



Board of Adjustment Staff Report

Meeting Date: December 1, 2022

Agenda Item: 8E

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0031 (Looking Stone Farm Commercial Stables)

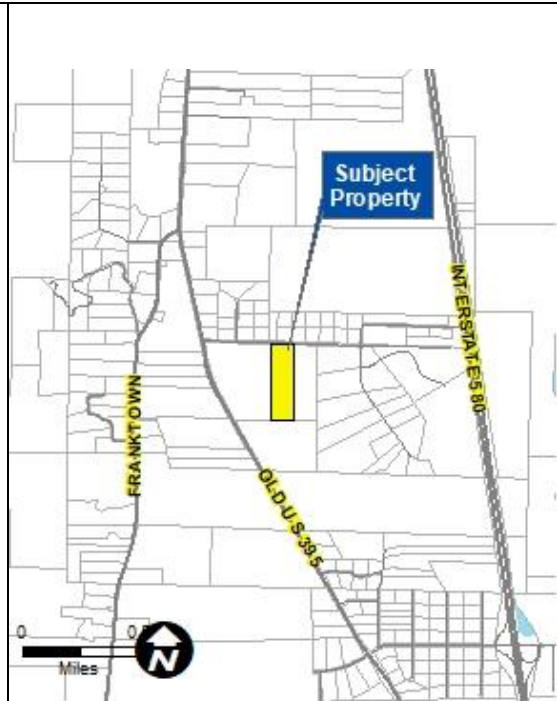
BRIEF SUMMARY OF REQUEST: To allow the use of a commercial horse boarding stable

STAFF PLANNER: Julee Olander Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a commercial horse boarding stable for 31 horses. The applicant is also requesting modifications of paved parking surfaces to allow non-paved surface (110.410.25 (e)), reduction of landscape standards for a commercial use (110.412.40 (c)) and waive screening requirements for commercial properties adjacent to residential properties (110.412.40 (d)).

Applicant/ Property Owner:	ATJ Holdings LLC
Location:	300 William Brent Road
APN:	055-060-43
Parcel Size:	20 acres
Master Plan:	8% (1.6 acres) Rural Residential (RR) & 92% (18.4 acres) Rural (R)
Regulatory Zone:	8% (1.6 acres) High Density Rural (HDR) & 92% (18.4 acres) General Rural (GR)
Area Plan:	South Valleys
Development Code:	Authorized in in Article 302, Allowed Uses and Article 810, Special Use Permits
Commission District:	2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

SPECIAL USE PERMIT POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0031 for ATJ Holdings LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 10)

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Special Use Permit

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

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

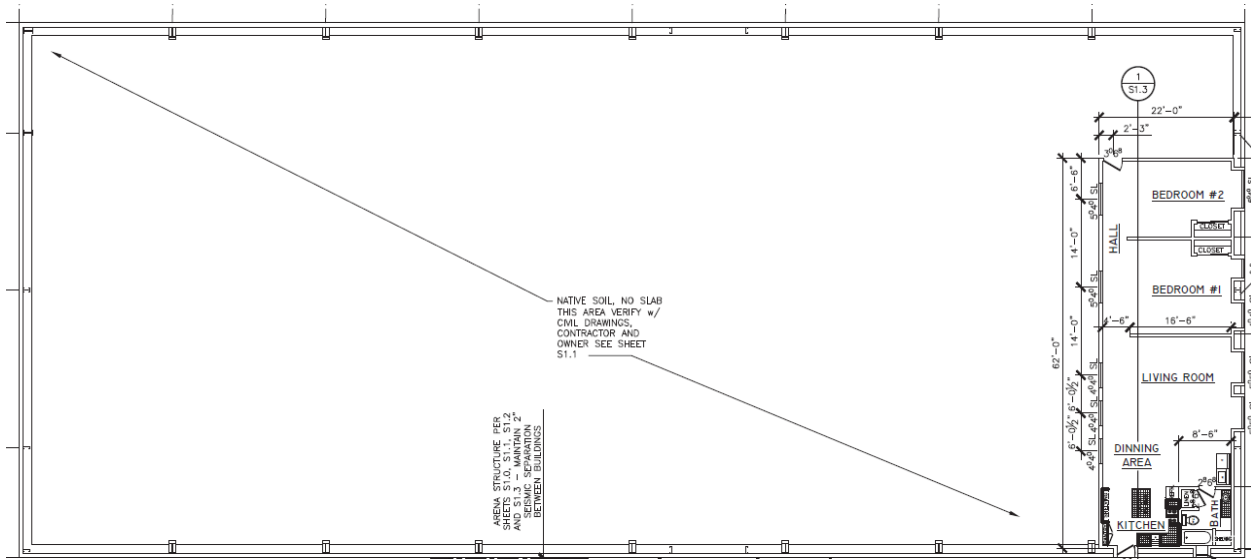
The subject property is designated as High Density Rural (HDR) and General Rural (GR) regulatory zoning. The proposed use is classified as commercial stables and is permitted in the HDR and GR regulatory zones with approval for a special use permit per WCC 110.302.05.3. Therefore, the applicant is seeking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

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

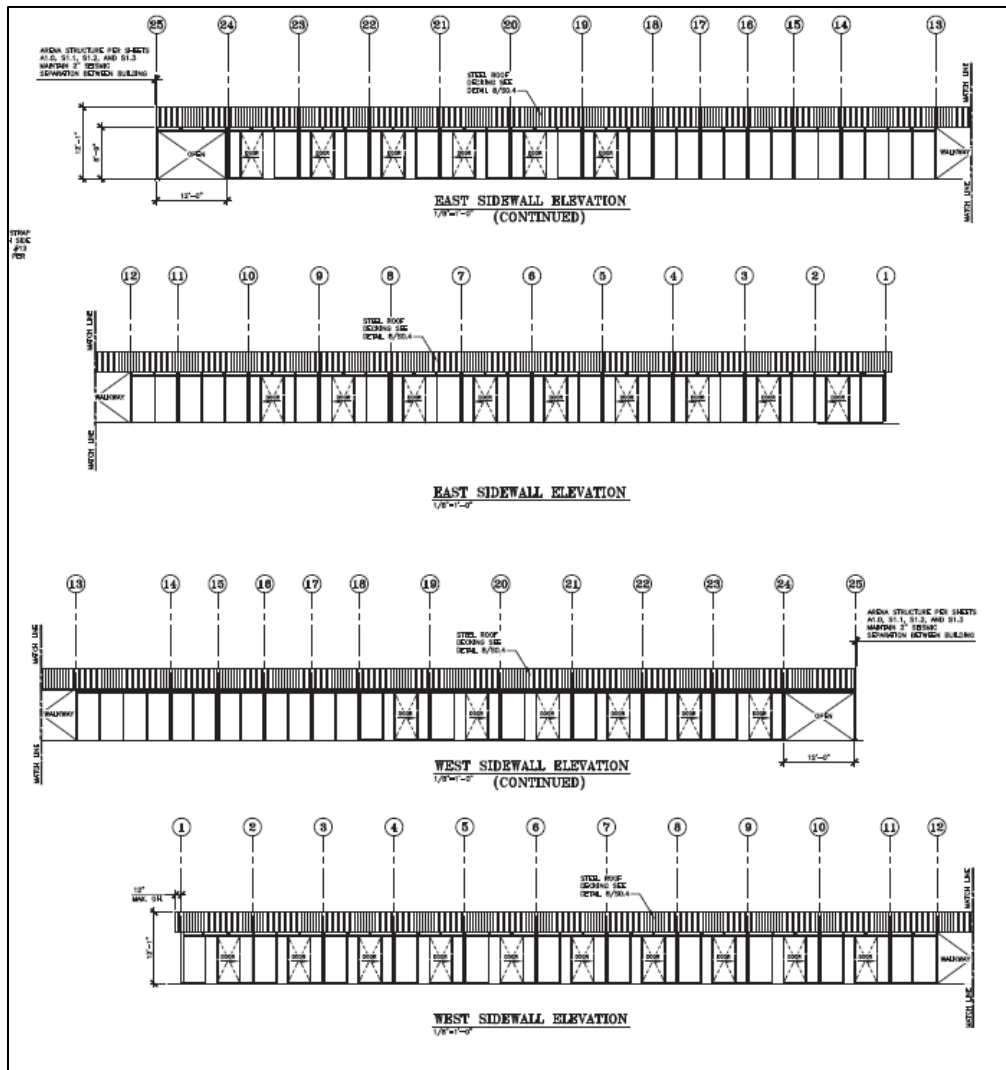
Variance Requested	Relevant Code
Required paved parking, driveways and maneuvering areas	110.410.25 (e)
Landscaped Buffers Adjoining Residential Uses	110.412.40 (c)
Landscaping Requirement for Screening Adjoining Residential Uses	110.412.40(d)



Overall Site Plan



Floor Plan for Residence and Arena



Barn Elevation of Stalls



Barn Floor Plan

Project Evaluation

The applicant is requesting approval for a special use permit (SUP) to allow the use type of commercial stable. A building permit (WBLD22-102172) has been submitted for the 17,000 SF residence and indoor arena. The building will include a 1,364 SF residence with 2 bedrooms, 1 bath and 15,636 SF enclosed riding arena. A 10,880 SF barn with stalls, office, tack room and a restroom will be adjacent to the arena with a breezeway between the two structures.

