVATE YARD: ±0.63 AC (9.8%)  
 EASEMENT: ±0.37 AC (5.8%)  
 OTHER UNDISTURBED LAND: ±0.32 AC (5.0%)  
 HORSE CAPACITY: 14-20 HORSES

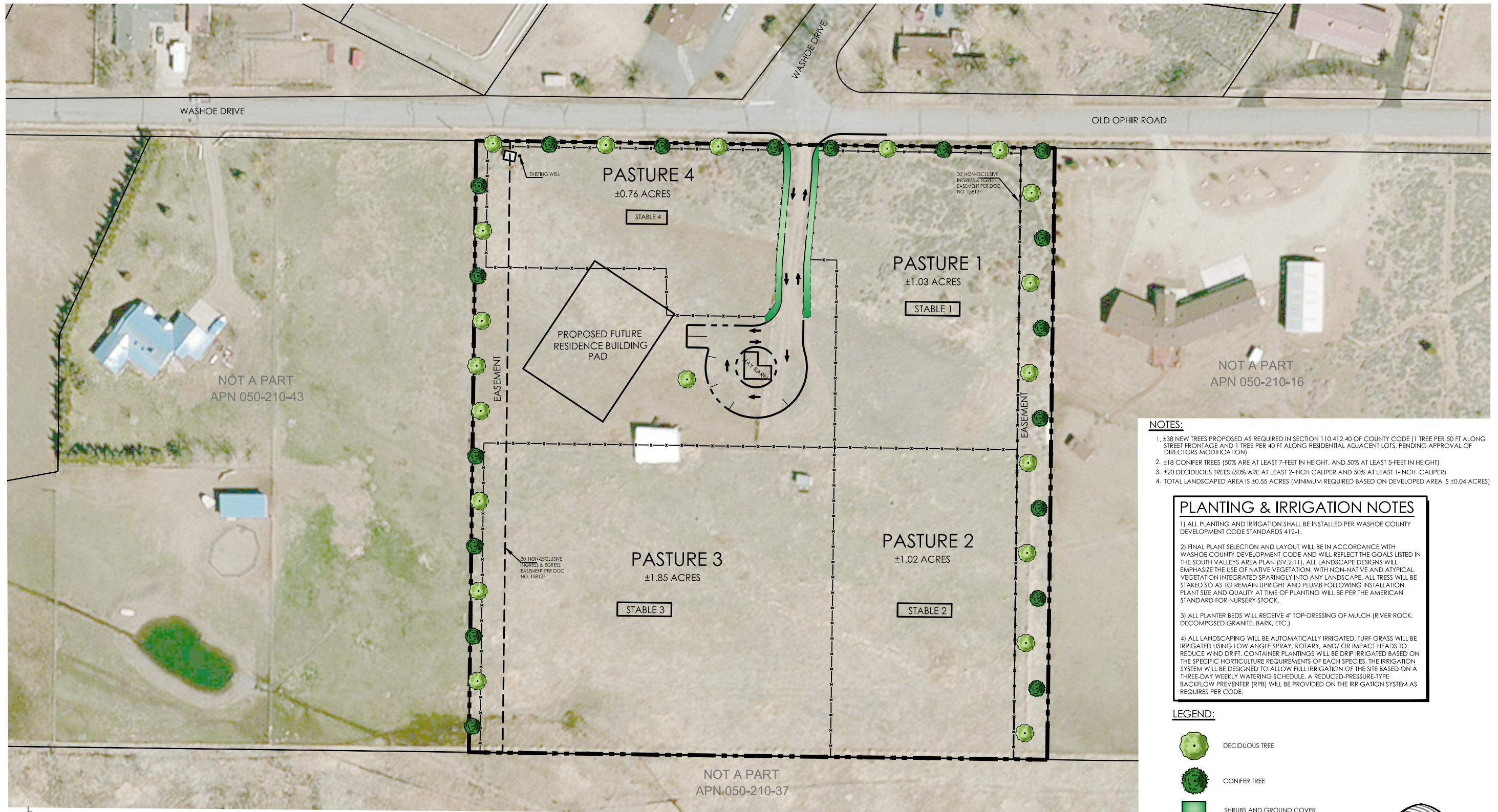


J:\Users\j4792\_Old Ophir Road\Old Ophir Road\Old Ophir Road\CONCEPT PLAN\_02142017.dwg 2/14/2017 4:31 PM Eric Healy



