

SPECIAL USE PERMIT APPLICATION

FOR PRO PONY LLC

THE HISTORIC SILVER CIRCLE RANCH

3400 Holcomb Ranch Lane
Reno, Nevada

Soils Engineering, LLC.
Hugh Ezzell, C.E. 10310
10000 Road Runner Road
Reno, Nevada 89510

(775) 240-2692

Hugh10000@aol.com

September 1, 2023

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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: THE HISTORIC SILVER CIRCLE RANCH			
Project Description: SUP FOR THE NON CONFORMING COMMERCIAL STABLE USE - APPROVAL FOR BUILDING			
Project Address: 3400 HOLCOMB RANCH LANE RENO, NV			
Project Area (acres or square feet): 12.56 Ac			
Project Location (with point of reference to major cross streets AND area locator): @ INTERSECTION OF LAKESIDE DR & HOLCOMB RANCH LN			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-670-12	12.56		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: BRUCE AND LANDESS WITMER		Name: SOILS Engineering	
Address: FAMILY TRUST 3400 HOLCOMB RANCH LN RENO NV		Address: 10000 Road Runner Rd RENO NV	
Zip: 89511		Zip: 89510	
Phone:	Fax:	Phone: (775) 240-2692	Fax:
Email:		Email:	
Cell: (775) 560-4242	Other:	Cell:	Other:
Contact Person: Landess Witmer		Contact Person: Hugh Ezzell	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

September 1, 2023

Washoe County Community Development Department
1001 E. Ninth Street
Reno, Nevada 89502

Re: The Silver Circle Ranch Special Use Permit Application
3400 Holcomb Ranch Road
Reno, Nevada



Please find herein our responses for the:

**Special Use Permit Application - Supplemental Information and
Special Use Permit Application for Grading - Supplemental Information and
Special Use Permit Application for Stables - Supplemental Information.**

PURPOSE

The current Special Use Permit sought is for two items:

1. A Special Use Permit is sought for the existing nonconforming historical commercial stable use. (High Density Rural, HDR),
2. Authorization to construct a steel building inclement weather structure (subject) is sought to cover one of the two outdoor arenas on the property to provide for horse and rider protection from the elements.

Special Use Permit Application Supplemental Information

1. What is the project being requested?

The Historic Silver Circle Ranch has existed as a horse riding and boarding business since before the 1970's. The current owners, Pro Pony LLC, purchased the Historic Silver Circle Ranch in 2019 with the intention of preserving its historical agricultural and equine use for the benefit of the equine community in Reno and the southwest neighborhood as a whole. Pro Pony LLC, owner, leases the property to Pair of Aces Stables, Inc.

The Historic Silver Circle Ranch is open to a select group of private patrons interested in equestrian training and activities. The site is not open to the public nor will not become so into the future

Under WCC § 110.304.25(c)(2), a commercial stable is defined as the boarding or raising of 3 or more horses. WCC §110.302.05 requires a commercial stable to have a Special Use permit in a High-Density Rural zone. Under WCC § 110.904.20, the current commercial use of the property is nonconforming

The current use is commensurate with the existing and past use. No new stables are proposed to be constructed. The overall nature of the site is proposed to remain as it has been for decades. All current riding arenas, corrals, barns and access roads will be preserved.

As a part of this application, it is proposed that one of the two existing riding arenas be covered to provide protection to horses and riders during inclement weather common to the Reno area in the winter. The structure included in this application is a 13,500 square foot steel building shell covering over the lower arena, shown on the plates. A covered arena of this nature is common to the neighborhood where it is to be constructed, and nearly all private and commercial equestrian facilities of this nature throughout the West.

The current nonconforming use as a commercial boarding facility is sought to be permanently preserved by approval of a Special Use Permit.

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.).

Sheets SUP 1-6 are the requested site plans with information sought by this inquiry. Please refer to those Sheets.

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

The steel building structure proposed to cover the arena would be envisioned to require 6 to 8 months to erect and complete with outside building finish and finish grading.

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

The current site is well suited for the existing use and for the proposed indoor riding facility. Over the years, the surrounding area has maintained its overall equine and agricultural character. Many surrounding properties are also used for equine purposes - each property being the hope and dream of its respective owner to be a part of an equine agricultural community. The Historic Silver Circle Ranch is located at the very center of what is a historical agricultural and equine community.

The Historic Silver Circle Ranch has not changed in use or character over time – but applicable zoning law has. The Historic Silver Circle Ranch's present and planned use maintains the neighborhood's historical traditions, adding to its appeal. This application is a response to requirements of those higher density zoning laws (the planning zone for the Silver Circle Ranch is HDR, high density rural).

The Silver Circle Ranch is located immediately adjacent to Holcomb Ranch Lane with two entrances: one being a formal driveway to the stables and the second being an informal field entrance. The current commercial use has been in place for decades with reasonable adverse impact to traffic on Holcomb Ranch Lane.

Addressing "intensity of proposed use", the applicant notes that horse riding is an inherently quiet endeavor. Horses do not yell or otherwise make loud noises.

As a commercial stable, horses reside at the property, and some are used for riding lessons. That means that horse trailers are somewhat rare on Holcomb Ranch Lane as related to the Historic Silver Circle Ranch. Four times each year, the Historic Silver Circle Ranch hosts a horse event lasting a weekend where riders can demonstrate what they have learned to their families. On these events, horse trailers do arrive at the site, but are escorted off Holcomb Ranch Lane as quickly as they arrive and are parked in the field area on the property. There has not been a single accident involving a horse trailer on Holcomb Ranch Lane in association with the Silver Circle Ranch.

During our neighborhood meeting several comments were received regarding the adequacy of the shoulder of Holcomb Ranch Lane in relation to bicycle and pedestrian traffic, which the applicant intends to address with NDOT.

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

The proposed use, as noted above, will preserve the equine and agricultural character of the property and the neighborhood into the future.

The Silver Circle Ranch represents a ripe target for developers. A developer would only see an opportunity to subdivide the parcel (as has recently happened on a similar nearby parcel) into small lot-sized parcels with homes – all for profit – creating high density growth, considerably more traffic and noise (barking dogs, yelling people, screeching tires, automotive alarms, the background vehicular noise, etc.). If the Historic Silver Circle Ranch is unable to lock in its status as a commercial boarding facility, this is the likely fate of the land, which is the applicant's opinion would be a tragedy.

The higher density (HDR) growth, to the applicants and people who use the Historic Silver Circle Ranch, represents chaos and noise, while the commercial stable (Agricultural use) represents peace and quiet. This peace and quiet and preservation of traditional rural equine activities

common in the neighborhood are what the applicants offer as a distinct benefit to the surrounding neighborhood.

Equine activities aren't just a hobby; they are deeply woven into the very fabric of Washoe County's history and culture. As our county experiences rapid growth and increasing urban density, it's crucial that we don't lose sight of our roots and heritage. The Historic Silver Circle Ranch isn't just a venue; it's a testament to our enduring Western culture. It stands as a sanctuary, offering peace, tranquility, and a continuation of the cherished equine activities that our community holds dear. By supporting the Ranch, we aren't just preserving a piece of land; we're upholding the traditions and values that define us as Washoe County.

At the Historic Silver Circle Ranch, most of the riding students are children. Engaging in horseback riding offers a multitude of health benefits, both physically and mentally. Physically, riding strengthens the core and legs, enhances cardiovascular health, balance, coordination, reflexes, and promotes better posture. It's also an effective way to combat childhood obesity. Mentally, horseback riding fosters improved decision-making, boosts confidence, heightens self-awareness, and teaches responsibility towards another living creature. It also sharpens communication skills, especially non-verbal cues. Beyond these, horseback riding imparts valuable life lessons like perseverance, patience, compassion, problem-solving, and emotional regulation during unfamiliar or intimidating situations. In essence, horsemanship educates young individuals in critical life skills and offers adults a therapeutic exercise, serving as a reprieve from their hectic lives.

Children who take riding and horsemanship lessons tend to be more compassionate, responsible, and mature compared to their peers. Their enhanced non-verbal communication skills help them better gauge social situations. Their experience in caring for animals often means they're less likely to become bullies. Thanks to their boosted self-confidence, decision-making abilities, and maturity, they're also better equipped to defend themselves and others from potential bullying. In essence, these lessons empower our youth to interact with kindness, compassion, and confidence in various situations.

In recent years, riding opportunities, especially in Washoe County, have decreased. This is largely due to smaller barns shutting down to make way for housing developments, prompted by an influx of newcomers. Consequently, many barns are packed, and riding lesson programs that don't require personal horse ownership are becoming rare. This makes it challenging for newcomers, especially children and parents, to get a start in the sport. The additional commute to distant barns can be a deterrent for busy parents and working adults. However, the Historic Silver Circle Ranch offers riding and horsemanship lessons, presenting a convenient option for neighborhood families who otherwise might not be able to engage in the sport.

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

The manure disposal process is a concern with any commercial boarding facility. In conjunction with and under the supervision of the Washoe County District Health Department, the applicant developed a manure handling/disposal plan which has been successfully approved and implemented by the District Health Department. That plan requires animal manure to be removed from the site by Waste Management on a weekly basis.

As for groundwater, the site is currently regulated by the Washoe County District Health Department as a public water source. As a public water source, the applicant is required to sample and test water from the on-site well on a quarterly basis. The water well on the site, which is closest to the animal/manure operation, has consistently met both EPA and State of Nevada standards for drinking water quality in all tests conducted. These tests specifically check

for contaminants that might arise from manure affecting groundwater. Thus, manure is not having an impact on ground water, nor will have into the future.

As for traffic, after decades of operation, the applicant has yet to note any negative impacts on traffic on Holcomb Ranch Lane. The applicant has taken the initiative to video record activities on Holcomb Ranch Lane during several of their four annual weekend events. The footage shows that even during times of increased traffic, including horse trailers, Holcomb Ranch Lane remains unaffected. Furthermore, to the applicant's knowledge, there have been no accidents related to the commercial stable's use on Holcomb Ranch Lane.