The site has a master plan designation of 8% (1.6 acres) rural residential (RR) and 92% (18.4) rural (R). The regulatory zones on the property include 8% (1.6 acres) high density rural (HDR) & 92% (18.4 acres) general rural (GR). The surrounding parcels to the north, south and east have similar master plan designation and regulatory zone. The parcel to the west has a regulatory zone of medium density rural (MDR). The parcel is within the South Valleys Area Plan in the Rural Character Management Area.

The majority of the 20-acre site will remain as open pastures. Buildings, driveways, eight turn out areas, outdoor arena and other improvements will cover approximately 5 acres of the site. The facility will provide training only for the horses boarded at the facility. The facility will not be open to the public and there will be no events or horse shows. Boarded horses will typically train in two-hour sessions, with an average of approximately seven clients visiting the site throughout the day. The hours of operation are from 8am to 6pm six days a week. There will be at least one caretaker on site to provide 24-hour care. The horse barn will include 31 stalls, an office and a restroom. There will be a breezeway between the barn and the indoor arena. Per Washoe County Code (WCC), breezeways are not habitable space and "will not be considered as establishing an attached structure/dwelling." The application states that there will be seven employees, four full-time and three part-time staff. The applicant indicates that employees are "staggered throughout the week and the part-time employees are typically high school students who clean the stables after school."

The stalls will be cleaned daily and the applicant is working with the Washoe County Health District to develop a manure management plan. The flies will be managed with the use of "fly predator", a material that is distributed around areas where flies are found. The applicant is working with the Health District and Nevada Office of the State Engineer to address water and septic systems on the site.

Grading

The site is relatively flat and grading will be limited to the planned improvements- i.e. driveway, buildings and outdoor arena. Grading for other improvements include the parking area, septic tank, leach field, on site retention ponds and well/wellhouse and utilities. The applicant anticipated approximately 3,756 cubic yards of grading, which does not meet major grading thresholds.

Traffic

The applicant indicates traffic generated will be minimal with an estimated 20 average daily trips (ADT) with peak flows of 4-7 trips in the AM and PM for employees. The trips are calculated based on the number of staff, number of client visits and deliveries. Due to the minimal increase in traffic that will be generated by this request, no traffic study is required.

Parking

The access to the site is from William Brent Road, a 2-lane paved roadway. A 24-foot wide gravel driveway will loop around the structures (see the site plan on page 4). The applicant states, "Culverts will be installed under the roadway to allow natural onsite flows to continue through the pastures." Per table 110.410.10. of the WCC, 0.25 parking spaces are required for every horse, along with one parking space per employee during peak employment shift. The site will have 31 horses, which requires 8 parking spaces with additional parking for employees. The applicant is providing 15 parking spaces, which will meet the parking needs of the site. The parking will be located along the west side of the barn, including one paved ADA space. Trailer parking will be located along the south side of the barn. An emergency access will be provided along the western side of the site.

Landscaping

The 8.8-acre portion of the site being developed for the stable 1.86 acres will be landscaped with ornamentals, 0.8 acres with native landscaping and 6.13 acres will be pasture areas. The applicant is proposing to landscape 20% of the disturbed area, as required by WCC for commercial uses. The proposal is for a minimum of 73 trees and 438 shrubs. The applicant is proposing trees every 25 feet at the entrance of the site and along the driveway (see Landscaping Plan below). The WCC requires trees every 50 feet along the street frontage adjoining an arterial or collector (110.412.35(b)). The vegetation will be irrigated.



Landscaping Plan

Modifications

The site is establishing a commercial stable and is required to meet commercial landscaping requirements per Washoe County Code (WCC) Article 412, Landscaping. The applicant is requesting to vary four requirements, as explained below:

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

Staff comment: Staff supports the wavier of the paving requirements for the safety of horses and riders. The ADA parking space will be paved. The gravel driveway will maintain the rural character of the site and will minimize runoff and limit the need for additional storm drain facilities.

2. 110.406.12(c) – A "buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening." The applicant will provide trees every 50 feet along the property side yard of the site where the structures are located. The applicant is not disturbing the whole site. The applicant does not see the need to add buffering to the whole site adjacent to residential uses.

Staff comment: Staff supports the wavier of buffering to adjacent residential uses. The site is large and the buildings are fairly isolated from neighboring properties. Many of the surrounding properties have large pastures. The applicant is landscaping the area around the proposed structures with trees and bushes. The structures are located in the middle area of the site. This further distances the structures from neighboring parcels and minimizes the need to screen.

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

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

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV.2.7	Dark skies	yes	yes
SV.2.15	Reviewed by Health Dept.	yes	yes
SV.2.16	Mitigate negative impacts	yes	yes
SV.2.18	Livestock animals found throughout area	yes	

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Animal Services	X	X		Tammy Wines-Jennings, twines-jennings@washoecounty.gov
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Schaffer, shafferjam@gmail.com

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

Neighborhood Meeting

The applicant held a neighborhood meeting at the East Washoe Valley Community Center on August 16, 2022, with 7 people attended the meeting. The applicant provided a brief presentation and the attendees had questions concerning events, waste disposal, lighting and dark skies.

Required Findings

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

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

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

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

Staff Comment: Based on agency review comments received and the proposed conditions of approval, there are adequate utilities, roadway improvements, drainage, and other necessary facilities are either available or will be provided. The applicant is working with the Health District and State agencies to establish water and septic systems on the site. This approval will require compliance with all applicable codes and requirements should any have not been previously met.

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

Staff Comment: The site is physically suitable for commercial stables. The site has been vacant pasture land. The construction of an indoor riding arena and barn will not be a significant intensification of the area. The applicant is planning on keep a majority of the site as pasture. Only a portion of the site is proposed to be developed, with the rest will be pastures. The planned landscaping around the buildings will provide screening to the adjacent properties.

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

Staff Comment: The area is rural with large pastures and livestock. A commercial stable should not be detrimental to the area. The conditions of approval will further provide requirements for the facility to operate without significant negative impact upon the surrounding area. The facility should not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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

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

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0031 are being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0031 for ATJ Holdings LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for commercial stables, and for the intensity of such a development;

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

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

Applicant/Property Owner: ATJ Holdings LLC
lookingstonefarm@gmail.com

Representatives: Wood Rodgers, Attn: Stacie Huggins and Eric Hasty
shuggins@woodrodgers.com
ehasty@woodrodgers.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0031

The project approved under Special Use Permit Case Number WSUP22-0031 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 1, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100 – Fax: 775.328.6133

www.washoecounty.gov/csd/planning_and_development

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

Contact Name – Julee Olander, Planner 775.328.3627, jolander@washoecounty.gov

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

NOTE

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

- d. Construction hours are 7am to 7pm Monday through Saturday.
- e. The development plans shall demonstrate consistency with current best management practices regarding "dark-sky" standards. All exterior lighting shall be down-shielded such that light is emitted earthward only.
- f. A business license will be obtained for the new use.
- g. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

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

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- g. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. 775.328.2050, mfink@washocounty.gov

- h. The Regional Road Impact Fee (RRIF) will be charged at the applicable land-use classification rate for this project with the building permit.
- i. All roadway improvements (including driveways) in the Washoe County right-of-way shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- j. An encroachment/excavation permit shall be obtained from the Washoe County Engineering & Capital Projects Division for any work performed in the Washoe County right-of-way.

Truckee Meadows Fire Protection District

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

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

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

Washoe County Water Management Planner Coordinator

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

Contact Name – Timber Weiss, 775.328.3699, tweiss@washoecounty.gov

- a. The applicant shall provide an approved water right permit from the Office of the State Engineer for this project prior to the approval of any building permit tied to WSUP22-0031.

Washoe County Health District

5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, EHS Supervisor 775.328-2434, jenglish@washoecounty.gov

- a. Facility must have an NDEP permit for a commercial septic system which must be designed in a manner to accept wastewater from a water treatment system if necessary.
- b. Facility must submit water project and be evaluated for becoming a public water system pursuant to NAC 445A. Future development of an onsite water well must be constructed to public water system standards.
- c. The WCHD as the Solid Waste Management Authority for Washoe County must approve a manure management plan prior to commercial operations if the special use permit is approved.

*** End of Conditions ***

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: October Agency Review Memo II
Date: Wednesday, October 19, 2022 2:03:42 PM
Attachments: [October Agency Review Memo II.pdf](#)
[Outlook-10xeb1d.png](#)
[Outlook-bqeimt0e.png](#)
[Outlook-suz2pfeb.png](#)
[Outlook-bdu0n1sv.png](#)
[Outlook-b3mzi3n5.png](#)
[image001.png](#)

Good afternoon,

The EMS Program has reviewed the October Agency Review Memo II - Special Use Permit Case Number WSUP22-0031 (Looking Stone Farm Commercial Stables) – and has one item of note.

