

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>JDS BARN LLC.</u>			
Project Description: <u>15 STALL BARN WITH TWO ARENAS AND A ROUND PEN</u>			
Project Address: <u>2955 RHODES ROAD, RENO, NV. 89521</u>			
Project Area (acres or square feet): <u>9.86 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>RHODES ROAD INTERSECTING WITH PADDLE WHEEL WE ARE EAST OF 395.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>017-380-20</u>	<u>9.86</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s): <u>AP02-002 AC05-005.</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>KIRSTEN SORENSEN</u>		Name: <u>TRIPLE M. CONSTRUCTIONS, INC</u>	
Address: <u>430 ANITRA DR</u>		Address: <u>P.O. BOX 19022</u>	
<u>RENO, NV.</u> Zip: <u>89511</u>		<u>RENO, NV.</u> Zip: <u>89511</u>	
Phone: <u>775-745-6416</u> Fax:		Phone: <u>775-849-3773</u> Fax: <u>849-7803</u>	
Email: <u>ksorensen@me.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: <u>MONTY MARTIN</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>KIRSTEN SORENSEN</u>		Name: <u>TOM BROWN</u>	
Address: <u>430 ANITRA DR</u>		Address: <u>123 ANDREW LN.</u>	
<u>RENO, NV.</u> Zip: <u>89511</u>		<u>RENO, NV.</u> Zip: <u>89521</u>	
Phone: Fax:		Phone: <u>775-690-6905</u> Fax:	
Email: <u>ksorensen@me.com</u>		Email: <u>tomkatbuilders@gmail.com</u>	
Cell: <u>775-745-6416</u> Other:		Cell: <u>123</u> 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):	

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

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

15 Horses will be in stalls and an additional 10 horses pastured.
In addition to the 9.86 acres there are 9.87 acres being leased for pasture-horses.

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

3 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.

None.

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.

Nothing additional other than training horses.
No shows are held on property.

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

Stable and 2 arenas and one round pen.
Haybarn
Office
shed.

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).

EVERYTHING IS ALREADY BUILD
ONE IS STALL BARN, RESTROOM, OFFICE,
TACK ROOM, TRACTOR STORAGE, PUMP ROOM,
HAY AND FEED STORAGE, MANAGERS LIVING
QUARTERS, ADDITIONAL STORAGE INSIDE
BARN.

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

ONE EMPLOYEE LIVES ON PROPERTY
REST OF EMPLOYEES LIVE IN PRIVATE
HOMES OFF PROPERTY.

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

WE WILL PROVIDE PARKING ON SITE ONLY FOR ALL HORSE OWNERS AND RIDERS. THERE IS A HORSE TRAILER TURNAROUND.

9. What are the planned hours of operation?

8AM - 5PM
HORSEBACK RIDING ONLY IN DAY LIGHT.

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?

EVERYTHING IS ALREADY BUILD AND COMPLETED.
WE ARE P.T PLANNING AN INDOOR ARENA WHICH WILL BE BUILD ON LOT 017-380-19. THE ARENA WILL BE 80F WIDE AND 260 F. LONG.
WE ARE PLANNING BEGINNING OF CONSTRUCTION IN MAY-JUNE 2017 AND PLAN ABOUT 3 MONTH TILL FINISH

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

~~WE WILL~~
WE WILL BEGIN CONSTRUCTION AS SOON AS EVERYTHING IS APPROVED BY WASHOE COUNTY HOPEFULLY BY MAY-JUNE 2017.
THE CONSTRUCTION OF BUILDING SHOULD BE DONE AFTER 3 MONTH. WHAT WE PLAN ON.

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?

WE DON'T ANTICIPATE ANY CHANGES,
SINCE WE HAVE BEEN IN OPERATION
SINCE 2005.

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

WE DON'T ANTICIPATE ANY NEGATIVE
EFFECTS, HAVEN'T SO FAR.
WE WILL CONTINUE TO ENHANCE THE
AESTHETICS OF OUR NEIGHBORHOOD IN
KEEPING THE EQUINE NATURE OF
THIS VALLEY.

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?