# LANDSCAPE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV  
FEBRUARY, 2017






### NOTES:

- ±38 NEW TREES PROPOSED AS REQUIRED IN SECTION 110.412.40 OF COUNTY CODE (1 TREE PER 50 FT ALONG STREET FRONTAGE AND 1 TREE PER 40 FT ALONG RESIDENTIAL ADJACENT LOTS, PENDING APPROVAL OF DIRECTORS MODIFICATION)
- ±18 CONIFER TREES (50% ARE AT LEAST 7- FEET IN HEIGHT, AND 50% AT LEAST 5- FEET IN HEIGHT)
- ±20 DECIDUOUS TREES (50% ARE AT LEAST 2-INCH CALIPER AND 50% AT LEAST 1-INCH CALIPER)
- TOTAL LANDSCAPED AREA IS ±0.55 ACRES (MINIMUM REQUIRED BASED ON DEVELOPED AREA IS ±0.04 ACRES)

### PLANTING & IRRIGATION NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER WASHOE COUNTY DEVELOPMENT CODE STANDARDS 412-1.
- FINAL PLANT SELECTION AND LAYOUT WILL BE IN ACCORDANCE WITH WASHOE COUNTY DEVELOPMENT CODE AND WILL REFLECT THE GOALS LISTED IN THE SOUTH VALLEYS AREA PLAN (SV.2.11). ALL LANDSCAPE DESIGNS WILL EMPHASIZE THE USE OF NATIVE VEGETATION, WITH NON-NATIVE AND ATYPICAL VEGETATION INTEGRATED SPARINGLY INTO ANY LANDSCAPE. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTER BEDS WILL RECEIVE 4" TOP-DRESSING OF MULCH (RIVER ROCK, DECOMPOSED GRANITE, BARK, ETC.)
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/ OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURE REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY WATERING SCHEDULE. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER (RPB) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRES PER CODE.

### LEGEND:

-  DECIDUOUS TREE
-  CONIFER TREE
-  SHRUBS AND GROUND COVER



40' 20' 0 40'  
SCALE: 1" = 40'

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4066



WSUP17-0005

Application Addendum



April 25, 2017

Mrs. Kelly Mullin; Planner  
Washoe County Community Services Department  
**VIA EMAIL**

**RE: Special Use Permit SUP Old Ophir Ranch, Description of Phases 1, 2, and 3**

Kelly,

Below is the anticipated description of the phases for the Special Use Permit Case Number WSUP17-0005 (Old Ophir Ranch), submitted on February 15, 2017. The phases were required with the addition of Phase 3 to the SUP, all other items contained in the original submittal of the SUP are to remain the same. Each phase contains the items as they are anticipated to occur, some items may be removed or added as deemed necessary. Most of the items must occur in order, but not all items are subject to completion before the start of the next phase.

**Phase 1:**

- Wetland delineation and Army Corps approval
- Construction of Drive Aisle (20' two-way entrance) and Turn-Around (27' one-way with parking/loading)
- Fencing of Pastures 1-4 and easement improvements
- Construction of Hay Barn and Stables for boarding up to 20 horses (not including personal horses)
- Approval of septic tank design and location through Nevada Division of Environmental Protection (NDEP)
- Approval of grading and construction permits for Phase 2 construction
- Placement of temporary office and begin installation of landscaping

**Phase 2:**

- Construction of permanent house/commercial structure
- Construction of septic system
- Removal of temporary stable 4

**Phase 3**

- Construction of Shedrow Barns
- Removal of temporary stables 1-3 and fencing between Pastures 1 and 2

On behalf of the applicant, if you need anything or have any questions, please do not hesitate to contact me.