On Page 14 of the packet there is a section for “Public Services.” This references the nearest fire station as Truckee Meadows Fire Station 30. Station 30 is not currently staffed.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



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



Date: October 27, 2022

To: Julee Olander, Planner

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

Re: Special Use Permit for **Looking Stone Farm Commercial Stables WSUP22-0031**
APN 055-060-43

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction and operation of a commercial horse stable for a training and boarding facility for up to 31 horses and is located on approximately 20 acres at 300 William Brent Road approximately 1,600 feet east of the intersection of Bowers Mansion Road and William Brent Road. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers Inc. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

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

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

WSUP22-0031
EXHIBIT B

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. The Regional Road Impact Fee (RRIF) will be charged at the applicable land-use classification rate for this project with the building permit.
2. All roadway improvements (including driveways) in the Washoe County right-of-way shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
3. An encroachment/excavation permit shall be obtained from the Washoe County Engineering & Capital Projects Division for any work performed in the Washoe County right-of-way.

WSUP22-0031

EXHIBIT B

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WSUP22-0031 (Looking Stone Farm Commercial Stables) Conditions of Approval
Date: Wednesday, October 26, 2022 1:32:17 PM
Attachments: [image001.png](#)

Hi Julee,

All structures on the property for commercial use shall meet the requirements of the IFC, IBC and IWUIC.

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

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

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

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

October 26, 2022

Washoe County Community Services
Planning and Development Division

RE: Looking Stone Farm Commercial Stables; 055-060-43
Special Use Permit; WSUP22-0031

Dear Washoe County Staff:

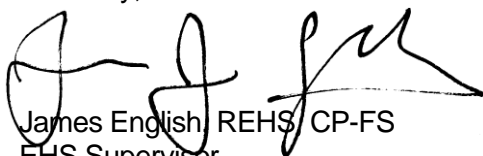
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has the following requirements for the approval of the special use permit application for the proposed commercial operation:
 - 1. Facility must have an NDEP permit for a commercial septic system which must be designed in a manner to accept wastewater from a water treatment system if necessary.
 - 2. Facility must submit water project and be evaluated for becoming a public water system pursuant to NAC 445A. Future development of an onsite water well must be constructed to public water system standards.
 - 3. The WCHD as the Solid Waste Management Authority for Washoe County must approve a manure management plan prior to commercial operations if the special use permit is approved.
- b) Condition #2: The WCHD has no concerns with the special use approval for reduction of landscape standards.
- c) Condition #3: If the special use permit is approved, all future plans and permits must be routed through the WCHD for review and approval.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

October 26, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP22-031 Looking Stone Farm Commercial Stables

Dear Julee,

In reviewing the special use permit for a commercial boarding stable, the Conservation District has the following comments.

To complement the construction of the bioretention facility a two feet wide 3-foot-deep infiltration trench the length of the basin encourages recharge and prevent water runoff pollutants from entering the downstream natural drainage system.

We request the applicant conform to Washoe County code lighting standards as it relates to dark skies.

Additionally, the color selection of the metal structures utilizes earth tone colors to compliment the rural character of the area.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 26, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0031 (Looking Stone Farm Commercial Stables)

Project description:

The applicant is proposing to approve a special use permit for a commercial horse boarding stable for 31 horses. The applicant is also requesting modifications of paved surfaces to allow non-paved surface, reduction of landscape standards for a commercial use and waive screening requirements for commercial properties adjacent to residential properties.

Location: 300 William Brent Road, APN: 055-060-43.

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

Recommend approval, with the following condition: Applicant shall provide an approved water right permit from the Office of the State Engineer for this project prior to the approval of any building permit tied to WSUP22-0031.

Project Name: Looking Stone Farm

Neighborhood Meeting

SUMMARY

Meeting Location: 3010 Lakeshore Dr (East Washoe Valley Community Center)

Meeting Date: August 16, 2022

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Stacie Huggins **(Company):** Wood Rodgers, Inc

Contact (Email): shuggins@woodrogers.com **(Phone):** 775-823-5258

Public Concerns:

1. Does SUP tie to land or applicant? Can a future property owner have events under this SUP?
2. How will waste disposal be handled?
3. Will on-site lighting (parking and/or building) impact dark sky's?
4. Process and timing of SUP through Washoe County?
5. _____

Changes Made to Proposal (if applicable):

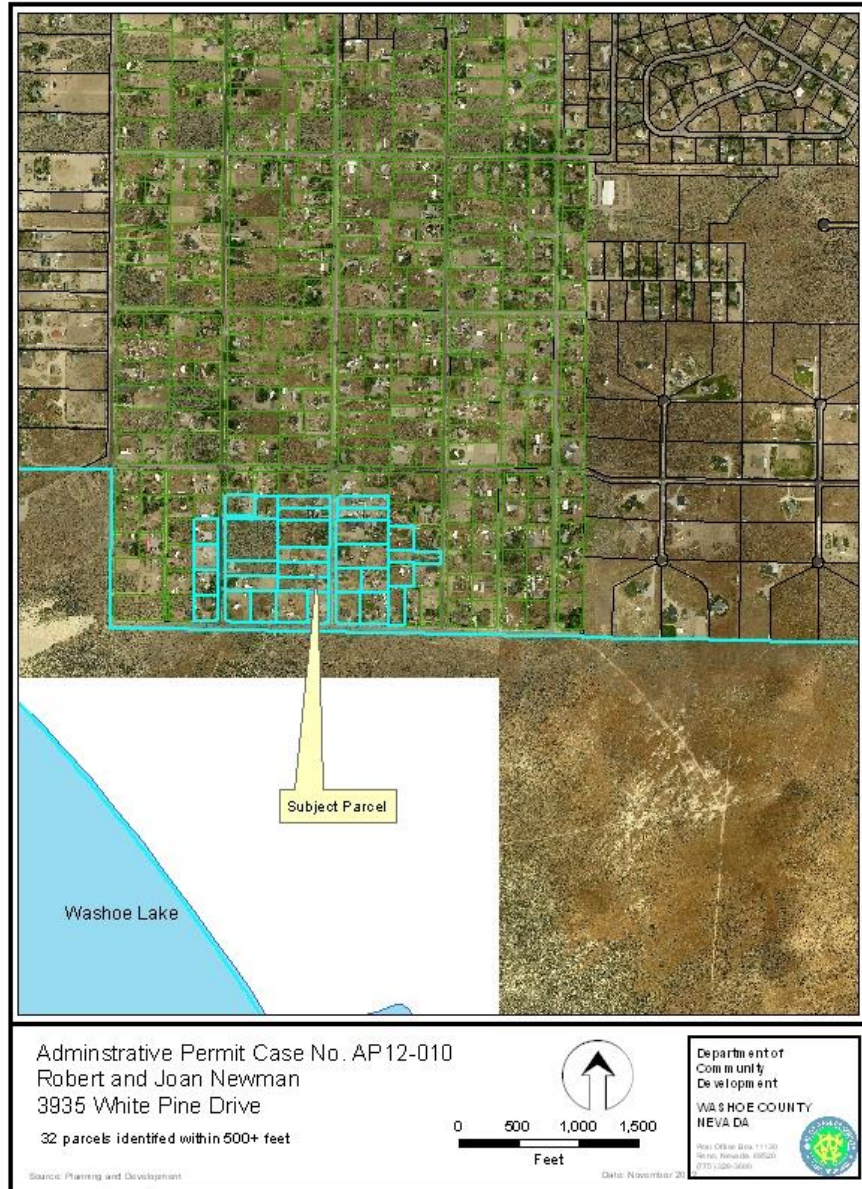
1. None at this time
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

The applicant provided a brief presentation and then answered questions from the attendees for
approximately 20 minutes. The attendees were supportive of the project and commented on how this project
will be similar to others in the general area. Generally attendees welcome the project and look forward
to seeing the project built/operational.

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 32 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN22-00XX

Special Use Permit Application - Commercial Horse Stables Looking Stone Farm

Submitted October 10, 2022
to Washoe County

Prepared for
ATJ Holdings LLC
10411 Chadwell Drive
Reno, NV 89521

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823. 066

WSUP22-0031
EXHIBIT E

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: Looking Stone Farm Commercial Stables Special Use Permit			
Project Description:		<ul style="list-style-type: none"> • A Special Use Permit to operate commercial stable use within the General Rural zoning per Washoe County Table of Uses 110.302.05.3 associated with a training and boarding facility for up to 31 horses. • And to include for consideration, a request to vary specific landscape and parking standards outlined in Sections 110.412.40(b), (c), & (d), and Section 110.410.25(e). 	
Project Address: 300 William Brent Road			
Project Area (acres or square feet): 18.50 Acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located at 300 William Brent Road approximately 1,600 feet east of the intersection of Bowers Mansion Road and William Brent Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-060-43	20.00		
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: ATJ Holdings LLC		Name: Wood Rodgers Inc	
Address: 10411 Chadwell Drive		Address: 1361 Corporate Boulevard	
Reno, NV <input type="checkbox"/> Zip: 89521		Zip: 89502	
Phone:	Fax:	Phone: 775.823.4068	Fax: 823.4066
Email: lookingstonefarm@gmail.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Ana Jayne		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name: Wood Rodgers Inc	
Address:		Address: same as above	
	Zip:		Zip:
Phone:	Fax:	Phone: 775.823.9770	Fax:
Email:		Email: ehasty@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Eric Hasty	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A special use permit for a commercial horse stables on a 20.0 acre site within Washoe Valley and a directors modification to residential adjacency landscape standards to comply with the South Valleys Specific Area Plan Character Management goals.

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.)

A site plan has been provided with this application which show the proposed barn, outdoor arena, turnouts, pastures and all other site improvements proposed with the commercial operation of the facility.