WE HAVE A SPRINKLER SYSTEM INSTALLED
ON BOTH ARENAS TO MINIMIZE DUST.
WE ARE DOING PEST AND RODENT CONTROL
WE HAVEN'T HAD ANY PROBLEMS WITH
GROUND WATER CONTAMINATION.

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

HORSES WILL BE RIDDED DURING
DAYLIGHT HOURS ONLY.

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

WHITE VINYL RANCH FENCING,
 THE EXISTING BARN IS A BARN MASTER.
 LANDSCAPING IS DONE, WITH LOTS OF
 MATURE TREES.

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.)

PERIMETER LIGHTS ON BARN, OFFICE
 AND HAYBARN.
 ONE SIGN ON FRONT OF PROPERTY, NOT
 ILLUMINATED. FOUR FEET LONG, 2 FEET
 HIGH.

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
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Property Owner Affidavit

Applicant Name: KIRSTEN HOVE SORENSEN

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, *Kirsten Sorensen*
(please print name)

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

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

Assessor Parcel Number(s): 017 - 380 - 20

Printed Name KIRSTEN SORENSEN

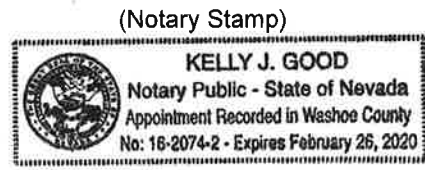
Signed *Kirsten Sorensen*

Address 430 ADITRA DR. Reno NV.
89511.

Subscribed and sworn to before me this 14 day of February, 2017.

Kelly J. Good
Notary Public in and for said county and state

My commission expires: 2/26/2020



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

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

Washoe County Treasurer
Tammi Davis

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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
01738020	Active	2/13/2017 2:10:12 AM

Current Owner:
RHODES PROPERTIES LLC
430 ANITRA DR
RENO, NV 89511

SITUS:
2955 RHODES RD
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Lot F SubdivisionName _UNSPECIFIED Township 17 Range 20

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$483.92	(\$6.71)	\$477.21
<u>Truckee Meadows Fire Dist</u>	\$1,537.16	(\$21.30)	\$1,515.86
<u>Washoe County</u>	\$3,961.62	(\$54.89)	\$3,906.73
<u>Washoe County Sc</u>	\$3,240.84	(\$44.91)	\$3,195.93
<u>PLEASANT VALLEY WATER BASIN</u>	\$1.69	\$0.00	\$1.69
Total Tax	\$9,225.23	(\$127.81)	\$9,097.42

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016132417	B16.3907	\$9,097.42	7/21/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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

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

Rhodes Properties LLC

Kirsten Sorensen

430 Anitra Dr

Reno NV 89511

To Washoe County Development

We are an existing horse training facility located at 2955 Rhodes rd. We have been in operation since 2004. Our barn is a private 15 stall barn with ample turnout areas for the horses. Rhodes Properties owns 2 adjacent lots totaling approximately 20 acres. We have also recently leased an additional 10 acres directly to our north for even more pasture space. Our purpose is to provide a service to equestrian enthusiasts to train their horses in the discipline of dressage and jumping. We are not interested in hosting horse competitions; we truly enjoy the tranquil nature of our business.

In addition to an existing office, hay barn and shed we are looking forward to constructing an indoor arena this year to further enhance our training facility. Due to the sun, wind, and precipitation an indoor space will add greatly to the safety to our riders and their horses.

Currently the number of horses increased from 15 to 20. We are in the permitting process requesting to push up the number of horses to 25 for training on the premises. Our facility has a family friendly atmosphere and we are continually improving our aesthetics. We invite you down to see what we offer!