Pest management is essential for any commercial boarding facility. The applicant organized a neighborhood meeting on August 3, 2023, related to this Special Use Permit Application, held near the stables. Despite being downwind of the stables with about 100 attendees, it was observed and confirmed by the group that there were no noticeable flies. This lack of flies, even with a gentle breeze coming from the stables, is a testament to the effective fly control measures implemented by the applicant. Additionally, neighboring properties, including the Flying Diamond Ranch, LLC which has cows, also have animals.

Several neighbors have filed a nuisance lawsuit against Pro Pony, LLC, namely Jill Brandin, Flying Diamond Ranch, LLC, Pete Lazetich, and Nancy Flanigan, in Case No. CV22-01722 before the Second Judicial District Court in Washoe County. It is Pro Pony's position that The Plaintiffs are suing them with ulterior motives, i.e., to punish the Defendants for attempting to build an indoor riding facility at their property in early 2022 (before which there is no record of the Plaintiffs complaining about the operation even though it began operation in 2019), to prevent Pro Pony from attempting to build an indoor riding facility in the future, and to increase the value of the Plaintiffs' properties which they seek to develop into home sites. The Defendants believe that the lawsuit is frivolous. The operation of the commercial stable at the Historic Silver Circle Ranch has been determined to be lawful by the Washoe County Business License Division. In the lawsuit, the Plaintiffs claim that Washoe County, "has evidenced a lack of due diligence by routinely rubber-stamping requests to issue a business license." (Am. Complaint at 7). Further, the Plaintiffs claim that the issuance of a business license to Pro Pony by Washoe County is unlawful and is "inexplicable favoritism." See Opposition at 18. To the contrary, Washoe County concluded the obvious, that the boarding stable license for the Historic Silver Circle Ranch had been renewed consistently for decades and has not lapsed and that the use is still existing and non-conforming.

The distance from the Lazetich Residence to the Historic Silver Circle Ranch is 2560 feet, while Lazetich Ranch to the Historic Silver Circle Ranch is 700 feet. Flanigan Residence is 1540 feet from the Historic Silver Circle Ranch, and the Brandin Residence is at a distance of 3200 feet from the Historic Silver Circle Ranch. Notably, two properties that have raised complaints, namely the Flying Diamond Ranch and the Lazetich Ranch, are presently utilized for cattle grazing. The accusations that Pro Pony is creating a disturbance for the Plaintiffs' homes are contradicted by the evident fact that these homes are significantly distant from the Historic Silver Circle Ranch. Thus, the activities that the Plaintiffs are pointing out couldn't plausibly be viewed as disrupting the Plaintiffs' peaceful use of their properties.

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

Addressing each item separately:

Landscaping - No landscaping, formal or informal, is proposed for this project or use. This site has extensive areas of turf as well as numerous tall, mature trees which will provide ample screening of the proposed building and site. The stream environment zone also provides a large area of natural vegetation on the south side of the site. The applicant has added more than \$5000 worth of fast-growing evergreen trees and shrubs between the location of the proposed building and Holcomb Ranch Lane (approximately 20 trees/shrubs) already.

Parking - the site currently hosts gravel driveways and parking areas. This character of driveway best suits the nature of the use for the site, which is primarily agricultural in nature. The ADA parking space, immediately adjacent to the ADA bathroom located in the barn structure, is paved. Other than that location, no pavement is planned for the site. As at any given moment, it can be expected that the site will host a trainer and a student, as well as the four apartment units within the barn structure, the number of parking spaces found on the site plan are considered to be well adequate for the site use. During special events, the fields on the northern side of the site are opened up for parking use and in and around the barn and stable area, there is ample informal and non-marked parking area for additional vehicles. During the neighborhood meeting, which hosted about 75 persons, everyone who desired to park on the site easily found a spot to park and walked to the meeting location. This is representative of parking required during a quarterly special event and well in excess of what would be required on an average day. Per the code, 17 parking spaces are required for the site, 7 for the number of horses, 5 for employees and 5 for the apartments.

Signage - The site hosts an existing 4'h x 8'w formal sign at the driveway entrance on Holcomb Ranch Lane. No other signage is proposed for the site. The Historic Silver Circle Ranch Logo will be painted on the NE end of the proposed arena cover building.

Lighting - Outdoor lighting is not proposed to be a part of this site/use. While code required lights at personnel doors are and will be provided, the overall lighting of large areas with lights on light stands is not planned nor proposed. The indoor arena will host lights on the inside for night operation. On the other hand, a reasonable number of exterior building-mounted lights (dark skies compliant) will be provided for safety reasons.

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?

No.

9. Utilities

Sewer service - commercial septic system

Electrical service - NVE overhead power

Telephone Service - No

LPG or Natural Gas - No

Solid Waste Disposal Service - Yes, Waste Management

Cable Television Service - No

Water service - Yes, site is self-served by a private public water system from a private well, 20 gpm

10. Community Services (provided by the nearest facility)

Fire Station - Truckee Meadows Fire and Rescue Station 33

Health Care Facility - Renown South Meadows Emergency

Elementary School - Marvin Picollo Elementary School

Middle School - Depoali Middle School

High School - Bishop Manogue Catholic High School

Parks - Crystal Lake Park

Library - Sierra View Library

Citifare Bus Stop - South Virginia Street and Holcomb Ranch Lane

Special Use Permit Application for Grading Supplemental Information

This site and the proposed improvements do not meet the threshold for a Special Use Permit for Grading.

1. What is the purpose of the grading?

The proposed building will require a minor soil fill pad to be constructed to level the area upon which the building will rest. This fill will include code compliant slopes on 3 sides, which will be erosion protected at the end of the project.

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

1505 cubic yards beneath the building itself,
309 cubic yards for fill side slopes

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

19030 square feet

13500 square feet = building foot print
5530 square feet = fill side slopes

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

The soil required likely will be imported onto the site. It is recognized that TMFPD may require a water tank to be installed at the site and, if so, the material generated in the formation of the pad for that tank will be used in the creation of the building fill. The balance of material required to finish the building fill will be imported to the site, the source has not yet been identified.

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

The grading threshold for a special use permit for grading is 5000 cubic yards. The material located in the fill beneath the building footprint is exempted from this total, leaving only 309 cubic yards of soil to be imported to the site. This is less than the requirement for the grading special use permit and can be permitted through the application for the building permit for the arena covering building. If the water tank is required, the excavation for that tank pad will contribute to the overall totals for either cut or fill volumes, but is not expected to generate an excess of soil volume.

6. Has any portion of the grading shown on the plan been done previously?

No.

7. Have you shown all areas on your plan that are proposed to be disturbed by grading?

Yes

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

The only reasonable view that would demonstrate the project from offsite would be from a somewhat short section of Holcomb Ranch Lane, near the driveway entrance to the site. Other areas are and will be blocked by natural vegetation and/or existing trees.

9. Could neighboring properties also be served by the proposed access/grading requested?

No.

10. What is the slope of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1, Straw wattles, silt fencing, revegetation or other BMPs

11. Are you planning any berms?

No.

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction?

Some very short retaining walls may be employed to protect existing trees from the fill side slopes. These retaining walls will be keyed concrete block, if they are required. Their lengths will be less than 20' and their heights will be less than 3'.

One tree, located between the driveway to the site and the proposed building, is planned to remain. However, a retaining wall may be required to preserve this landscape feature. The extent and design of this wall has not been completed, however, the wall is not expected to be greater than 30' in length nor 4' in height. The construction of this wall likely will be keyed concrete block, however may be constructed of larger concrete blocks if necessary.

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

Cut/Fill areas will be revegetated, fill areas will be graded to have a natural appearance. Existing mature trees and shrubbery will be preserved to block view of the project from off site.

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

Removal of existing trees will not be required by grading. However, a few cottonwood trees will be removed in association with this project as they have a natural lean towards the location of the building, are diseased and dying or are already dead. Their removal will be a preventative measure to protect the building, not a requirement of grading. These trees will vary in size/caliber of 8" to 36".

As noted before, the applicant has added more than \$5000 worth of fast-growing evergreen trees and shrubs between the location of the proposed building and Holcomb Ranch Lane (approximately 20 trees/shrubs) already.

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

Revegetation will conform to County standards.

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

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

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

No.

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

No.

Special Use Permit Application for Stables Supplemental Information

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

35

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

2 owner horses
10 lesson horses

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

There will be no ancillary uses. Uses will be limited to the housing and boarding of horses, equestrian training, horsemanship and riding lessons, and the existing minor residential use. If any future sales or veterinary services are desired, a separate permit will be requested. There is currently and will continue to be a quarterly Special Event Permit applied for for this site. That permit is separate from this Special Use Permit, however the Special Event use can be considered an ancillary use for the site and permitted by the Special Use Permit for continuation to permitting by Special Event Permit.

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.

Training - day-to-day activity. Consists of working, riding and instructing riders on their own horses

Events/Competition - Quarterly events have been hosted by this site and permitted as noted in #3, above. These events host less than 100 persons at any given moment, four times a year. For the Special Use Permit, the number of these events is requested to be five, currently limited by the applicant to four.

Trail rides - public-related services, such as trail rides are not planned. Owners of horses boarded at the Silver Circle Ranch, have free use of the entire 12.5 acre property for riding.

Fox hunts - There are no foxes at the Silver Circle Ranch. Fox (or coyote) hunts are not planned nor requested.

Breaking/Roping - outside of normal equestrian activities, the breaking or roping of wild horses is not planned for this site. Wild (feral) horses will not be hosted by the Silver Circle Ranch site.

Riding Lessons – riding and horsemanship lessons are part of the existing instructional program at Pair of Aces Stables, referred to as the Horsemanship Academy. Up to 10 lesson horses are used in the Academy, and it serves patrons who do not currently own their own horse. Riding lessons are 30 minutes to 1 hour in duration, and each riding lesson has between 1-5 students in

attendance on average. Horsemanship lessons are currently offered twice weekly, and these are on average 1 hour long and do not involve riding but rather learning about other aspects of horse care and husbandry.

In addition to training, the trainer desires to hold up to 4 in-house clinics per year. Clinics are generally limited to the trainer's students and are given by a "guest" horsemanship trainer. Likewise, the trainer desires to hold up to 4 competitions (Special Events) per year for the local horse community. Competition events are 1 - 2 days during the weekend and are limited to 50 or fewer riders, 100 or fewer total people on site. Event attendance is non-ticketed and attended by rider families.