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

The commercial stables will be constructed in one phase and will start construction as soon as possible based on weather and permitting factors.

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

The site is on 20 acres a majority of which will remain open pasture. Site improvements are proposed on approximately 5.0 acres of the site and the location of the project is in an area that supports other commercial stable operations. The project is designed to be in conformance with the goals character management area identified in the specific area plan.

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

The project will serve the surrounding community by providing a safe and clean place to board and train their horses. The site is anticipated to be a low traffic generator and will provide job opportunities in an area of the county that has few options.

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

There are few negative impacts proposed with this project as the mitigation measures proposed will limit the negative impacts. Concerns including fire, emergency evacuation, manure management plans, and landscaping have been addressed in the attached project description.

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

Specific information including proposed landscape and landscape modification standards proposed are discussed in detail in the attached project description. No signs are proposed with this request.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Commercial Septic Tank
b. Electrical Service	NV Energy
c. Telephone Service	ATT/Charter Communications
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Private/Commercial Well

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Water rights are available and will be purchased prior to construction.

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 30 (~1.56 miles)
b. Health Care Facility	Carson Tahoe Hospital (~6.0 miles)
c. Elementary School	Pleasant Valley Elementary School (~8.0 miles)
d. Middle School	Marce Herz Middle School (~14.5 miles)
e. High School	Galena High School (~12.9 miles)
f. Parks	Wilson Commons Park (~0.1 miles)
g. Library	South Valleys Library (~12.9 miles)
h. Citifare Bus Stop	Herz Boulevard & Mt Rose Highway (~12.3 miles)

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

There will be a maximum of 31 horses at the boarding facility. Overnight the horses will be indoors in individual stalls within the horse barn and during the day they could be indoors in the barn or out in one of the pastures, turnouts, or outdoor arenas.

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

Of the maximum 31 horses, seven (7) are owned by the operators.

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 other services will be offered as part of this facility. Third party veterinary services may be offered for horses that are boarded at the facility.

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 and boarding will be provided at this facility. On average seven (7) employees will be on site during normal working hours 6 days a week including 4 full time staff members (1 assistant trainer and 3 groomers/property maintenance workers) as well as 3 to 4 part-time workers (help train, groom/property maintenance) are anticipated to work a 5 day shift with rotating days off.

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

Currently the site is vacant. A majority of the site will be for the commercial use and the southern portion will be a private residence. This portion is not included in this proposal and should be considered separately.

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

The barn will include stalls, office, a public restroom, and living quarters for an on-site care taker. Floor plans have been submitted along with this application for more details.

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

An onsite caretaker's quarters are located in the northeast portion of the barn. All other employees will only be onsite during their shift. An office will be located near the stalls.

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?

A total of 15 spaces will be provided near the barn for employees and guests with one paved van accessible parking space which will be located near the barns public entrance. General parking will be on a gravel lot with room for trailer parking along the southern portion of the barn. See the Illustrative site plan included with this application for more parking details and location.

9. What are the planned hours of operation?

Normal business hours for the public will be from 8 am to 6 pm seven days a week. Employees may be on site at any time and there will always be at least one staff member or owner on site at all times horses are boarded.

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

The main structure will be a +/-28,000 sq. ft. barn with office, caretakers quarters, bathroom and stalls. This will be accessed by a gravel loop road that will be private and provide on site circulation. Water will be via a private well and sewage services will be via a commercial septic tank. Other elements including the outdoor arena, turnouts, and pastures can be seen on the attached site plan.

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

This is anticipated to be constructed in one phase.

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?

The site is a 20 acre site which is ideal for the size and scale of the facility. The site is also located in Washoe Valley, an area intended for the specific use as similar uses are found throughout the area. More importantly the project is in compliance with the South Valleys Specific Area Plan and fits with the Character Management Area. More details are outlined in the attached project description.

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

The project will serve the surrounding community by providing a safe and clean place to board and train their horses. The site is anticipated to be a low traffic generator and will provide job opportunities in an area of the county that has few options.

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 project will have little impact to the surrounding community, areas that could cause adverse impacts will be mitigated. Dust will be controlled through watering in accordance with local air quality regulations and the applicant is working with the health district to approve a manure management plan to limit odors and to ensure safe disposal.

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

All operational perimeters will comply with code. Operational details and project facts have been described in detail in the project description and mitigation measures have been proposed. Any additional conditions of approval the County deems necessary will be reviewed by the applicant

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

A detailed landscaping plan has been submitted with this application as well as a request for a directors modification to the residential adjacency landscape standards as they do not comply with the character management area described in the specific area plan. A description of the requested modification to standards and the proposed landscape is discussed in detail in the project description.

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.)

No signs are proposed with this application. Any future signage will be designed in accordance with Washoe County standards and conform to the standards outlined in the South Valleys Specific Area Plan. Outdoor lighting is proposed to be limited to illumination around buildings and will be shielded to prevent spill over to the adjacent parcels and will comply with all dark sky standards.

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

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

19. Community Sewer

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

20. Community Water

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

Project Description

Background

The project site is in west Washoe Valley just south of Wilson Commons Park a park that highlights the ranching history of the area and is a popular spot known for its scenic view of Slide Mountain and the historic ranching structures on site including the chicken and slaughterhouse. The project site is located directly south along William Brent Road and shares the scenic views and open pastures of the surrounding area. The site has historically been used for ranching activities and is mostly undeveloped pasture and irrigation ditches.

Location

Located at 300 William Brent Road, the ±20.00-acre parcel is bound by William Brent Road to the north, a single-family private residence with open pasture and horse facilities to the east, a single-family home with horse facilities and agricultural activities to the south, and a commercial native plant farm and nursery with a single family residence to the west. The site itself is vacant undeveloped pasture which shows signs of historical grazing and ranching activities. *Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet.*

Zoning and Master Plan Designations

The project site is within the West Washoe Valley Character Management Area of the South Valleys Area Plan. Master Plan designation is Rural Residential. Zoning designations include General Rural and High Density Rural. These are conforming zoning designations with the underlying master plan and are in conformance with the adjacent properties. The proposed use is allowed with the approval of a special use permit (*Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet*).

Current Request

The request includes:

- A **Special Use Permit** to operate commercial stable use within the General Rural zoning per Washoe County Table of Uses 110.302.05.3 associated with a training and boarding facility for up to 31 horses.
- And to include for consideration, a request to **vary specific landscape and parking standards** outlined in Sections 110.412.40(b), (c), & (d), and Section 110.410.25(e).

Project Details

The project is specific to a horse training and boarding facility called Looking Stone Farm which will house up to thirty-one (31) horses and include site improvements on ±18.50 acres (91%) of the ±20.00 acre parcel. The onsite improvements include a private driveway for onsite circulation, a ±28,000 square foot horse barn, three pastures, an outdoor arena, horse turnouts, landscaping and well and commercial septic improvements. This will result in a total developed land area of ±5.0 acres.

Operations specific to Looking Stone Farm vary from a traditional commercial stable as the focus is to provide horse training to clients who then participate in shows offsite. Therefore, the onsite operations will mainly include training with the employees and clients. Occasionally, horses will be transported to and from the facility for shows but will mainly be kept and trained onsite. Boarded horses typically train with their owners/clients in two-hour sessions based on a set schedule. This will average to approximately seven (7) clients visiting the site throughout the day. The hours of operation are from 8am to 6pm six days a week. However, there will always be at least one caretaker on site to provide 24-hour care. The horse barn will include living quarters for an onsite caretaker and plans to employ up to seven (7) employees including four (4) full-time and three (3) part time

staff. At least one employee will always be on site with a majority of the employees and clients on site during normal business hours.

Horse Barn:

The main structure and the only building associated with the request is a ±28,000 square foot horse barn that is proposed to be centrally located on the project site and be served by a private driveway. The driveway will provide full circulation around the entire structure. The building is setback approximately 62 feet from the western side parcel line which complies with the minimum 50-foot side yard setback. The main portion of the building will contain an indoor horse arena with a portion dedicated to a private caretaker’s quarters for an employee or owner to remain on site during all times. The indoor arena will have a dirt floor to allow for training services. A breezeway will extend from the center of the barn and provide access to the 31 stalls, tack rooms, an office, and a public restroom. Parking, including a paved van accessible space will be provided to the office and public restroom. The rest of the parking will be on gravel with trailer parking to the south of the barn. *(Refer to the Horse Barn Floor Plans and Elevations in Section 4 of this submittal packet).*

Accessory Uses and Pastures:

A majority of the site will remain as open pasture that exists today including in the northern portion along William Brent Road. These open pastures will be divided into three separate pastures in the north and a fourth pasture south of the horse barn which will contain fenced turnouts for the boarded horses. Other accessory uses include two outdoor training arenas located to the west of the breezeway and landscape areas around the horse barn and along the interior road and William Brent Road *(Refer to the Illustrative Site Plan in the Map Pocket of this submittal packet).*

On-Site Access and Circulation:

The site will be served by a twenty-four-foot-wide gravel driveway that will connect to William Brent Road. The onsite driveway will be private and elevated above the natural pasture. Culverts will be installed under the roadway to allow natural onsite flows to continue through the pastures. The gravel road will then split to the east and west providing a loop around the main horse barn and commercial facilities. A future connection to the south, which is not a part of this request, will connect to the eastern loop of the road. Parking will be accessed via the private loop driveway and trailer parking will be parallel to the driveway to the south of the barn. Additional parking for employees and guests will be accessed to the west via the loop driveway. The loop driveway will be the main points of ingress and egress for all visitors and employees.