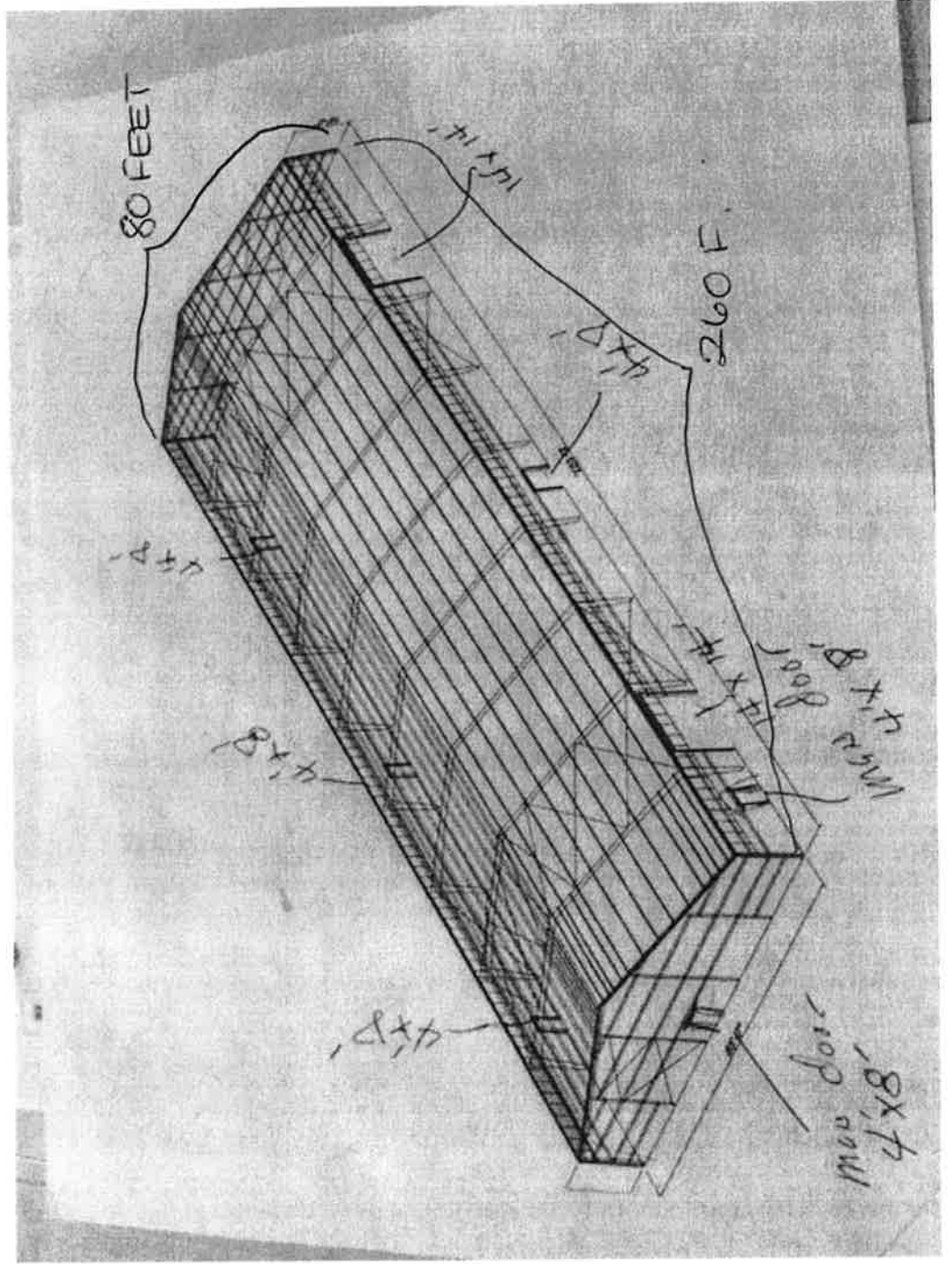
Sincerely,

K. Sorensen

A handwritten signature in cursive script, appearing to read 'Kirsten Sorensen', written in black ink.

February 14, 2017

Sent from my iPhone



From: **Kirsten SORENSEN** ksorensen@me.com
Subject: **Kirsten SORENSEN** ksorensen@me.com
Date: August 22, 2016 at 5:51 PM
To: **Kirsten SORENSEN** ksorensen@me.com





DESIGNED BY: _____
 DRAWN BY: gph
 CHECKED BY: _____
 Copyright SUMMIT ENG 2019

CIVIL IMPROVEMENT PLANS FOR RHODES RANCH INDOOR ARENA SITE AND GRADING PLAN

REV.	DATE	DESCRIPTION	BY	APP'D

SCALE 1" = 50'

0 50 100 150 200

NOTICE: THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETION OF THESE PLANS AND SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO ME. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETION OF THESE PLANS AND SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO ME.