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

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

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

The existing stable only houses horses, feed and tack. The other, existing barn has 2 upstairs apartments, each with a full bathroom, and the trainer's office which includes a restroom and shower for the trainers us. The lower level of the barn has an equipment storage area with an ADA restroom and adjacent ADA parking space (indoors), a lounge and a garage, as well as another apartment with full bathroom.

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

All owners, operators and employees live off-site.

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

Existing access and parking areas, where not already improved, will be improved with compacted, maintained gravel surfacing. It is the owners and trainers desire to continue the use of gravel in lieu of asphalt as horses and pavement are not a safe combination. Pavement is a well known safety concern with shod horses as the metal shoes are very slippery on pavement. Horse and rider injuries due to this are common, and as such most equestrian facilities avoid using pavement whenever possible.

Space will be provided to accommodate up to 31 vehicles on the lower level of the site. 15 of these parking spots being existing, while adding 16 new parking spots. A total of 17 spots are required by code for the site, 7 for the number of boarded horses, 5 for employees and 5 for the apartments. During a competition, the unused portion of the upper pasture area can be used for trailer parking. The lower level can accommodate trailer turning around the barn and fire access turning in front of the new proposed indoor arena.

9. What are the planned hours of operation?

Existing hours of operation are 7AM to 9PM daily, and have been established as such since operation began in 2019. Boarders are requested to maintain their site visits to operating hours,

however, they do have access to their horses at any time for veterinary purposes. All Training and Lesson activities take place within the existing operating hours.

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 completion of each?

The new structure contains an approximate 13,500 square foot indoor riding arena which may host some minor equipment storage. The proposed structure will not be habitable or a habitated structure. Accessory items such as signage, parking, etc. already exist.

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

Phasing is not anticipated and completion is expected within 6 to 8 months of final permitting of the project by Community Development.

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

This property has been utilized as a commercial stable for over 40 years. The new structure is located within the lowest area of the property and situated to minimize visual impacts of the new roof line. The applicant has lowered the structure by the maximum amount possible to minimize the overall height of the roof line. The Dry Creek Floodway will not be impacted by this construction.

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

The property and its use will maintain a rural, pasture/equestrian use in a rural area of Reno. The arena covering will benefit users by providing a better environment for riding during summer and winter temperature extremes, precipitation and high winds.

The ability to ride and exercise horses safely during inclement weather goes beyond simply being able to still ride that day. The benefits of riding to children and adults has already been addressed (See answer to question #5 above). But the necessity of movement to horses health has not yet been outlined.

During periods of severe weather, if horses are confined to their stalls due to ice or poor/unsafe footing for more than a few days they become at risk for significant health factors, most notably gut stasis issues. Their body and sensitive digestive systems are designed for continual movement, and lack thereof leads to an increased risk of colic (#1 cause of death in horses). In addition to this horses that are used to being in full work are fit, powerful athletic animals with a lot of energy, and when they are unable to work and expunge this energy they can become unruly to handle which poses a safety risk not only to themselves but to anyone handling them.

The addition of the inclement weather arena would allow the horses to stay in consistent work regardless of the weather, which will reduce the risk of health and safety concerns for them, the staff handling them, their owners and the Academy students.

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?

The manure disposal process is a concern with any commercial boarding facility. In conjunction with and under the supervision of the Washoe County District Health Department, the applicant developed a manure handling/disposal plan which has been successfully approved and implemented by the District Health Department. That plan requires animal manure to be removed from the site by Waste Management on a weekly basis.

As for groundwater, the site is currently regulated by the Washoe County District Health Department as a public water source. As a public water source, the applicant is required to sample and test water from the on-site well on a quarterly basis. The water well on the site, which is closest to the animal/manure operation, has consistently met both EPA and State of Nevada standards for drinking water quality in all tests conducted. These tests specifically check for contaminants that might arise from manure affecting groundwater. Thus, manure is not having an impact on ground water, nor will have into the future.

As for traffic, after decades of operation, the applicant has yet to note any negative impacts on traffic on Holcomb Ranch Lane. The applicant has taken the initiative to video record activities on Holcomb Ranch Lane during several of their four annual weekend events. The footage shows that even during times of increased traffic, including horse trailers, Holcomb Ranch Lane remains unaffected. Furthermore, to the applicant's knowledge, there have been no accidents related to the commercial stable's use on Holcomb Ranch Lane.

Pest management is essential for any commercial boarding facility. The applicant organized a neighborhood meeting on August 3, 2023, related to this Special Use Permit Application, held near the stables. Despite being downwind of the stables with about 100 attendees, it was observed and confirmed by the group that there were no noticeable flies. This lack of flies, even with a gentle breeze coming from the stables, is a testament to the effective fly control measures implemented by the applicant. Additionally, neighboring properties, including the Flying Diamond Ranch, LLC which has cows, also have animals.

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

The applicant does not anticipate any conditions of approval to be necessary. The owner held a neighborhood meeting open house on August 3, 2023 to inform the neighborhood about the project and found feedback to be mostly positive.

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

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

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

All new lighting is proposed to be building-mounted directed at the ground in the local area (dark sky compliant). An existing "Silver Circle Ranch" entry sign exists and is proposed to remain. The owner desires to have "Silver Circle Ranch" painted on the NE end of the proposed building and west side near the north end of the new arena in hunter green lettering to match the trim on the white wall. A photo of the existing sign is found on page 1 of this report.

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

Septic permitted through the Washoe County District Health Department.

20. Community Water

Private water well serving a permitted Private Public Water System.

PLATES

<u>Page</u>	<u>Title</u>
20	Plate 1 - Site Plan/Aerial View/Cover Sheet
21	Plate 2 - Enlarged Site Plan
22	Plate 3 - Enlarged Aerial View
23	Plate 4 - Preliminary Civil Layout - Arena Building Plate 5 - Cross
24	Sections - Arena Building
25	Plate 6 - Elevations - Arena Building
26	Plate 7 - Owners Affidavit - removed by Planning Admin
27	Plate 8 - Proof of Property Tax Payment - removed by Planning Admin
28	Plate 9 - Legal Description

**SITE PLAN – SPECIAL USE PERMIT
ZONING COMMERCIAL USE – STABLES AND INCLIMENT WEATHER RIDING ARENA**

PERMITTING AN EXISTING RESIDENTIAL
POTABLE WATER SYSTEM TO BE A TRANSIENT NONCOMMUNITY PUBLIC WATER SYSTEM

PRO PONY, LLC
3400 Haloomb Ranch Lane
RENO, NEVADA 89511

OWNER CONTACT:
Landsee Whitmer
(775) 580-4242

ENGINEER:
Hugh Ezzell, CE 10310
(775) 240-2692

PROJECT DETAILS
TOTAL EXPORT = 0
TOTAL IMPORT = 1,814 CUBIC YARDS
TOTAL FILL = 308 CUBIC YARDS
SITE DATA
APN: 040-670-12
LAND AREA: 3400 HALOOMB RANCH LANE, RENO, NV 89511
72.28 ACRES
ZONING: LOW DENSITY RURAL (LDR) GENERAL RURAL (770)
LOCAL PLAN: SOUTH WEST TRUCKEE MEADOWS
UNITS: 128 S.F.F.

PROJECT CONSISTS OF THE REVISION OF A SPECIAL USE PERMIT TO BRING THE PROPERTY USE AND COMMERCIAL WITH THE REQUIREMENTS OF THE HIGH DENSITY RURAL ZONING. THE APPLICATION ALSO INCLUDES A REQUEST FOR ADMINISTRATIVE APPROVAL OF AN APPROXIMATELY 1,800 SQ. FT. ELEVATED BUILDING TO BE CONSTRUCTED OVER AN EXISTING OUTCROP OF BEDROCK AND TO SERVE AS AN INCLIMENT WEATHER RIDING ARENA.

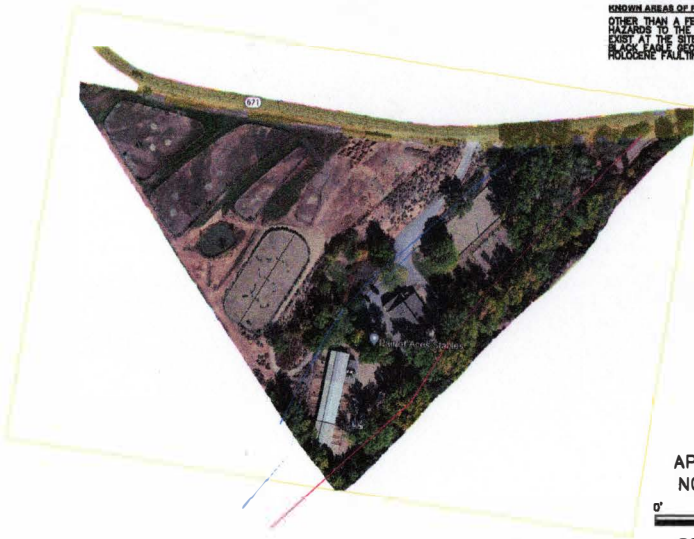
THE COMMERCIAL BUSINESS LICENSE SUPPORTING THIS HISTORICAL USE FOR THE PROPERTY IS CURRENTLY ACTIVE.
ENGINEER'S STATEMENT:
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

SIGNIFICANT HYDROLOGIC RESOURCE STATEMENT
THE EXISTING STREAM UPON THIS PROPERTY IS NOT IDENTIFIED BY ARTICLE 448 AS A PERSONAL STREAM. FEMA FIRM MAP HAS IDENTIFIED A CRITICAL FLOOD WAY FOR THIS STREAM WHICH HAS BEEN IDENTIFIED UPON THESE SITE PLANS (COLOR RED) NO PLACEMENT OR CONSTRUCTION IS ALLOWED FOR THE SPECIAL USE PERMIT.
KNOWN AREAS OF POTENTIAL HAZARD:
OTHER THAN A FEMA ZONE AC FLOOD PLAIN, NO OTHER NATURAL HAZARDS TO THE PROPOSED CONSTRUCTION ARE KNOWN TO EXIST AT THE SITE. ACCORDING TO A GEOTECHNICAL REPORT BY BLACK HALE GEOTECHNICAL DATED JUNE 16, 2020, NO KNOWN HYDROGEN PALLING IS LOCATED UPON THE PROJECT SITE.