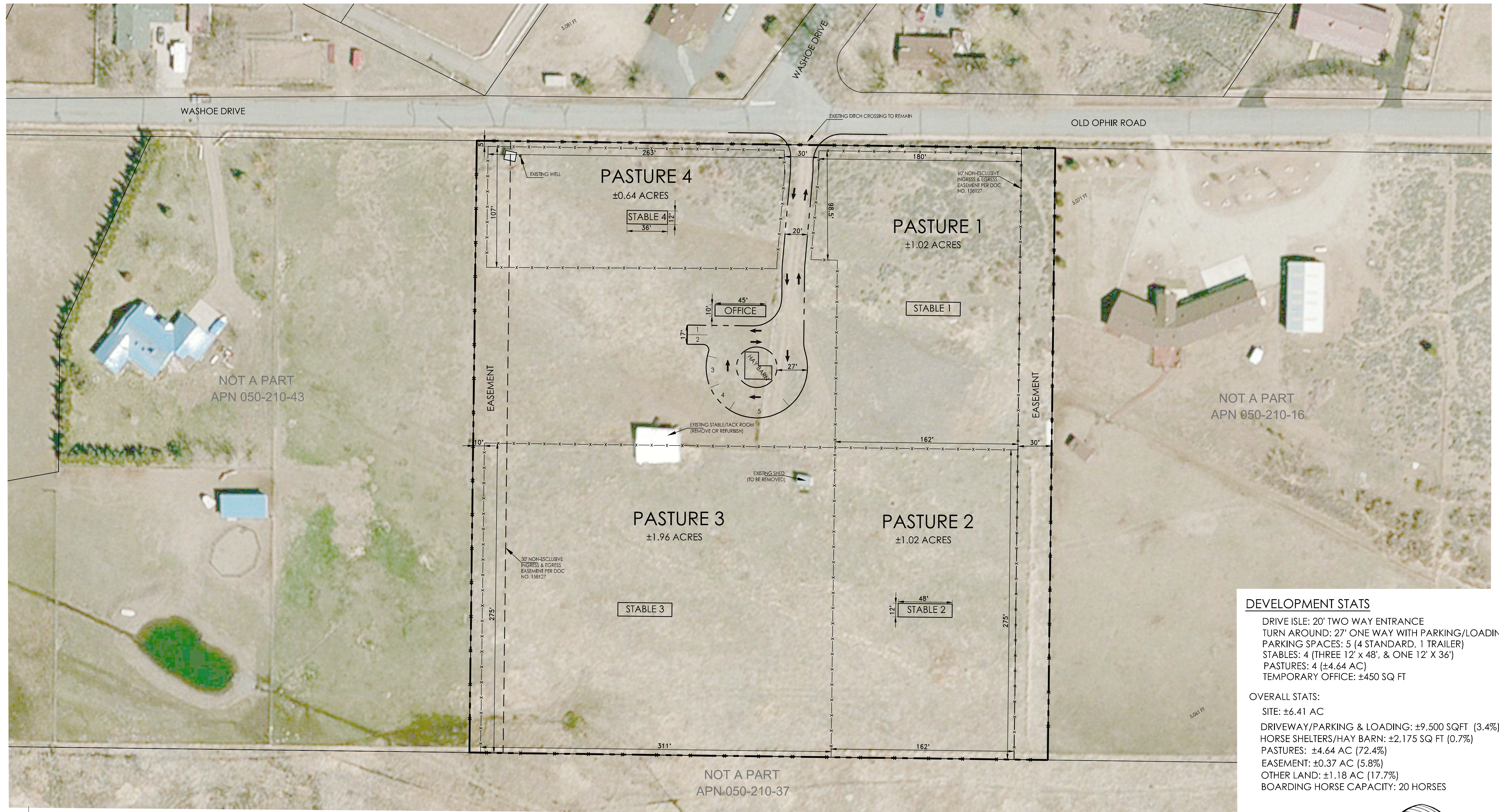
Sincerely,

Eric Hasty  
Planner  
Wood Rodgers, Inc.