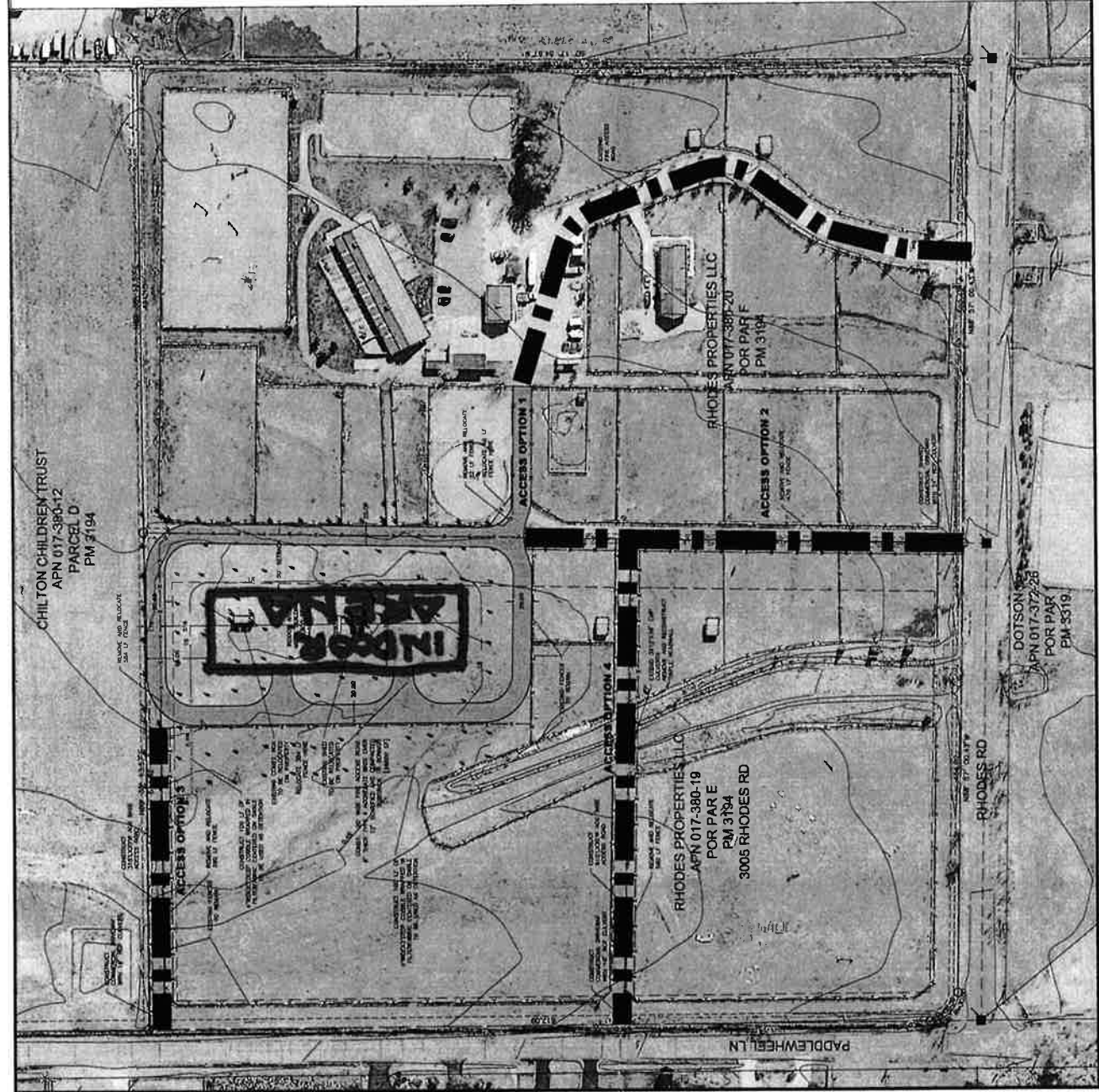
ACCESS OPTION 1
 USE EXISTING FIRE ACCESS ROAD ON APN 017-380-20
 LEAST EXPENSIVE.