- SHEETS**
- COVER SHEET/SITE PLAN
 - ENLARGED SITE PLAN
 - ENLARGED AERIAL VIEW
 - CIVIL LAYOUT - PRELIMINARY
 - SECTIONS
 - ELEVATIONS



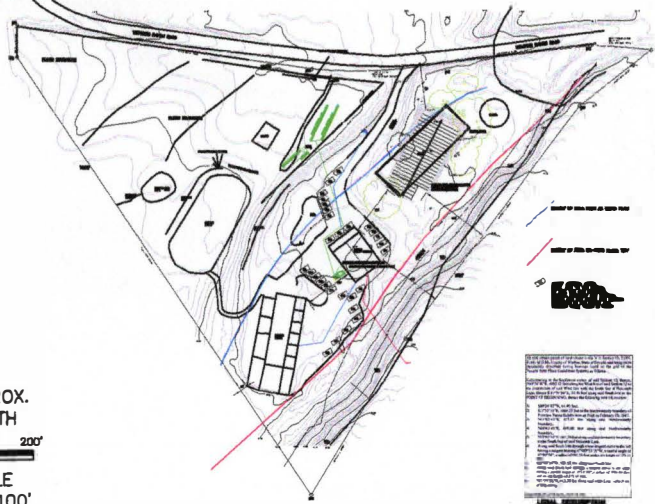
VICINITY MAP



Aerial View

APPROX.
NORTH

SCALE
1" = 100'



Site Plan

DATE:	AUGUST 21, 2023
SCALE:	AS SHOWN
DRAWN BY:	HE
JOB #:	
SHEET:	SUP 1

REVISIONS	BY

SOILS ENGINEERING, LLC
3400 Haloomb Ranch Lane
Reno, Nevada 89511
(775) 340-2692

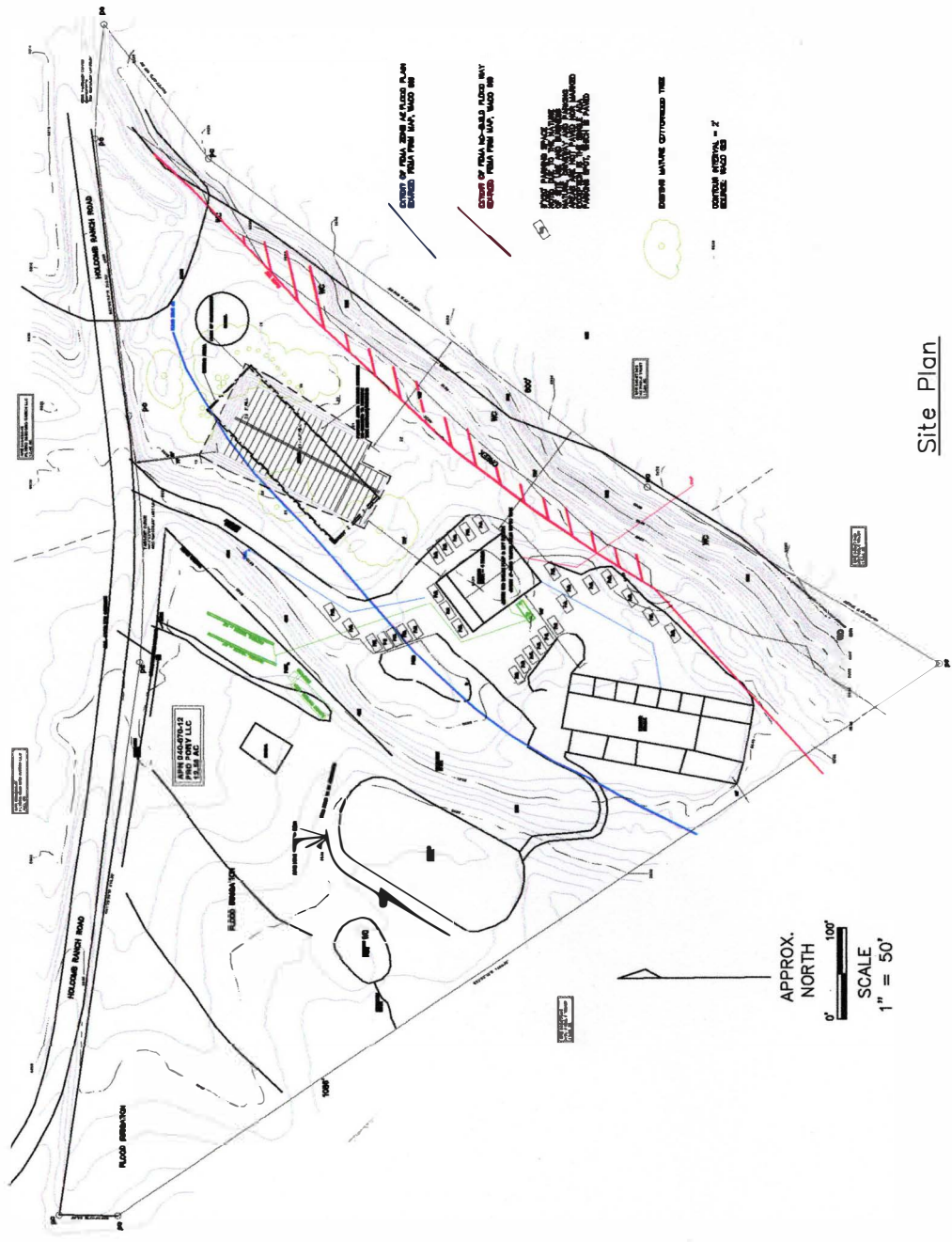


S.U.P. - SITE PLAN/AERIAL VIEW
3400 Haloomb Ranch Lane
Reno, Nevada 89511
APN 040-670-12

DATE: AUGUST 21, 2023
SCALE: AS SHOWN
DRAWN BY: HE
JOB #:
SHEET: SUP 1

Plate 1 - Site Plan and Aerial View - Please see attached 24"x36" Sheets for clear view

BY SIGNATURE		SOILS ENGINEERING, LLC 1000 Road Runner Rd. Reno, Nevada 89510 (775) 240-6622	DATE: AUGUST 21, 2023 SCALE: As Noted DRAWN BY: JES CHECKED BY: JES	SUP ENLARGED SITE PLAN 3400 Holcomb Ranch Lane Reno, Nevada 89511 APN 040-670-12	SHEET SUP 2