# SITE PLAN OLD OPHIR RANCH PHASE 1

WASHOE VALLEY, NV  
MARCH, 2017

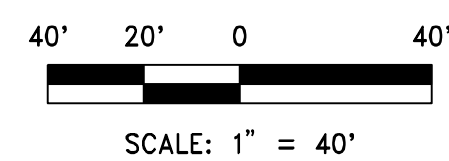
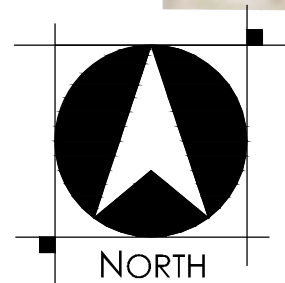


### DEVELOPMENT STATS

DRIVE ISLE: 20' TWO WAY ENTRANCE  
 TURN AROUND: 27' ONE WAY WITH PARKING/LOADING  
 PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)  
 STABLES: 4 (THREE 12' x 48', & ONE 12' x 36')  
 PASTURES: 4 (±4.64 AC)  
 TEMPORARY OFFICE: ±450 SQ FT

### OVERALL STATS:

SITE: ±6.41 AC  
 DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)  
 HORSE SHELTERS/HAY BARN: ±2,175 SQ FT (0.7%)  
 PASTURES: ±4.64 AC (72.4%)  
 EASEMENT: ±0.37 AC (5.8%)  
 OTHER LAND: ±1.18 AC (17.7%)  
 BOARDING HORSE CAPACITY: 20 HORSES



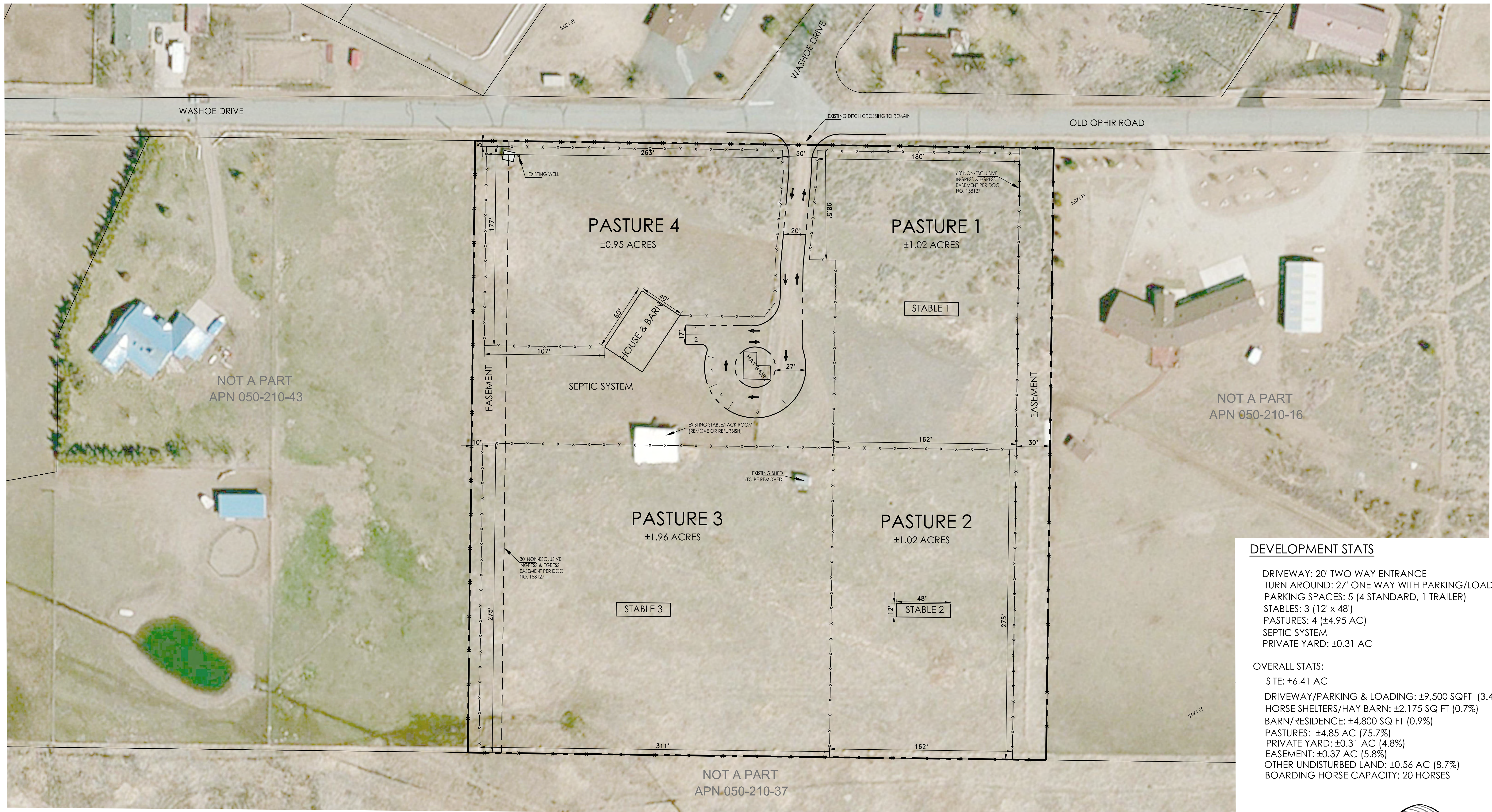
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088