ACCESS OPTION 2
 SHARED (OR NOT SHARED) ACCESS TO NEW DRIVEWAY ON RHODES RD.
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING FENCE, IF SHARED, AND CONSTRUCTION OF A 20 FT WIDE ACCESS ROAD, NEW DRIVEWAY ON PADDLEWHEEL.

ACCESS OPTION 3
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS ROAD, NEW DRIVEWAY ON PADDLEWHEEL.
 MAY REQUIRE READDRESSING THIS PROPERTY TO PADDLEWHEEL.

ACCESS OPTION 4
 ACCESS AND NEW DRIVEWAY ON PADDLEWHEEL RD.
 REQUIRES DEMOLITION AND RELOCATION OF EXISTING FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS ROAD AS WELL AS DEMOLITION AND RECONSTRUCTION OF CONCRETE TRIPLE HEADWALL AND EXTENSION OF 3 X 36" CMP STORM DRAIN PIPES, NEW DRIVEWAY ON PADDLEWHEEL. MAY REQUIRE READDRESSING THIS PROPERTY TO PADDLEWHEEL.
 MOST EXPENSIVE

PLACEMENT OF INDOOR ARENA.





DEVELOPER BY:
DRAWN BY: rjg
CHECKED BY:
DATE: 01/20/16

CIVIL IMPROVEMENT PLANS FOR
RHODES RANCH INDOOR ARENA
SITE AND GRADING PLAN
MARICOPA COUNTY, ARIZONA

NO.	DATE	DESCRIPTION	BY	APP'D
1	01/20/16	ISSUED FOR PERMITS		
1	01/20/16	ISSUED FOR PERMITS		



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARIZONA CONSTRUCTION CODES AND THE ARIZONA ELECTRICAL CODE.
3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
6. ALL ELEVATIONS ARE TO MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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11. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
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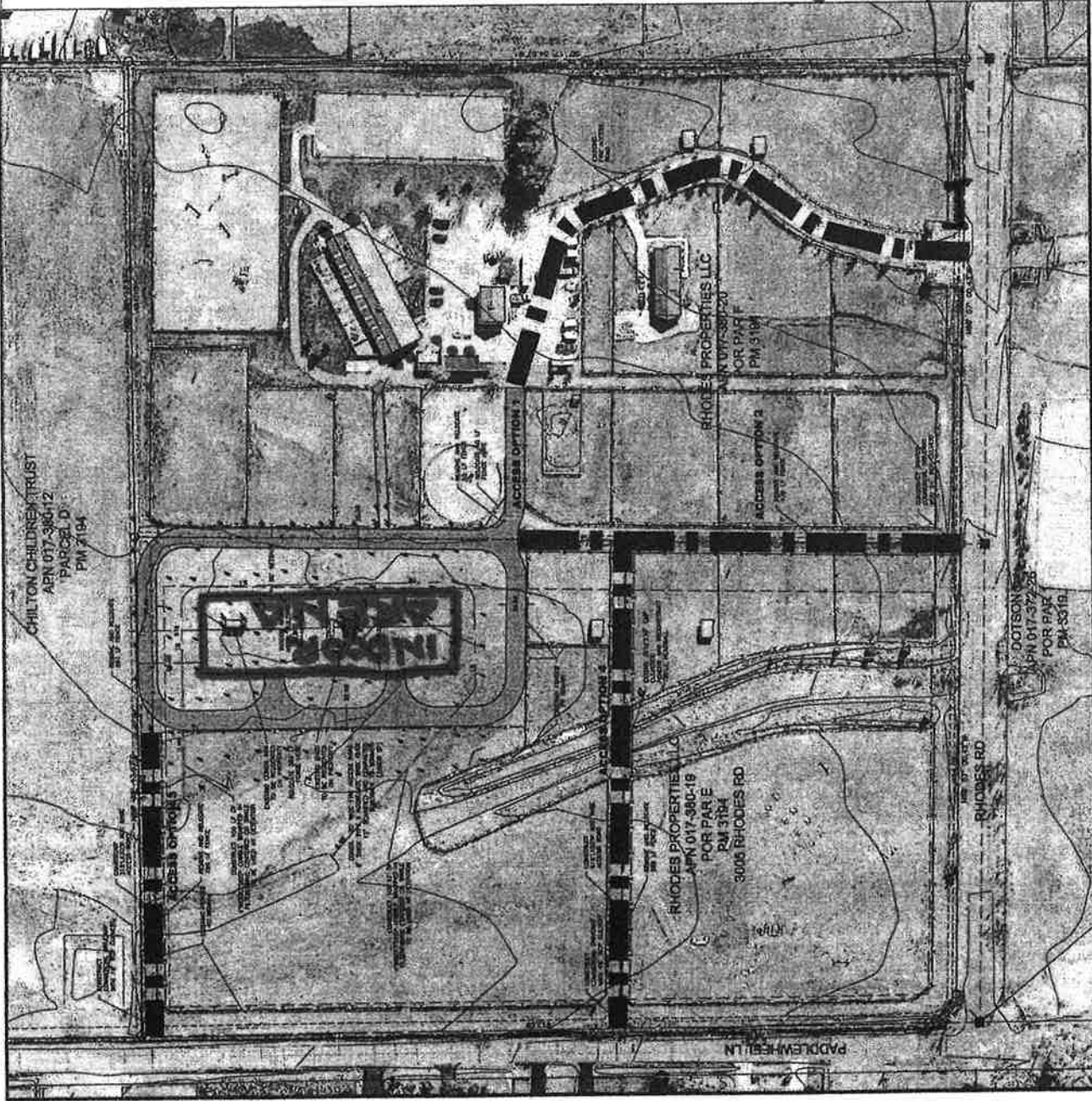
ACCESS OPTION 1
USE EXISTING FIRE ACCESS ROAD ON APN 017-380-20
LEAST EXPENSIVE.