Site Plan

Plate 2 - Enlarged Site Plan - Please see attached 24"x36" Sheets for clear view

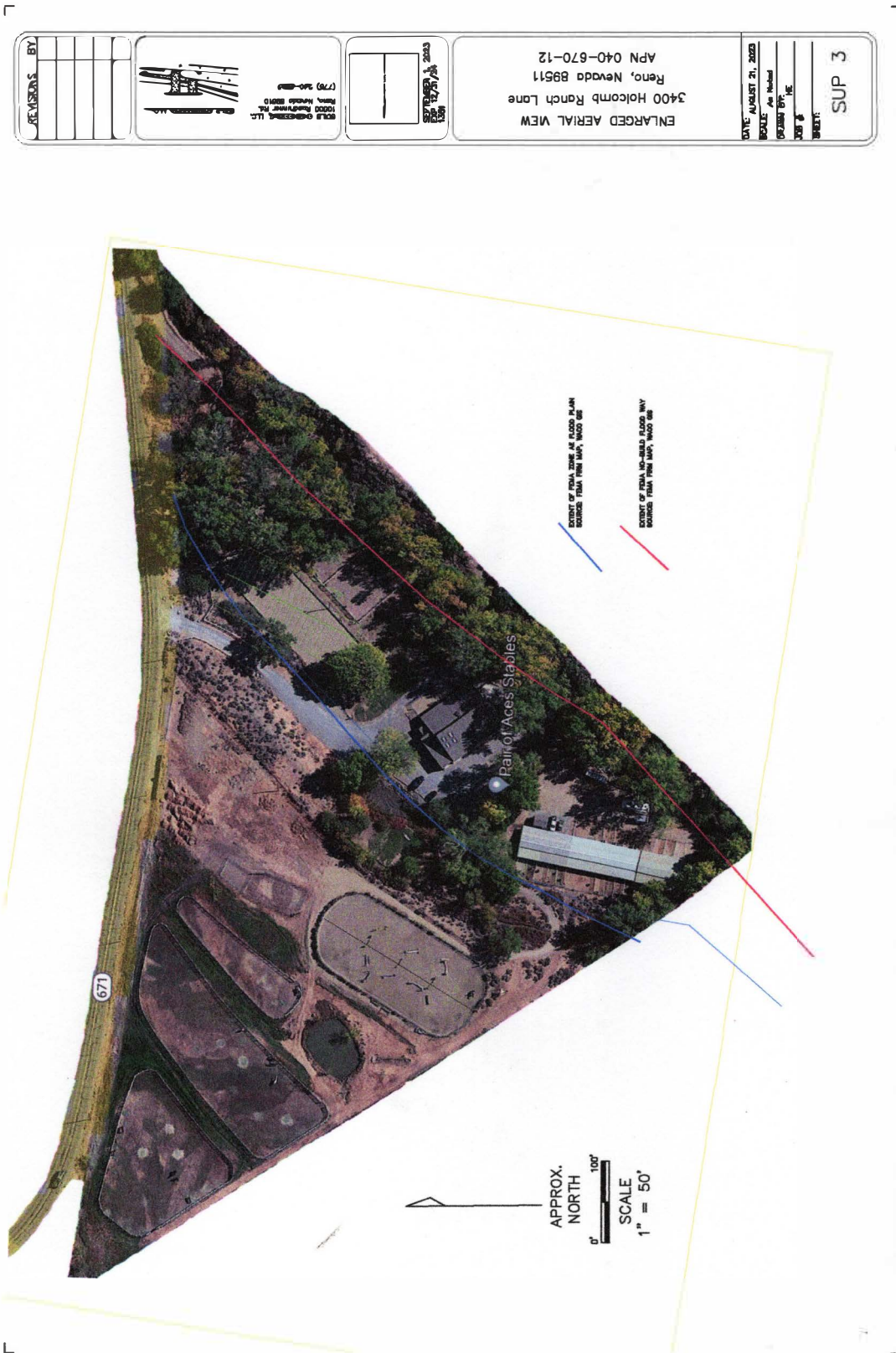
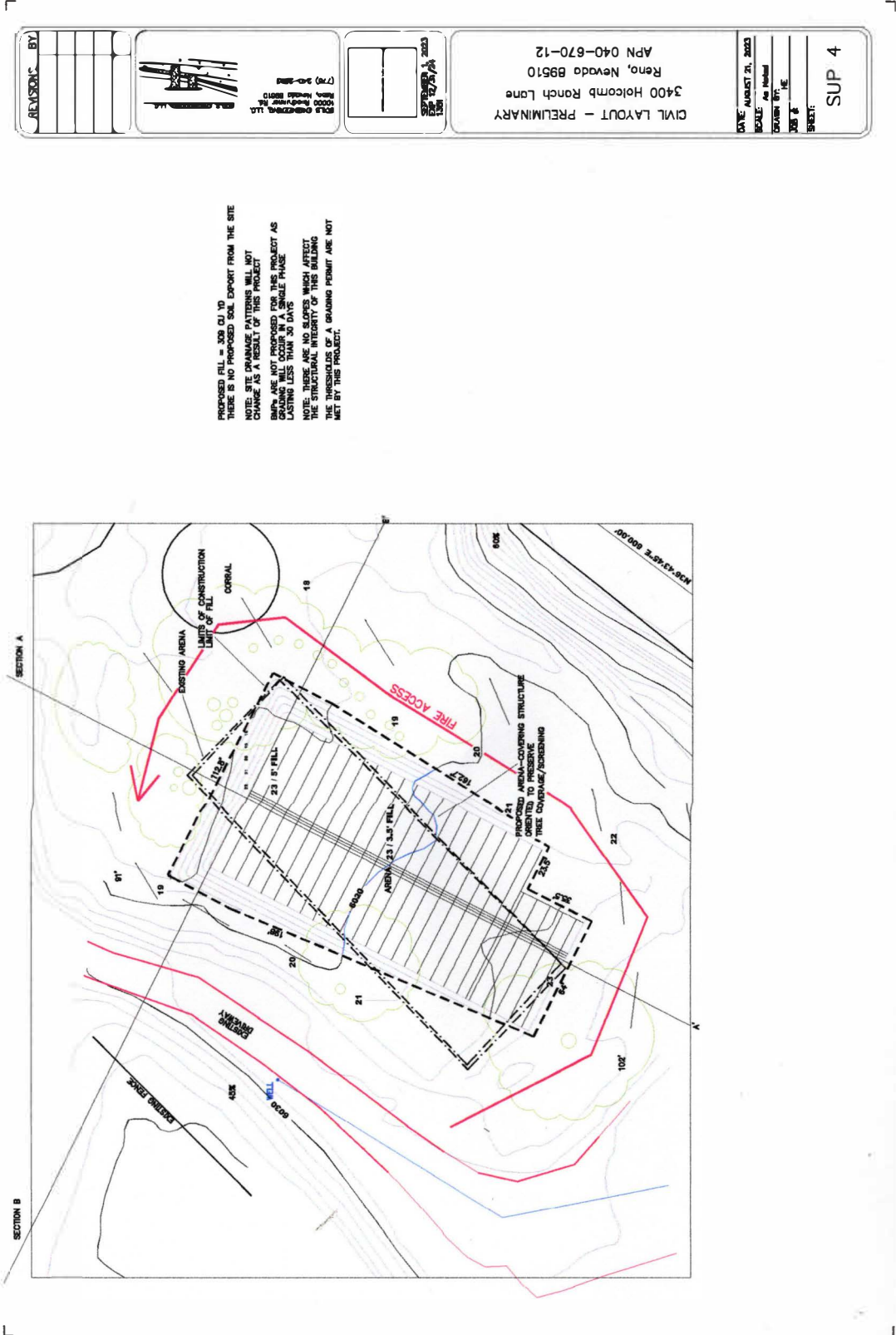


Plate 3 - Enlarged Aerial View - Please see attached 24"x36" Sheets for clear view



PROPOSED FILL = 300 CU YD
 THERE IS NO PROPOSED SOIL EXPORT FROM THE SITE
 NOTE: SITE DRAINAGE PATTERNS WILL NOT
 CHANGE AS A RESULT OF THIS PROJECT
 BMPs ARE NOT PROPOSED FOR THIS PROJECT AS
 GRADING WILL OCCUR IN A SINGLE PHASE
 LASTING LESS THAN 30 DAYS
 NOTE: THERE ARE NO SLOPES WHICH ARE
 STEEPER THAN 3:1 OR 4:1
 THE THRESHOLDS OF A GRADING PERMIT ARE NOT
 MET BY THIS PROJECT.

REVISIONS BY <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>												(775) 240-2692 SOILS ENGINEERING, LLC 10000 ROAD RUNNER ROAD RENO, NEVADA 89510	DATE: AUGUST 21, 2023 SCALE: AS SHOWN DRAWN BY: ME JOB #: 24-0001 SHEET: SUP 4	CIVIL LAYOUT - PRELIMINARY 3400 Holcomb Ranch Lane Reno, Nevada 89510 APN 040-670-12

Plate 4 - Preliminary Civil Layout - Please see attached 24"x36" Sheets for clear view

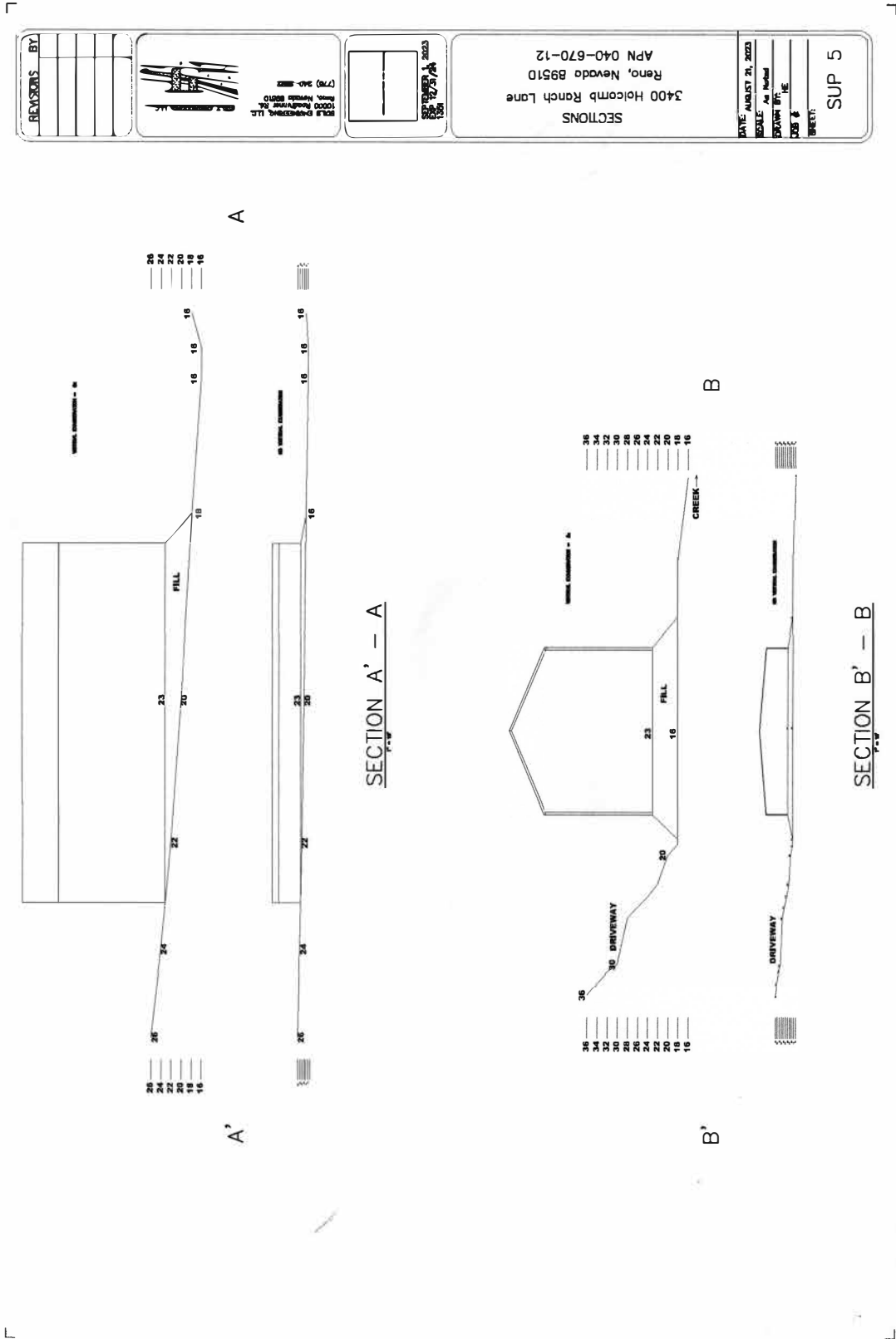


Plate 5 - Building/Site Sections - Please see attached 24"x36" Sheets for clear view

4968130 Page 3 of 3 - 10/30/2019 04:36:63 PM

Exhibit A

All that certain real property situate in the W ½ of Section 12, T18N, R19E, M.D.M., County of Washoe, State of Nevada, and being more particularly described (using bearings based on the grid of the Nevada State Plane Coordinate System) as follows:

Commencing at the Southwest corner of said Section 12; thence, N 00°34'45" E, 4002.82 feet along the West line of said Section 12 to the intersection of said West line with the South line of Holcomb Lane; thence S 81°39'56" E, 50.46 feet along said South line to the POINT OF BEGINNING; thence the following nine (9) courses;

S 00°34'45" W, 64.40 feet;

S 33°53'15" E, 1086.25 feet to the Northwesterly boundary of Fairview Farms Subdivision as filed on February 10, 1947

N 31°05'45" E, 375.25 feet along said Northwesterly boundary,

N 36°43'45" E, 600.00 feet along said Northwesterly boundary,

N 52°03'45" E, 187.38 feet along said Northwesterly boundary to the South line of Holcomb Lane,

Along said South line through a non-tangent curve to the left having a tangent bearing of N 89°23'21" W a central angle of 07°30'06", a radius of 980.00 feet and an arc length of 128.31 feet,

S 83°06'34" W, 303.53 feet along said South line,

Along said South line through a tangent curve to the right having a central angle of 15°13'30", a radius of 1020.00 feet and an arc length of 271 feet,

N 81°39'56" W, 612.30 feet along said South Line, to the Point of Beginning.