# SITE PLAN

## OLD OPHIR RANCH PHASE 2

WASHOE VALLEY, NV  
MARCH, 2017

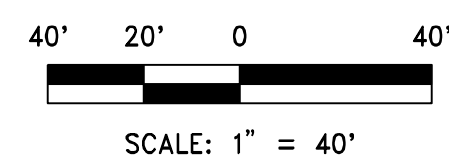
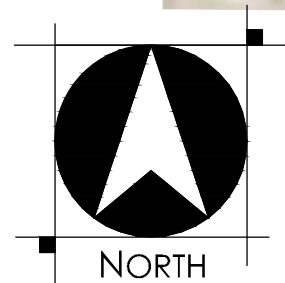


### DEVELOPMENT STATS

DRIVEWAY: 20' TWO WAY ENTRANCE  
 TURN AROUND: 27' ONE WAY WITH PARKING/LOADING  
 PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)  
 STABLES: 3 (12' x 48')  
 PASTURES: 4 (±4.95 AC)  
 SEPTIC SYSTEM  
 PRIVATE YARD: ±0.31 AC

### OVERALL STATS:

SITE: ±6.41 AC  
 DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)  
 HORSE SHELTERS/HAY BARN: ±2,175 SQ FT (0.7%)  
 BARN/RESIDENCE: ±4,800 SQ FT (0.9%)  
 PASTURES: ±4.85 AC (75.7%)  
 PRIVATE YARD: ±0.31 AC (4.8%)  
 EASEMENT: ±0.37 AC (5.8%)  
 OTHER UNDISTURBED LAND: ±0.56 AC (8.7%)  
 BOARDING HORSE CAPACITY: 20 HORSES