Additional access for an irrigation ditch easements and emergency access will be maintained along the western boundary of the property. This is not proposed to be elevated or improved with this request but will provide a secondary access point should it be required and connect to the driveway to the west of the horse barn *(Refer to the Illustrative Site Plan in the Map Pocket of this submittal packet).*

Traffic & Parking:

Traffic generated will be minimal with an estimated 20 average daily trips (ADT) with peak flows of 4-7 trips in the AM and PM for employees. This estimate is based on the specific operations of Looking Stone Farm as there is no land use specified in the Institute of Transportation Engineers Manual (ITE) for calculating trips. Therefore, these trips are calculated based on the maximum number of employees (7: 4 full-time, 3 part-time), and the maximum number of visitors per day (7 clients and approximately 6 trips for delivery and operational services). Since it is not anticipated that all employees would be onsite each day of the week, nor that 6 deliveries will be required each day this is a conservative estimate which is still well below the threshold to trigger a traffic study (80 or more weekday hour trips). Based on estimated traffic it is anticipated that the surrounding property owners and road network will not be negatively impacted by this request.

Off street parking is provided in accordance with Table 110.410.10.3 in the Washoe County Code which requires one (1) space per employee during peak employment shift and 0.25 per horse at design capacity. Based on this the total parking required is fifteen (15) spaces. The parking proposed will provide the minimum 15 spaces and include 10 general parking spaces, 4 trailer parking spaces to the south of the horse barn, and one paved and striped ADA space with van accessibility and a paved path into the horse barn.

Other than the ADA space, all off-street parking surfaces and driveways are proposed to be gravel as the operation of Looking Stone Farm has minimal trips and this is typically what is seen in other commercial operations in the area. The low impact design method of using gravel will minimize runoff and the need for additional storm drain facilities. Furthermore, a gravel surface is typical of the rural nature of the area and fits with the goals of the character management area. Therefore, as part of this request, the applicant is proposing to vary from the standard found in Section 110.410.25(e), which requires driveways and off-street parking surfaces to be paved. Although dust is not anticipated as the gravel will help reduce wind erosion, the applicant will be responsible for insuring dust will be controlled in accordance with local air quality regulations.

Off Street Parking Required:	15 spaces
Required ADA Parking:	1 space
<u>Provided Parking:</u>	<u>15 spaces</u>
Trailer Parking:	4 spaces
ADA Parking:	1 space
General Parking:	10 spaces

Grading:

Grading will be limited to the private loop driveway and building pad for the horse barn, outdoor arenas, and landscaped areas. These areas also include grading for the parking area, septic tank, leach field, on site retention ponds and well/wellhouse and utilities. A total of 3,756 cubic yards of grading. A majority of the site will remain untouched including the pastures and all existing irrigation ditches. Culverts will be installed along the loop driveway within the pastures to maintain natural flows. Grading has already been approved for the improvements through a grading permit (WBLD22-102172).

Landscaping:

The total developed land area is ±5.0 acres and in accordance with Section 110.412.40(a) twenty percent (20%) of total developed land area should be landscaped for a commercial use. This requires ±1.0 acre of landscape. Additionally, landscape requirements including landscape buffers for commercial uses adjoining residential uses are required (Section 110.412.40(c)). This will require the entire 50-foot side yard setback and the 30-foot rear setback along the east and south to be landscaped with trees spaced every 20 feet along the boundary. This section would not apply to the property to the west since it is a commercial use. This would require an additional ±2.3 acres (±99,750 sq. ft.) of formal landscaping and 109 trees along the boundary. All together a total of ±3.3 acres of landscape are required and 490 trees.

As part of this request the landscape standards outlined in Sections 110.412.40(b), (c), & (d) are proposed to be varied as they do not meet the goals outlined in the in the Character Statement and are not in line with West Washoe County Character Management Area which prioritizes the open views of the valley. Therefore, as an alternative to the requirements a total of ±1.9 acres (81,075 sq. ft) of formal landscape will be provided, or 40% of the total developed land area (±5.0 acres of total developed land area). This area includes a landscape strip along the frontage of William Brent Road with street trees spaced one every 50 feet in accordance with Section

110.412.40(b) of the Washoe County Code. A 10-foot-wide landscape strip along both sides of the loop driveway with trees spaced every 50 feet but staggered so there will be one tree every 25 feet along the private driveway and additional landscaping areas around the horse barn, parking, and outdoor arenas. This will help provide screening of the structures to the adjacent properties but pull the trees from off the property line as required by code. Furthermore, this request is proposing open view fencing along the eastern and southern boundaries in accordance with the South Valleys Area Plan. This will vary from the 6-foot solid fence or wall requirement established in Section 110.412.40(d), but will help meet the goals outlined in the Character Statement and are more in line with West Washoe County Character Management Area.

The following is a summary of the landscape statistics of the site:

Total Developed Land Area:	5.0± acres
Required Landscape for Developed Land Area:	1.0± acres (20%)
Required Landscape Buffers Adjoining Residential Uses:	2.3± acres (side/read setback)
<u>Total Required Landscape Area:</u>	<u>3.3± acres</u>
<u>Total Trees Required:</u>	<u>490 trees</u>
Street Trees (William Brent Road):	10 Trees
One Tree per 10 Parking Spaces (1 Tree
Trees per Required Landscape Area (1 per 300 sq. ft.)	479 Trees
<u>Total Landscape Area Proposed:</u>	<u>1.5± acres</u>
<u>Total Trees Proposed:</u>	<u>73 Trees</u>

Public Services:

The nearest fire station is Truckee Meadows Fire Station 30 located approximately 1.56 miles north of the project near Bowers Mansion. Onsite mitigation measures include a secondary emergency access which is located along the western boundary. Fire suppression systems on site will include fire sprinklers in the horse barn and the applicant is working with Washoe County Fire staff to ensure all fire codes are being met and there is ample water available for onsite fire suppression.

Utilities:

A commercial well and septic system are proposed with this request. There are commercial water rights available and will be purchased prior to operation of the facilities. The applicant is also working with the Washoe County Health District and State agencies to ensure the commercial septic onsite is designed to meet all applicable environmental and health requirements.

Manure Management Plan:

The applicant is currently working with Washoe County Health District to develop a manure management plan to meet all health codes and to ensure this is not a nuisance to the horses or surrounding neighbors. The cleaning of stalls and regular cleaning of any other areas that horses occupy will occur a minimum of two times a day and flies will be managed by the use of “fly predators”. Manure will be stored in accordance with local health regulations and removed from site as required by the Health Department.

Special Use Permit Findings

Below is a summary of the required findings for a special use permit, the Planning Commission, Board of Adjustment, or a hearing examiner shall find that all of the following are true:

Finding (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Response: The request for a Special Use Permit to allow commercial stables meets all applicable goals and policies of the Washoe County Master Plan, the South Valleys Area Plan, and the West Washoe Valley Character Management Area.

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

Response: All necessary facilities will be provided on site and are designed in accordance with all applicable codes and regulations including well water, septic, and hydrologic improvements. The proposed driveway will connect to William Brent Road and is not anticipated to be a large traffic generator that will require additional offsite improvements.

Finding (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Response: The project site is located directly south along William Brent Road and shares the scenic views and open pastures of the surrounding area. The site has historically been used for ranching activities and is mostly undeveloped pasture and irrigation ditches. The ±20.00-acre parcel is bound by William Brent Road to the north, a single-family private residence with open pasture and horse facilities to the east, a single-family home with horse facilities and agricultural activities to the south, and a commercial native plant farm and nursery with a single-family residence to the west. The proposed use is allowed with the approval of a special use permit and is an ideal location for the project.

Finding (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: The project is specific to a commercial stable called Looking Stone Farm which will house up to thirty-one (31) horses and include site improvements. The onsite improvements include a private driveway for onsite circulation, a ±28,000 square foot horse barn, three pastures, an outdoor arena, horse turnouts, landscaping and well and commercial septic improvements. This will result in a total developed land area of ±5.0 acres. Operations specific to Looking Stone Farm vary from a traditional boarding facility as the focus is to provide horse training. The hours of operation will be open from 8am to 6pm six days a week. However, there will always be at least one caretaker on site to provide 24-hour care. The horse barn will include living quarters for an onsite caretaker and plans to employ up to seven (7) employees including four (4) full-time and three (3) part time staff. At least one employee will always be on site with a majority of the employees and clients on site during normal business hours. Traffic generated by the request will be minimal and not detrimental to the character of the surrounding area.

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

Response: Not applicable to the project.

Modification of a Special Use Permit

Proposed modifications of approved special use permits shall be subject to the requirements in this section.