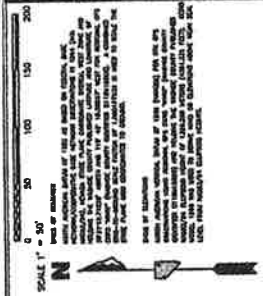
ACCESS OPTION 2
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ON RHODES RD.
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ACCESS OPTION 3
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ROAD, NEW DRIVEWAY ON PADDLEWHEEL.
MAY REQUIRE READDRESSING THIS PROPERTY TO
PADDLEWHEEL.

ACCESS OPTION 4
ACCESS AND NEW DRIVEWAY ON PADDLEWHEEL RD.
REQUIRES DEMOLITION AND RELOCATION OF EXISTING
FENCE AND CONSTRUCTION OF A 20 FT WIDE ACCESS
ROAD AS WELL AS DEMOLITION AND RECONSTRUCTION OF 3
OF CONCRETE TRIPLE HEADWALL AND EXTENSION OF 3
X 36" CMP STORM DRAIN PIPES, NEW DRIVEWAY ON
PADDLEWHEEL. MAY REQUIRE READDRESSING THIS
PROPERTY TO PADDLEWHEEL.
MOST EXPENSIVE.

OUTDOOR LIGHTNING.
SIGN.





THESE ACTIONS SHALL BE TAKEN AS PART OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.