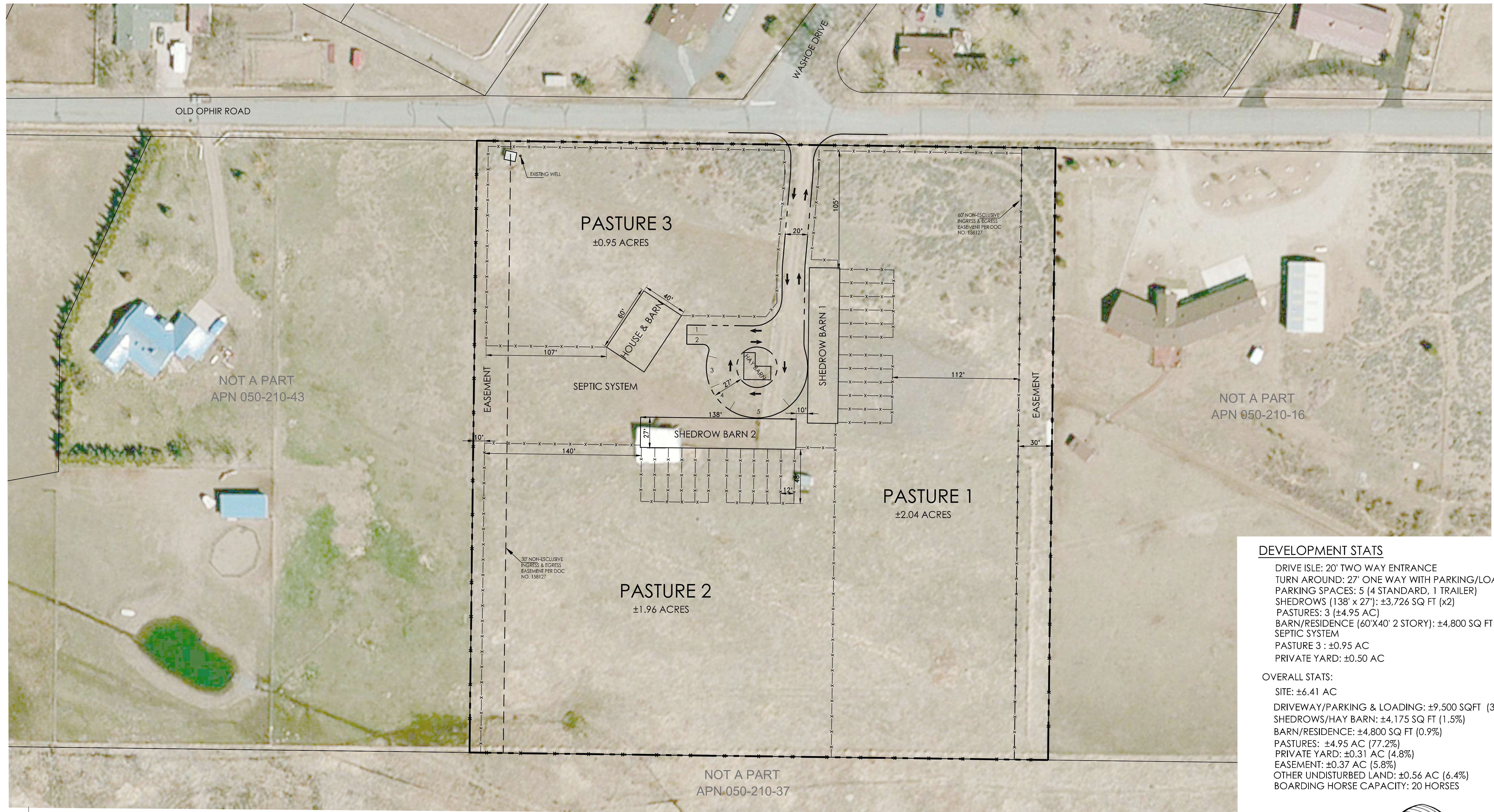




# CONCEPTUAL PLAN

## OLD OPHIR ROAD EQUESTRIAN FACILITY PHASE 3

WASHOE VALLEY, NV  
MARCH, 2017

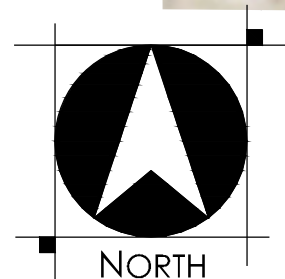


### DEVELOPMENT STATS

DRIVE ISLE: 20' TWO WAY ENTRANCE  
TURN AROUND: 27' ONE WAY WITH PARKING/LOADING  
PARKING SPACES: 5 (4 STANDARD, 1 TRAILER)  
SHEDROWS (138' x 27'): ±3,726 SQ FT (x2)  
PASTURES: 3 (±4.95 AC)  
BARN/RESIDENCE (60'X40' 2 STORY): ±4,800 SQ FT  
SEPTIC SYSTEM  
PASTURE 3 : ±0.95 AC  
PRIVATE YARD: ±0.50 AC

### OVERALL STATS:

SITE: ±6.41 AC  
DRIVEWAY/PARKING & LOADING: ±9,500 SQFT (3.4%)  
SHEDROWS/HAY BARN: ±4,175 SQ FT (1.5%)  
BARN/RESIDENCE: ±4,800 SQ FT (0.9%)  
PASTURES: ±4.95 AC (77.2%)  
PRIVATE YARD: ±0.31 AC (4.8%)  
EASEMENT: ±0.37 AC (5.8%)  
OTHER UNDISTURBED LAND: ±0.56 AC (6.4%)  
BOARDING HORSE CAPACITY: 20 HORSES