(1) The Director of the Planning and Building Division may approve plans for an alteration of the approved use when the alteration complies with all of the following conditions:

a) The building or use alteration is incidental to the existing use;

Response: The alteration of the landscape and parking standards will not impact the existing use.

b) The building or use alteration does not result in a change of use;

Response: The alteration of the landscape and parking standards will not impact the proposed use.

c) The building alteration involves less than ten (10) percent increase in floor area covered by existing structures associated with the use;

Response: The alteration of the landscape and parking standards will not change the amount of floor area covered by any existing structures.

d) The use alteration involves less than ten (10) percent increase in the overall site area covered by the existing use;

Response: The alteration of the landscape and parking standards will not increase the overall site area covered by the existing use. In fact, the alteration to landscape standards will result in the preservation of open pastures and be consistent with the Character Management Statement within the South Valleys Area Plan.

e) The building or use alteration, in the opinion of the Director of the Planning and Building Division, would not have a substantial adverse effect on adjacent property; and

Response: The alteration of the landscape and parking standards is proposed to maintain the character of the area and meet the goals of the character statement outlined in the South Valleys Area Plan. Promoting the open and scenic views that are a major attraction to the area.

f) The building or use alteration complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the Director of the Planning and Building Division.

Response: This request is allowed through the approval of a Special Use Permit and is appropriate for the area.

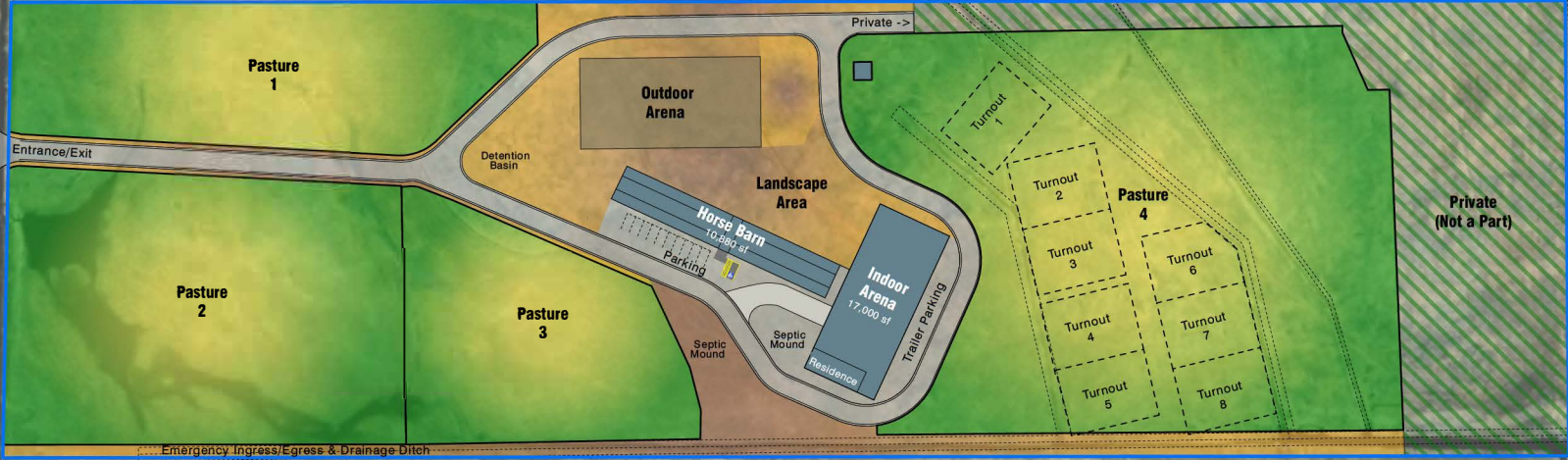
(2) Conditions Not Met. If a proposed alteration does not comply with the conditions in subsection (a) of this section, a new permit shall be required following the same procedure required for the initial application.

Response: As described above the conditions proposed can be met with this request.

(3) New Permit Required. Modification of the terms of the approved special use permit itself or the waiver or alteration of conditions imposed incident to the granting of the permit shall require a new application following the same procedure required for the initial permit.

Response: Not applicable.

William Brent Rd



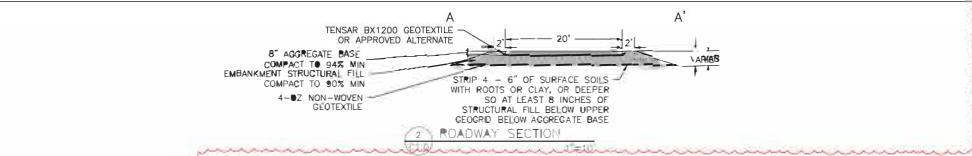
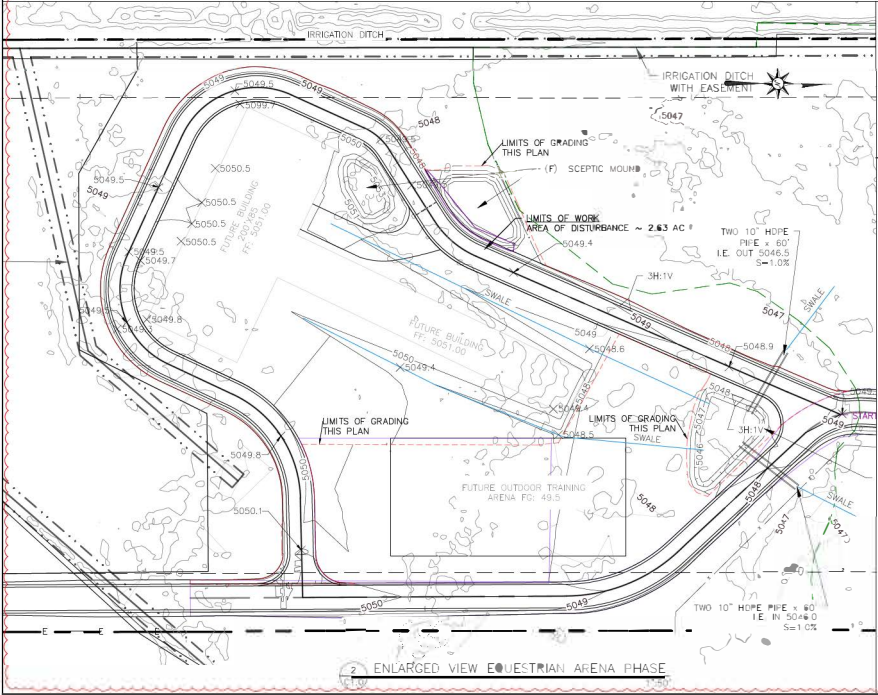
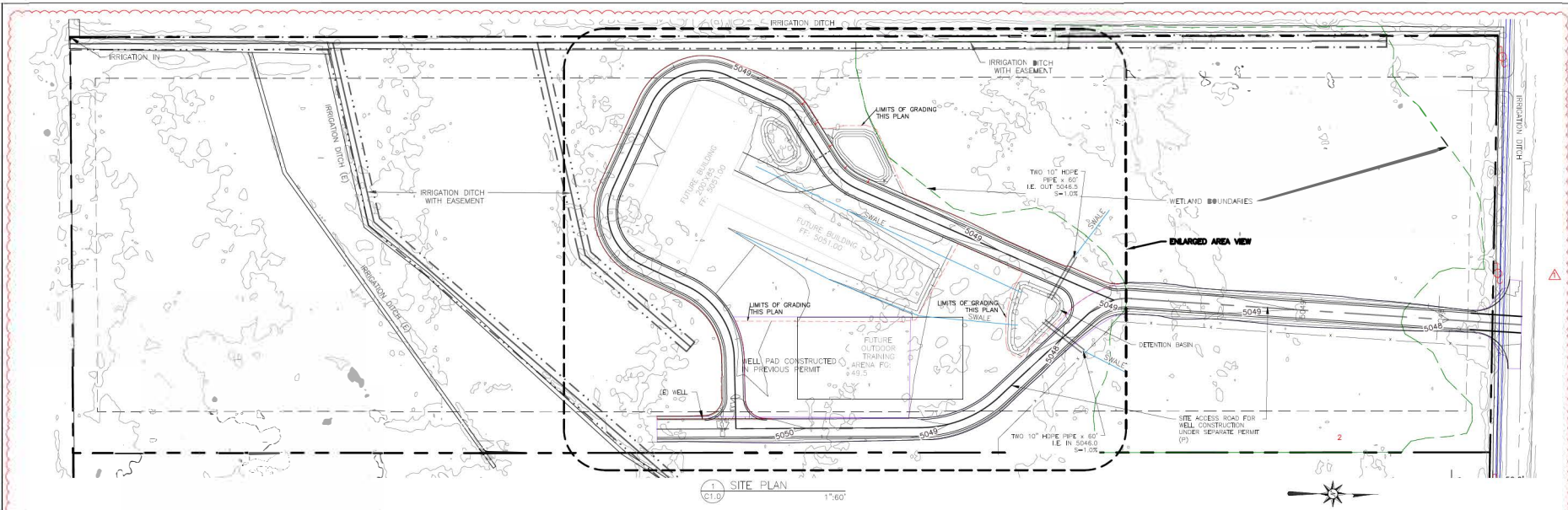
Emergency Ingress/Egress & Drainage Ditch

WSUP22-0031
EXHIBIT E

Illustrative Site Plan
300 William Brent SUP
September 2022



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



PROPERTY INFORMATION:

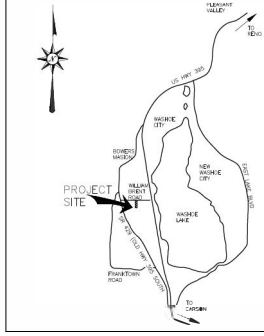
PROPERTY INFORMATION:
 300 WILLIAM BRYANT ROAD
 WASHOE COUNTY, NEVADA 89704
 APN: 005-090-43
 ZONING: HOV-85 OR 825
 LOT SIZE: 20.00 ACRES OR 871,200 sq. ft.