Reference is also hereby made to Parcel B of Record of Survey Map No. 3951, recorded Jun 29, 2001, as Document No. 2569521, Official Records.

The above legal description was taken from prior Document No. 2569461.

SPACE BELOW FOR RECORDER

Plate 9 - Legal Description

SITE PLAN – SPECIAL USE PERMIT ZONING COMMERCIAL USE – STABLES AND INCLIMENT WEATHER RIDING ARENA

PERMITTING AN EXISTING RESIDENTIAL
POTABLE WATER SYSTEM TO BE A TRANSIENT NONCOMMUNITY PUBLIC WATER SYSTEM

PRO PONY, LLC
3400 Holcomb Ranch Lane
RENO, NEVADA 89511

OWNER CONTACT:
Landess Whitmer
(775) 560-4242

ENGINEER:
Hugh Ezzell, CE 10310
(775) 240-2692

GRADING TOTALS:

TOTAL EXPORT = 0
TOTAL IMPORT = < 1814 CUBIC YARDS
TOTAL FILL = 309 CUBIC YARDS

SITE DATA

APN: 040-670-12
ADDRESS: 3400 HOLCOMB RANCH LANE, RENO, NV 89511
LAND AREA: 12.56 ACRES
ZONING: HIGH DENSITY RURAL (93%) GENERAL RURAL (7%)
MASTER PLAN: RURAL RESIDENTIAL RURAL
AREA PLAN: SOUTHWEST TRUCKEE MEADOWS

LATITUDE: 39°26'33.47"
LONGITUDE: 119°48'20.44"
T 10N R 18E S 12

PROJECT CONSISTS OF THE SECURING OF A SPECIAL USE PERMIT TO BRING THE PROPERTY USE AND COMMERCIAL BUSINESS LICENSE FOR HORSE STABLES INTO COMPLIANCE WITH THE REQUIREMENTS OF THE HIGH DENSITY RURAL ZONING. THE APPLICATION ALSO INCLUDES A REQUEST FOR ADMINISTRATIVE APPROVAL OF AN APPROXIMATELY 13500 SQ FT STEEL BUILDING SHELL PROPOSED TO BE CONSTRUCTED OVER AN EXISTING OUTDOOR RIDING ARENA TO SERVE AS AN INCLIMENT WEATHER RIDING ARENA.

THE COMMERCIAL BUSINESS LICENSE SUPPORTING THIS HISTORICAL USE FOR THE PROPERTY IS CURRENTLY ACTIVE.

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

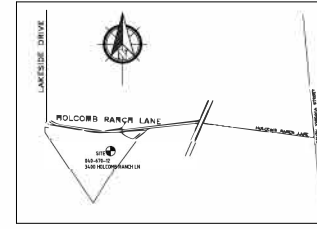
SIGNIFICANT HYDROLOGIC RESOURCE STATEMENT

THE EXISTING STREAM UPON THIS PROPERTY IS NOT IDENTIFIED BY ARTICLE 418 AS A PERENNIAL STREAM. FEMA FIRM MAP HAS IDENTIFIED A CRITICAL FLOOD WAY FOR THIS STREAM WHICH HAS BEEN IDENTIFIED UPON THESE SITE PLANS (COLOR RED) AS A ZONE OF NO CONSTRUCTION/BUILDING FOR THE SPECIAL USE PERMIT. NO PERMANENT CONSTRUCTION IS PROPOSED FOR THIS AREA.

KNOWN AREAS OF POTENTIAL HAZARD

OTHER THAN A FEMA ZONE AE FLOOD PLAIN, NO OTHER NATURAL HAZARDS TO THE PROPOSED CONSTRUCTION ARE KNOWN TO EXIST AT THE SITE. ACCORDING TO A GEOTECHNICAL REPORT BY BLACK EAGLE GEOTECHNICAL DATED JUNE 18, 2020, NO KNOWN PLEISTOCENE FAULTING IS LOCATED UPON THE PROJECT SITE.

- SHEETS**
- SUP 1 – COVER SHEET/SITE PLAN
 - SUP 2 – ENLARGED SITE PLAN
 - SUP 3 – ENLARGED AERIAL VIEW
 - SUP 4 – CIVIL LAYOUT – PRELIMINARY
 - SUP 5 – SECTIONS
 - SUP 6 – ELEVATIONS



VICINITY MAP
NOT TO SCALE

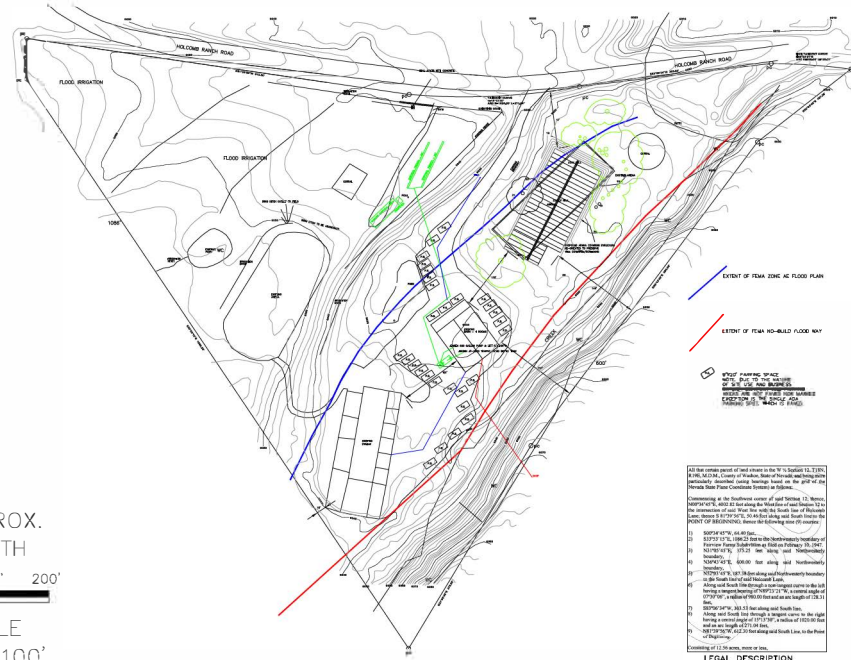


Aerial View
SEE SHEET A

APPROX.
NORTH

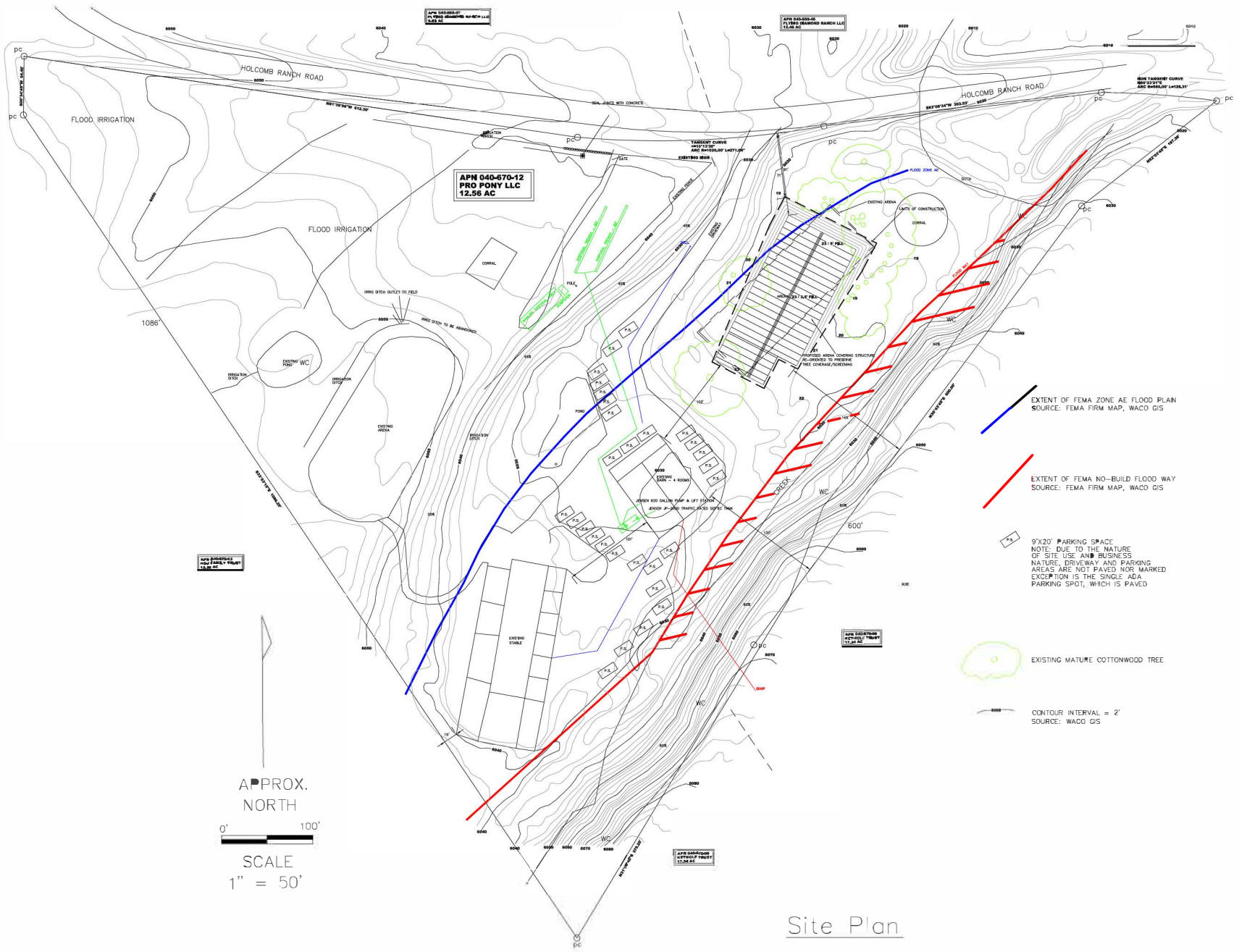
0' 100' 200'