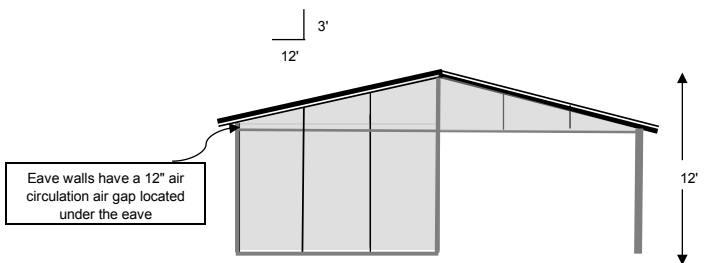
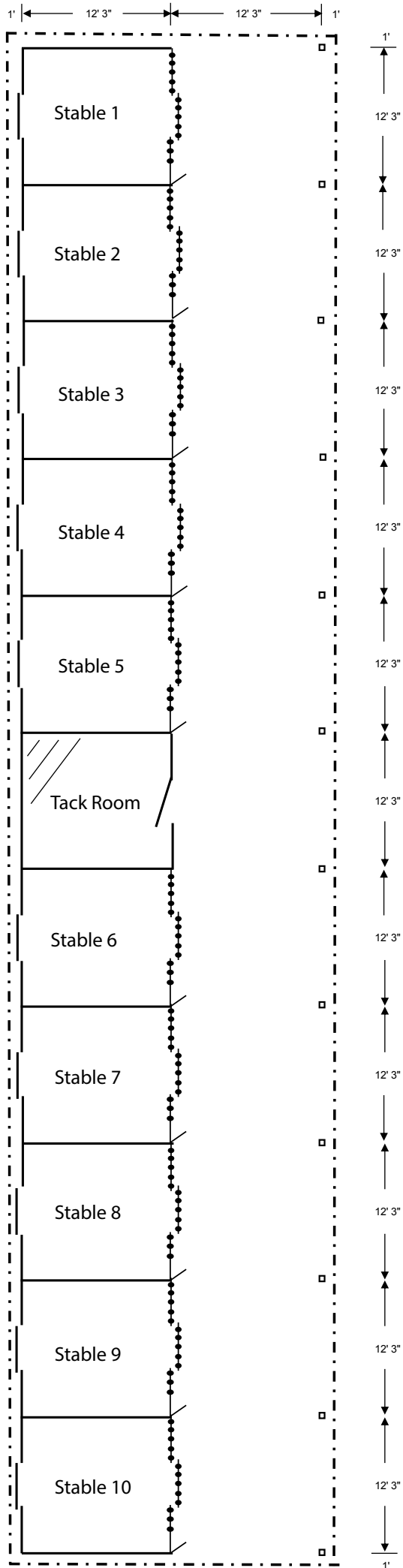


40' 20' 0 40'  
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1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4066



**Name:** Lea Ann Canavan  
**Address:** Wahoe Valley, NV 89704  
**Phone/Email:** 775-813-7572





# LANDSCAPE PLAN OLD OPHIR RANCH

WASHOE VALLEY, NV  
MARCH, 2017






**NOTES:**

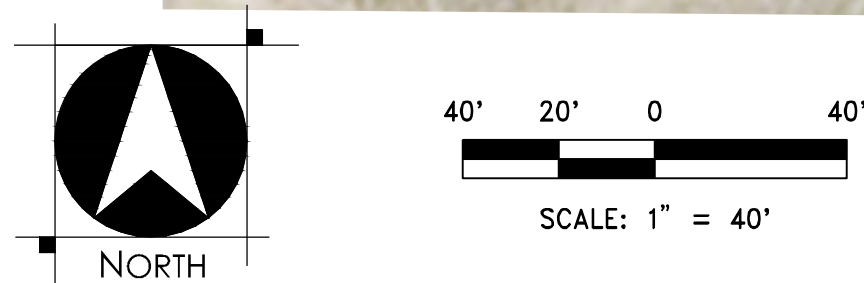
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**LEGEND:**

-  DECIDUOUS TREE
-  CONIFER TREE
-  SHRUBS AND GROUND COVER







**EXAMPLE OF FENCING STYLE**



**EXAMPLE OF SHEDROW BARN**