OWNER: ANA AND ANDREW JAYNE
 10411 CHADWELL BTHLE
 RENO, NEVADA 89521

DESIGN ENGINEER:
 ANA AND ANDREW JAYNE
 10411 CHADWELL BTHLE
 RENO, NEVADA 89521
 P.O. BOX 18449
 RENO, NEVADA 89511
 (775) 453-9100
 E-MAIL: J@EASEORITGO.COM

GRADING NOTES:

- CONTRACTOR SHALL MAINTAIN AN ADEQUATE DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS. THE CONTRACTOR SHALL MAINTAIN CONFORMITY WITH ALL APPLICABLE HEALTH AND AIR POLLUTION REGULATIONS.
- ALL GRADING WORK SHALL CONFORM TO CURRENT PROVISIONS OF THE WASHOE COUNTY GRADING ORDINANCE AND MAINTAIN CONFORMITY WITH ALL OTHER APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJACENT PROPERTIES (PUBLIC OR PRIVATE).
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTRACTING UTILITY COMPANIES FOR LOCATIONS OR POT HOLDING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SLOPE AWAY FROM STRUCTURE IS REQUIRED TO BE 4% FOR 10 FEET MIN. (REDUCED) COMPACT MAY BE USED WHERE SATURATED MEADOW SOILS ARE PRESENT. SEE GEOTECHNICAL REPORT FOR OPTIONS FOR STABILIZATION.
- SITE EARTHWORK: CUTS=3756 CY; FILL=3756 CUBIC YARDS; NET BALANCE= (0CY-3756CY)=3756CY. STRUCTURAL FILL TO BE APPROVED BY THIS ENGINEER PRIOR TO USE AND TO BE IMPORTED FROM SITE TO BE DETERMINED.
- ALL DISTURBED AREAS WILL BE OCCUPIED BY PERMANENT STRUCTURES OR FLATWORK IMPROVEMENTS (DRIVEWAYS, ETC.) OR RECEIVE LOCALIZED LANDSCAPING. AREAS WHICH ARE NOT LANDSCAPED MAY BE REVEGETATED THE APPLICATION OF SEED MIXTURES OF SOYAB WHEATGRASS, SAIGRIBUSH, RYEGRASS AND/OR PLANT MIX IN ACCORDANCE WITH THE TRUCKEE MEADOWS STRUCTURAL CONSERVATION DESIGN AND LOW IMPACT DEVELOPMENT MANUAL PREPARED BY WCE, DATED APRIL 2008.



VICINITY MAP

SITE GRADING PLAN
 EQUESTRIAN ARENA
 LOOKINGSTONE FARM
 300 WILLIAM BRYANT ROAD
 APN:005-060-43



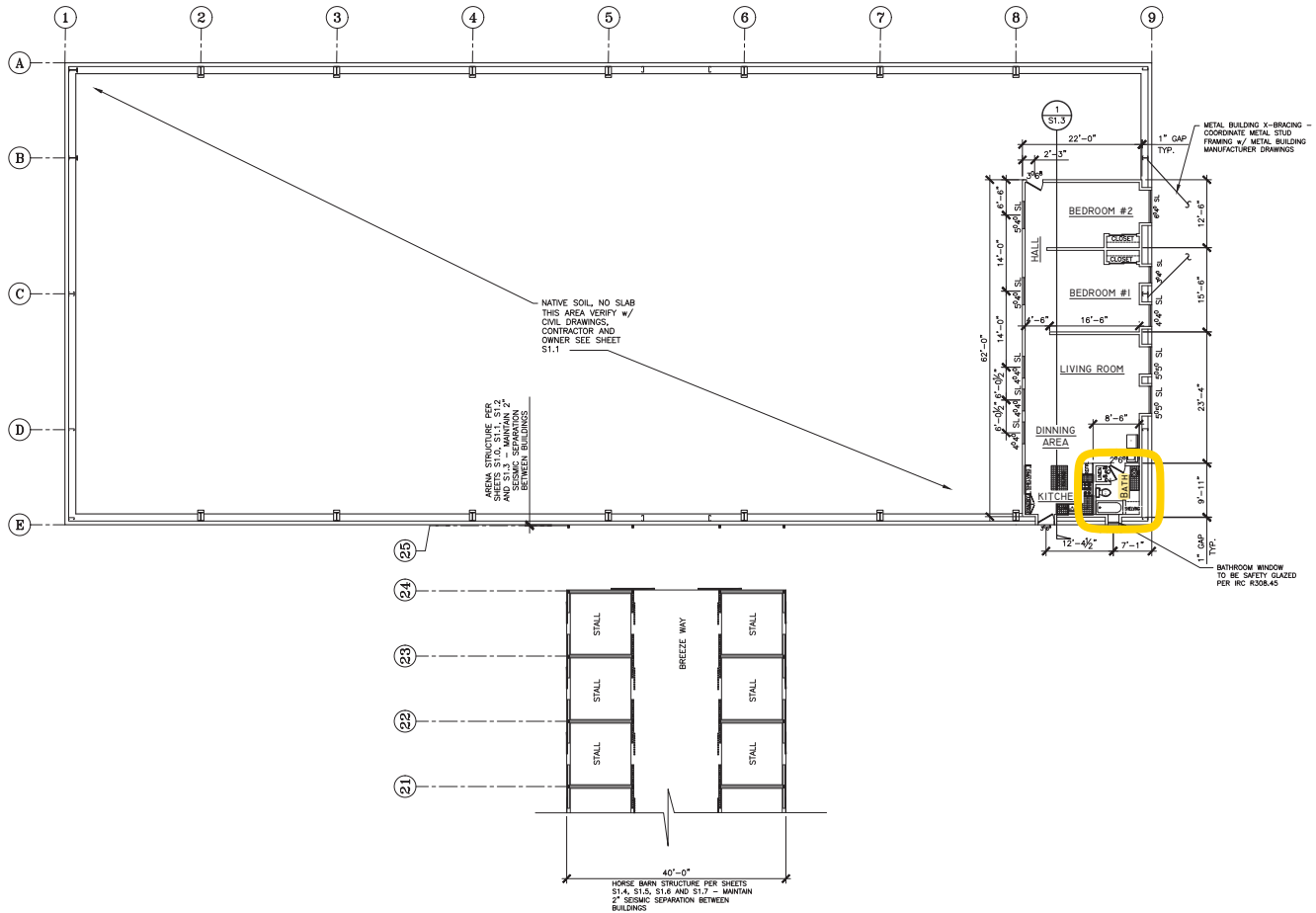
DATE: **AUG 24 2022**
 JOB NUMBER: **21085-002**
 DESIGNED BY: **MED**
 DRAWN BY: **JWP**
 CHECKED BY: **MED**

SHEET
G1.0

BY: APPD	DATE: 8/24/22	REV: 1
NET SHEET - REMOVE BUILDING AND SEPTIC TANK IMP		

Reno Tahoe Geo Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 P.O. Box 18449
 Reno, Nevada 89511
 TEL (775)853-9100
 FAX (775)853-9199

NEVADA
 WASHOE COUNTY



ARENA & INTERIOR LIVING SPACE FLOOR PLAN
 3/32"=1'-0"

WSUP22-0031
EXHIBIT E

By	
S	
S	

DEI
 Design Engineering, Inc.
 4780 Caughlin Parkway #746, Reno, NV 89519
 T: 775.329.2733 | F: 888.673.0700 | W: DEIengineering.com



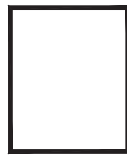
6/27/22

**JAYNE ARENA METAL BUILDING FOUNDATION,
 LIVING SPACE & HORSE BARN**
 300 WILLIAM BRENT ROAD
 WASHOE VALLEY, NV 89704
 APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	820660
SHEET	
S1.0	NUMBER OF SHEETS

REVISIONS	
Revision Type	By
PLAN CHECK	TES

DEI
Engineering, Inc.
4700 Caughan Parkway #766, Reno, NV 89519
T: 775.329.2733 F: 888.873.0700 W: DEIEngineering.com