SCALE
1" = 100'



Site Plan
SEE SHEET B

All the corner points of each sheet in the "N" (North) 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 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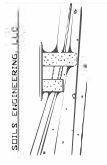


▲ PROX. NORTH
 0' 100'
 SCALE
 1" = 50'

Site Plan

REVISIONS BY

NO.	DESCRIPTION	DATE	BY



SOILS ENGINEERING, LLC
 10000 Roadrunner Rd.
 Reno, Nevada 89510
 (775) 240-2692

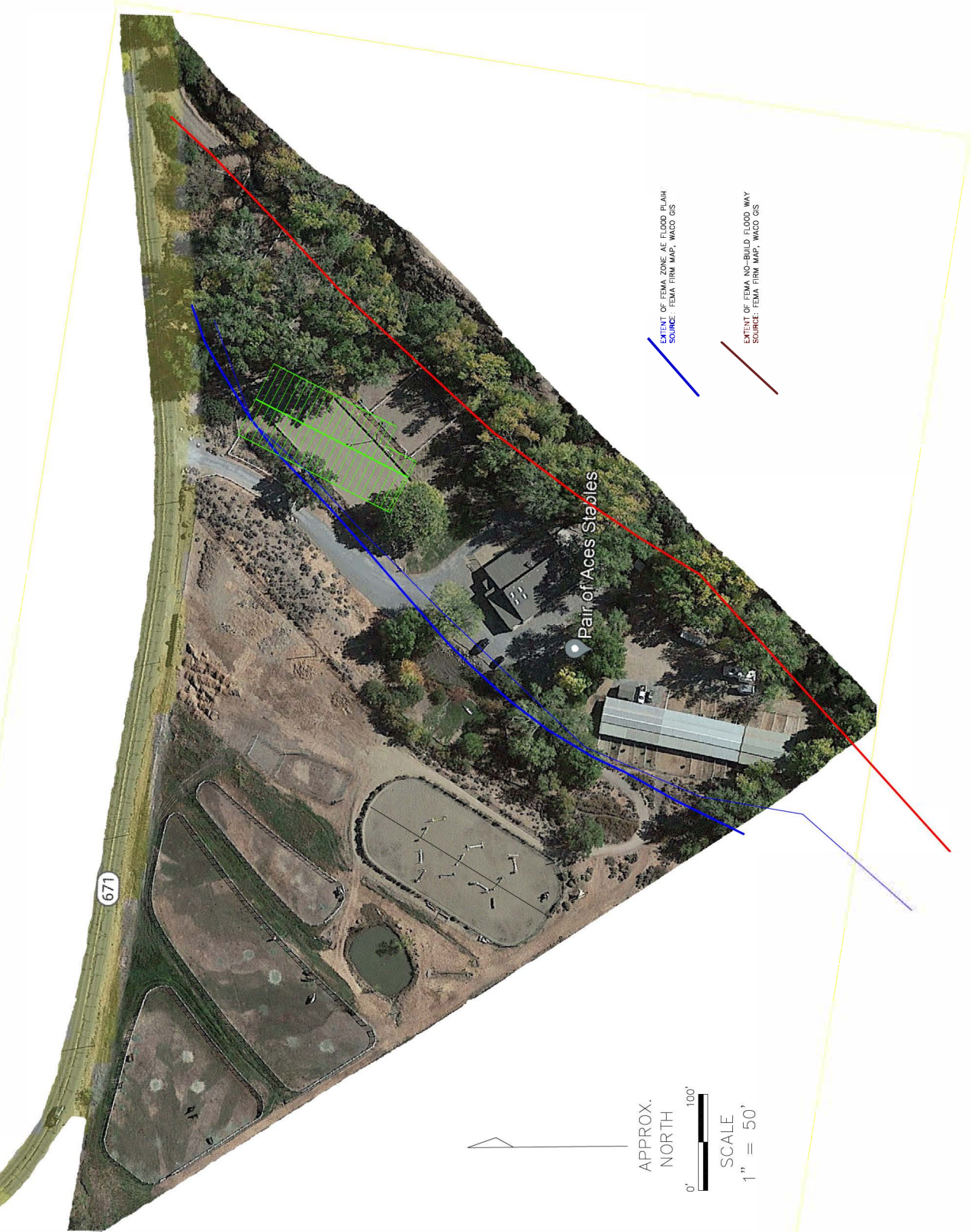


SEPTEMBER 1, 2023
 EXP 12/31/24
 1351

SUP ENLARGED SITE PLAN
 3400 Holcomb Ranch Lane
 Reno, Nevada 89511
 APN 040-670-12

DATE: AUGUST 21, 2023
 SCALE: As Noted
 DRAWN BY: HE
 JOB #:
 SHEET:

SUP 2



EXTENT OF FEMA ZONE AE FLOOD PLAIN
SOURCE: FEMA FIRM MAP, WACO GIS

EXTENT OF FEMA NO-BUILD FLOOD WAY
SOURCE: FEMA FIRM MAP, WACO GIS

Pair of Aces Stables

APPROX.
NORTH

0' 100'

SCALE
1" = 50'

REVISIONS	BY

SOILS ENGINEERING, LLC
10000 Roadrunner Rd
Reno, Nevada 89510
(775) 240-2692

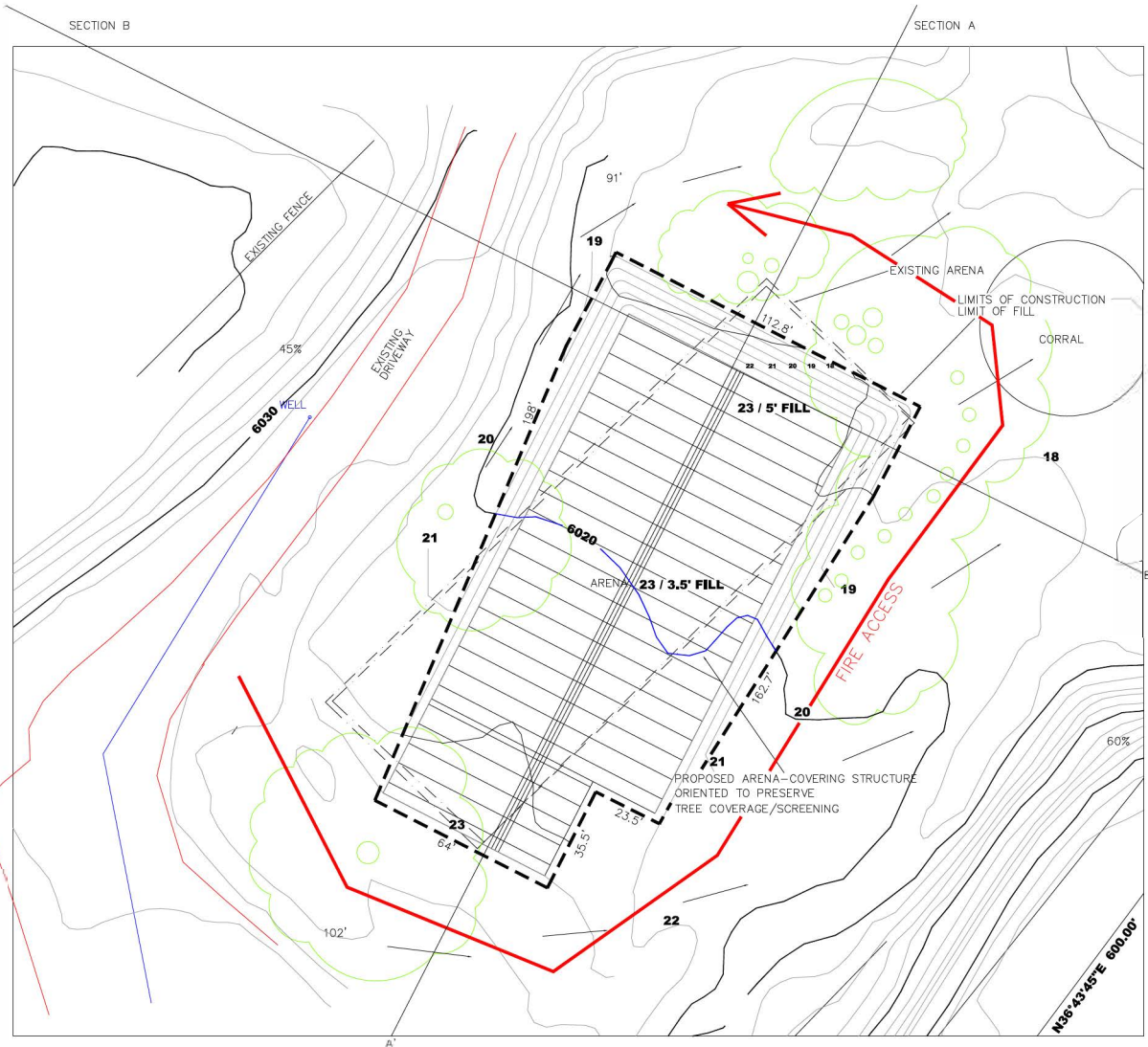
STATE OF NEVADA
PROFESSIONAL ENGINEER
NO. 1351

SEPTEMBER 1, 2023
EXP. 12/31/24

ENLARGED AERIAL VIEW
3400 Holcom Ranch Lane
Reno, Nevada 89511
APN 040-670-12

DATE: AUGUST 21, 2023
SCALE: As Noted
DRAWN BY: HE
JOB #:
SHEET:

SUP 3



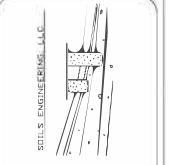
PROPOSED FILL = 309 CU YD
THERE IS NO PROPOSED SOIL EXPORT FROM THE SITE

NOTE: SITE DRAINAGE PATTERNS WILL NOT CHANGE AS A RESULT OF THIS PROJECT

BMPs ARE NOT PROPOSED FOR THIS PROJECT AS GRADING WILL OCCUR IN A SINGLE PHASE LASTING LESS THAN 30 DAYS

NOTE: THERE ARE NO SLOPES WHICH AFFECT THE STRUCTURAL INTEGRITY OF THIS BUILDING THE THRESHOLDS OF A GRADING PERMIT ARE NOT MET BY THIS PROJECT.