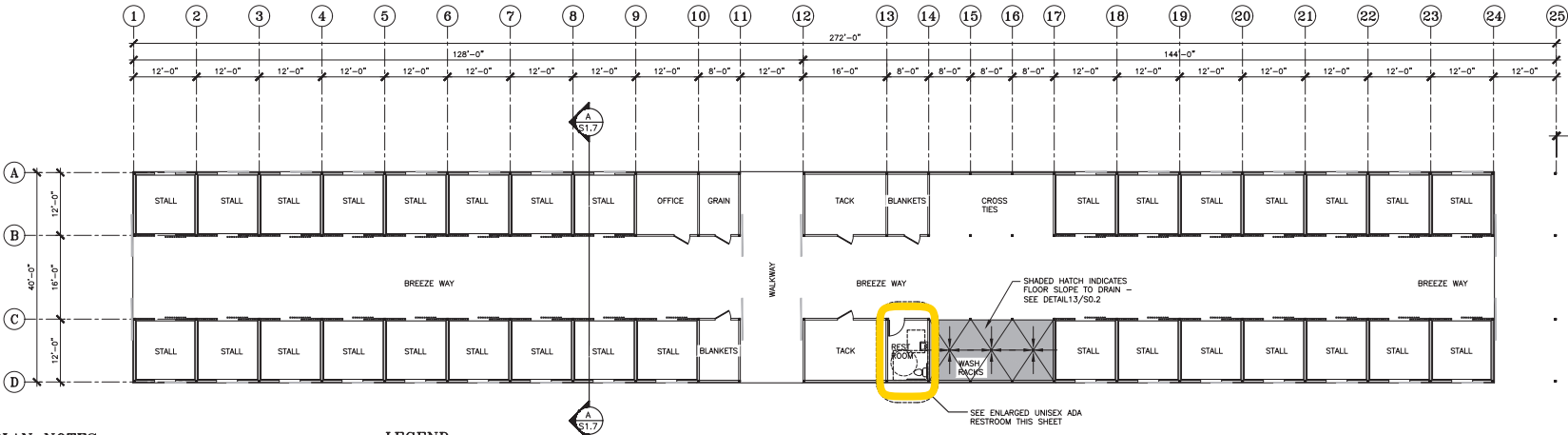


**JAYNE ARENA METAL BUILDING FOUNDATION,
LIVING SPACE & HORSE BARN**
300 WILLIAM BREYER ROAD
WASHOE VALLEY, NV 89704
APN: 055-060-43

Drawn by T.E.S.
Checked by R.C.C.
Date 6/30/2022
Scale AS NOTED
Job Number B20690
Sheet

S1.4
NUMBER OF SHEETS

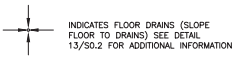
ARENA STRUCTURE PER SHEETS S1.0, S1.1, S1.2 AND S1.3 - MAINTAIN 2' SEISMIC SEPARATION BETWEEN BUILDINGS



PLAN NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS WITH THE DRAWINGS. CONTACT ENGINEER WITH DISCREPANCIES BEFORE CONSTRUCTION OCCURS.
- ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS U.N.O.
- TOP OF ALL CONCRETE TO BE AT SAME ELEVATION.
- DO NOT CUT CONCRETE AT DOORWAY.

LEGEND

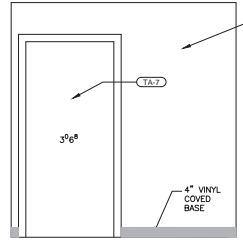


HORSE BARN FLOOR PLAN
3/32"=1'-0"

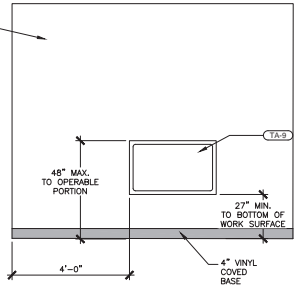


PLUMBING FIXTURE SCHEDULE			
MARK	FIXTURE CONNECTION	SIZE	DESCRIPTION
(L-1)	COLD WATER	1/2"	LAVATORY (UNDER-MOUNT) - KOHLER VITREOUS CHINA RECTANGULAR LAVATORY #K-20000 WITH FAUCET WITH SINGLE CONTROL METAL LEVER AND GRID STRAINER DRAIN. INCLUDE 1.0 GPM FLOW AERATOR. PROVIDE WITH SPEEDWAY SUPPLIES AND ANGLE STOPS. P-TRAP/TALPIECE ASSEMBLY SHALL BE MCQUIRE PROWRAP SEAMLESS PRE-RAPPED 1 1/4" INCH CAST P-TRAP KIT MODEL PW2125 COMPLETE WITH HOT AND COLD WATER SUPPLY COVERS. COMPLETE INSTALLATION SHALL MEET ADA REQUIREMENTS.
	HOT WATER	1/2"	
	SANITARY	2"	
	TRAP	1 1/4" - 1 1/2"	
	VENT	1 1/2"	
(WC-1)	COLD WATER	1/2"	WATER CLOSET (ADA COMPLIANT) - AMERICAN STANDARD CADET 3 FLOWISE ELONGATED, FLOOR MOUNTED, GRAVITY FLUSH, COLOR: WHITE. PROVIDE WITH CHURCH MODEL 2901, SOLID PLASTIC WHITE OPEN FRONT SEAT WITH LID, COLOR: WHITE. PROVIDE ANGLE STOP AND SPEED WAY SUPPLY. INSTALLATION SHALL MEET ADA REQUIREMENTS.
	SANITARY	3"	
	TRAP	INTEG	
	VENT	2"	

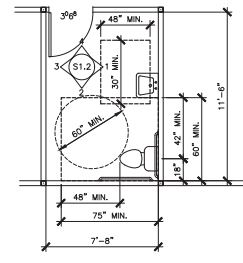
NOTES
1. ALL FIXTURE MANUFACTURER IS AS NOTED OR APPROVED EQUAL COORDINATE AND VERIFY WITH OWNER.



4 WEST WALL ELEVATION N.T.S.



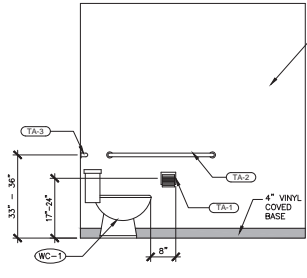
3 SOUTH WALL ELEVATION N.T.S.



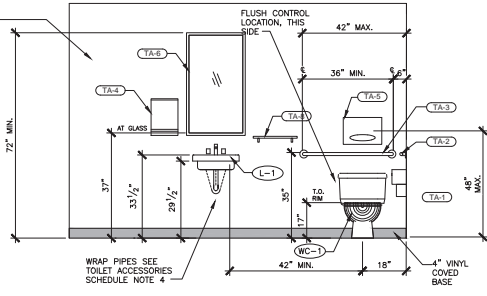
ENLARGED UNISEX ADA RESTROOM N.T.S.

TOILET ACCESSORIES SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER	MFR. NO.	MOUNTING HEIGHT
(TA-1)	SINGLE-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-264	
(TA-2)	42" STAINLESS STEEL HORIZONTAL GRAB BAR (SIDE WALL)	BOBRICK	B-6806x42	33"-36" A.F.F.
(TA-3)	36" STAINLESS STEEL HORIZONTAL GRAB BAR (REAR WALL)	BOBRICK	B-6806x36	33"-36" A.F.F.
(TA-4)	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK	B-262	4'-6" A.F.F.
(TA-5)	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	3'-10" A.F.F.
(TA-6)	MIRROR, 24"x42"	BOBRICK	B-165 24W 42H	
(TA-7)	COAT AND HAT HOOK	BOBRICK	B-682	
(TA-8)	8" x 16" SHELF	BOBRICK	B-296 X 18	4'-6" A.F.F.
(TA-9)	BABY CHANGE STATION	KOALA KARE	KB-200 (00)	

NOTES
1. ALL ACCESSORIES MANUFACTURER IS AS NOTED OR APPROVED EQUAL COORDINATE AND VERIFY WITH OWNER.
2. ALL ELEVATIONS ARE TO TOP OF UNIT (UNLESS NOTED OTHERWISE)
3. MOUNTING HEIGHTS PER SCHEDULE (UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS)
4. LAVATORY: WRAP DRAIN PIPES KNEE CLEARANCE-MIN. DEPTH 27" FROM FRONT OF APRON FAUCETS; LEVER, PUSH OR ELECTRONICALLY OPERATED FAUCETS; CONTROL OPERATED WITH ONE HAND. MAX. FORCE OF 5 LBS.
5. GRAB BARS: 1 1/2" ROUND; PROVIDE BACKING FOR 36" BAR BEHIND TOILET; 42" BAR BESIDE TOILET.
6. DOORS TO RECEIVE LEVER-TYPE HANDLE AND PRIVACY LOCK WITH HANDICAP SIGN MOUNTED ON PUBLIC SIDE OF DOOR 60" ABOVE FINISH FLOOR.
7. ALL WALLS AROUND TOILET ROOM SHALL HAVE SOUND INSULATION, R-11 MIN. TYP.
8. PROVIDE BACKING OR BLOCKING FOR GRAB BARS, FIXTURES OR ACCESSORIES AS NEEDED



2 EAST WALL ELEVATION N.T.S.



1 NORTH WALL ELEVATION N.T.S.

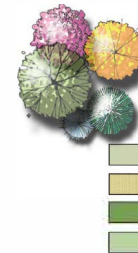


GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. 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 (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHCO COUNTY REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

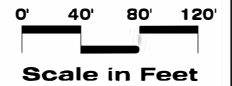
LANDSCAPE DATA

SITE AREA = 54,927 SQ FT (1.246 ACRES)
 JURISDICTION: WASHINGTON COUNTY
 ORNAMENTAL LANDSCAPE AREA PROVIDED = 81,015 SQ FT
 NATIVE/NATURALIZED LANDSCAPE AREA = 36,412 SQ FT
 PASTURE AREA = 261,028 SQ FT
 TREES PROVIDED = 73 MIN.
 REQUIRED SHRUBS = 433 MIN.
 (* 6 SHRUBS PER PROVIDED TREE)



PLANT LEGEND

- ORNAMENTAL TREES
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- NATIVE AND/OR ORNAMENTAL LANDSCAPE AREA
- DR. PATH
- LAWN AREA
- PASTURE



No.	Revision Date