REVISIONS	BY



SOILS ENGINEERING, LLC.
10000 Nevada Rd
Reno, Nevada 89510
(775) 240-2692



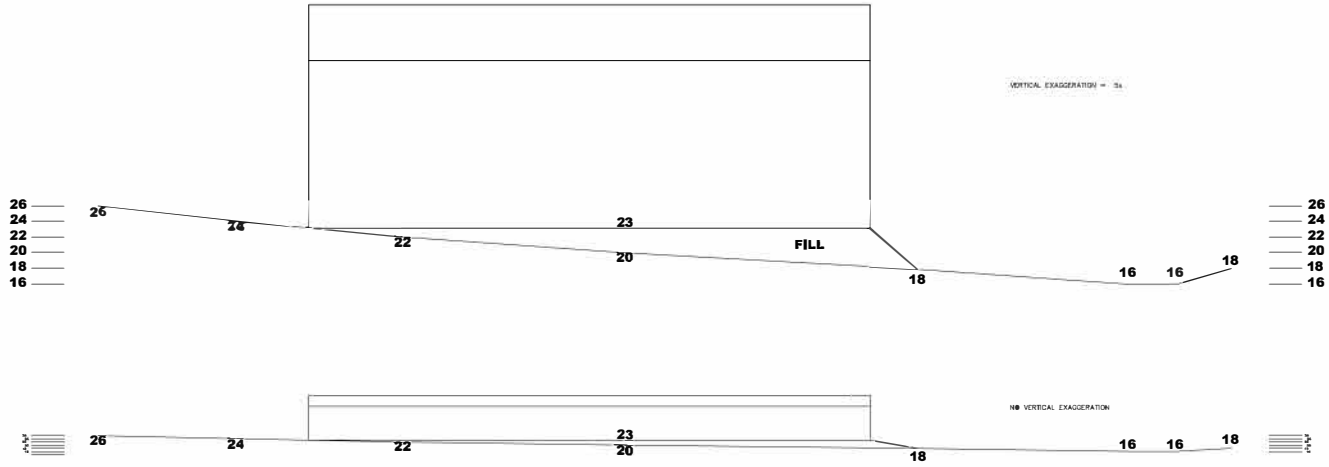
SEPTEMBER 1, 2023
EXP 12/31/24
1351

CIVIL LAYOUT - PRELIMINARY
3400 Holcomb Ranch Lane
Reno, Nevada 89510
APN 040-670-12

DATE: AUGUST 21, 2023
SCALE: As Noted
DRAWN BY: HE
JOB #:
SHEET:

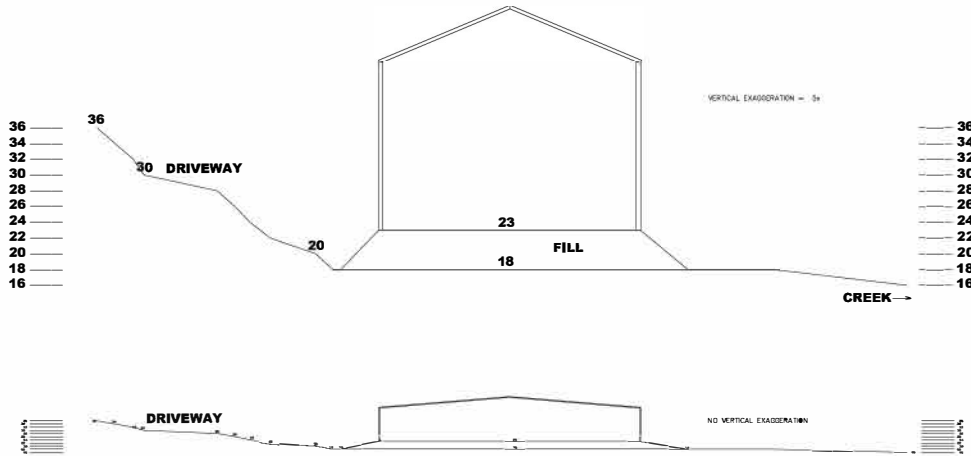
SUP 4

A'



SECTION A' - A
1" = 10'

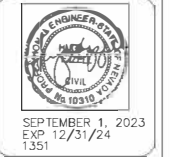
B'



SECTION B' - B
1" = 10'

REVISIONS	BY

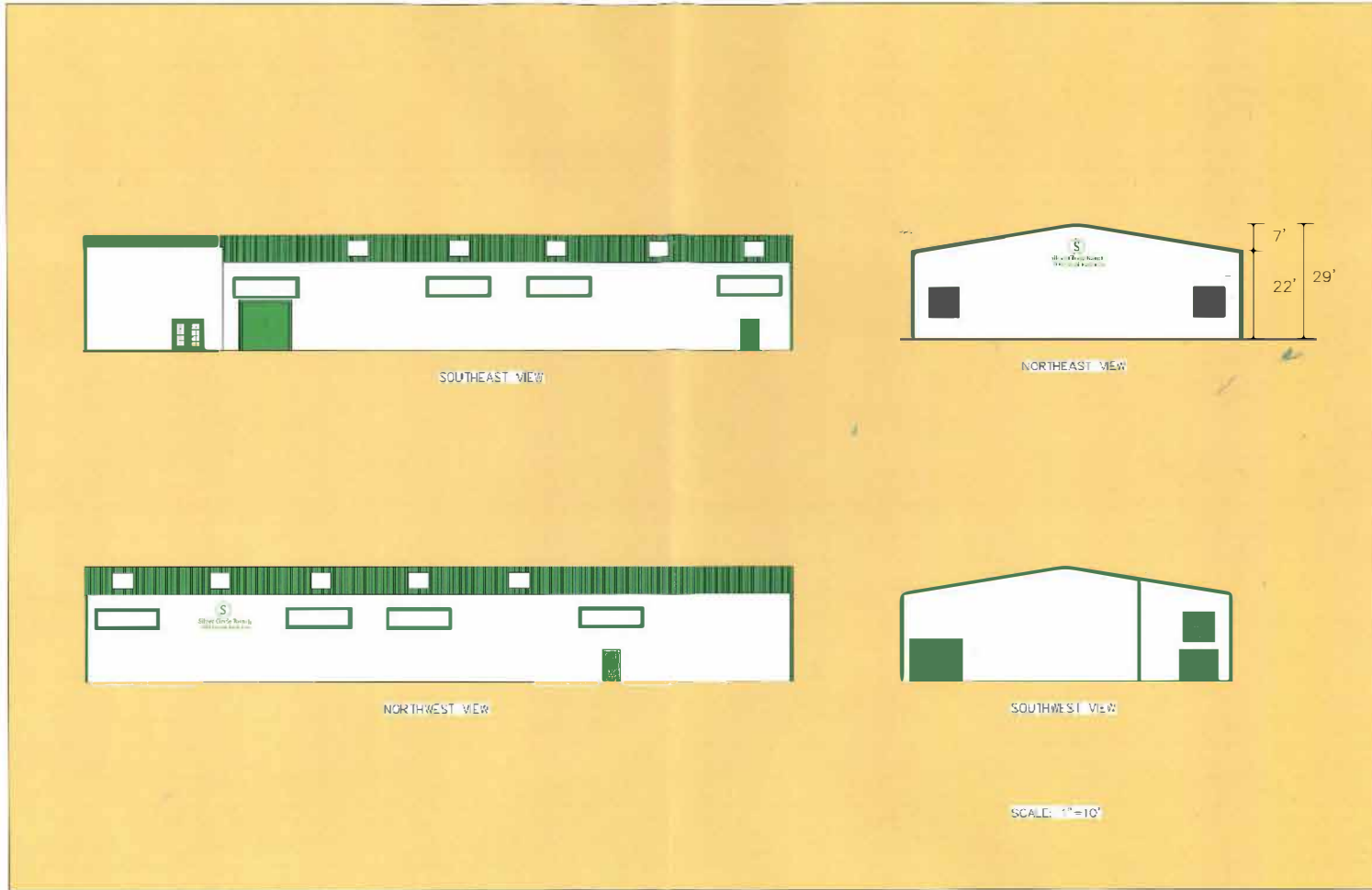
SOILS ENGINEERING, L.L.C.
 SOILS ENGINEERING, L.L.C.
 10000 Redrunner Rd.
 Reno, Nevada 89510
 (775) 240-2692



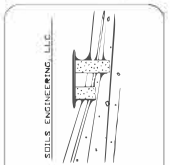
SECTIONS
 3400 Holcomb Ranch Lane
 Reno, Nevada 89510
 APN 040-670-12

DATE: AUGUST 21, 2023
 SCALE: As Noted
 DRAWN BY: HE
 JOB #:
 SHEET:

SUP 5



REVISIONS	BY



SOILS ENGINEERING, LLC
 10000 Roadrunner Rd.
 Reno, Nevada 89510
 (775) 240-2692



SEPTEMBER 1, 2023
 EXP 12/31/24
 1351

ELEVATIONS
 3400 Holcomb Ranch Lane
 Reno, Nevada 89510
 APN 040-670-12

DATE: AUGUST 21, 2023
 SCALE: As Noted
 DRAWN BY: HE
 JOB #:
 SHEET:

SUP 6