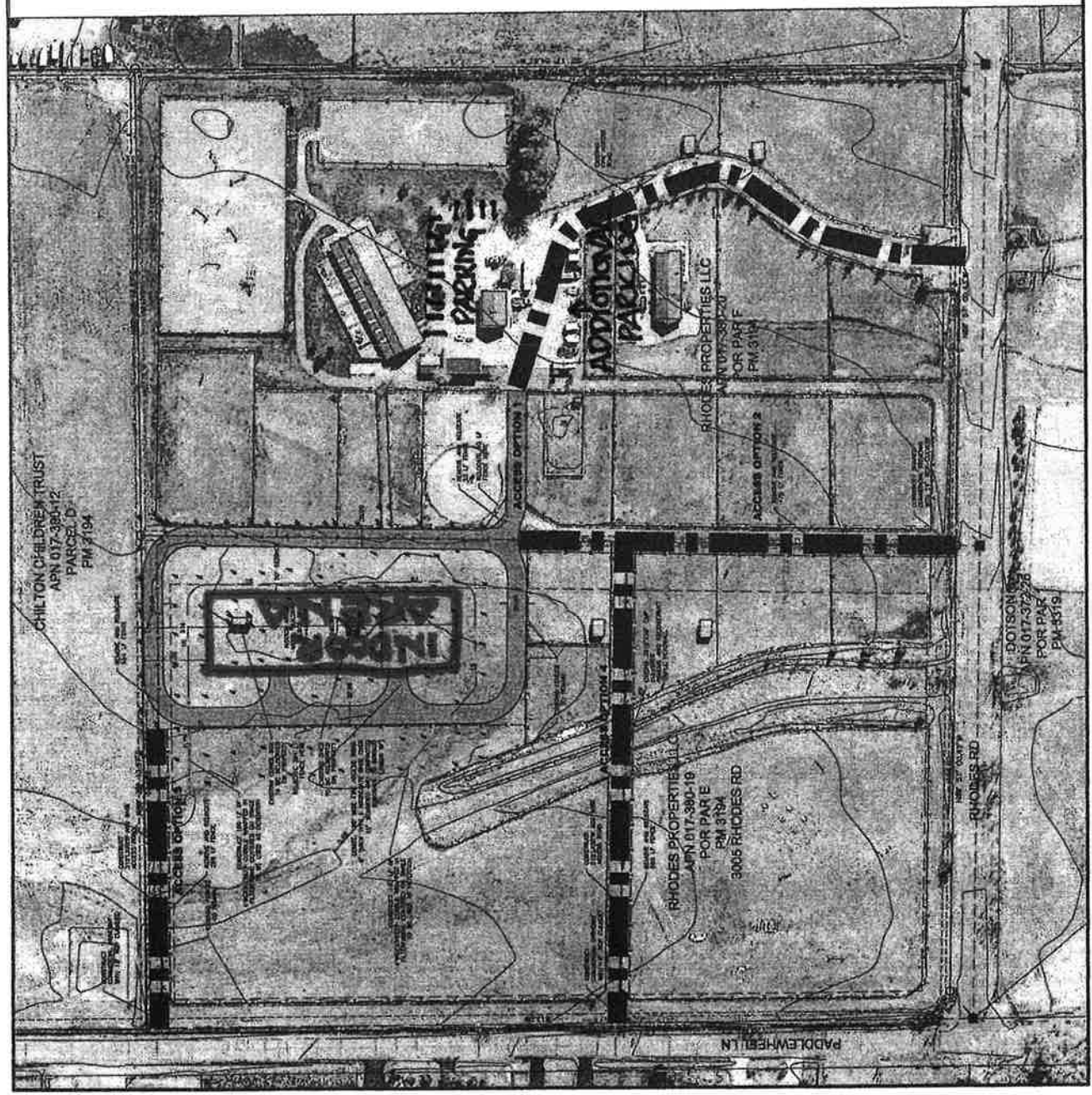
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 WIDE ACCESS ROAD. NEW DRIVEWAY ON PADDLEWHEEL.

ACCESS OPTION 3
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 ROAD AS WELL AS DEMOLITION AND RECONSTRUCTION OF 3
 OF CONCRETE TRIPLE HEADWALL AND EXTENSION OF 3
 X 36" CMP STORM DRAIN PIPES. NEW DRIVEWAY ON
 PADDLEWHEEL. MAY REQUIRE READDRESSING THIS
 PROPERTY TO PADDLEWHEEL.
 MOST EXPENSIVE.

PARKING.





Balance Point Training
Wellness Center



Visitors Welcome!

Dressage • Jumper
Lessons & Training
775 849-7773
JDS Barn LLC
2955 RHODES ROAD





















3005 Rhodes Road

Application to Washoe County for a:

Addendum to Special Use Permit (for Commercial Stable & Indoor Arena)

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521

Prepared for:

Kirsten Sorenson
Rhodes Road, LLC
430 Anitra Drive
Reno, NV 89511

February 15, 2017

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Appendix

Application Materials

- WC Development Application
- Property Owner Affidavit
- Special Use Permit Application
- WC Fee Sheet
- WC Treasurer (Payment Records – 2 sheets)
- WC Assessors Map
- Civil Engineering Plan Set (3 sheets)
- Metal Building Manufacturer Spec Sheet

Project Request - This application includes the following request:

- A request to reinstate the expired SUP for a Commercial Stable and to allow for an Indoor Equestrian Arena as part of the SUP.

Property Location

The site is located at 2955 & 3005 Rhodes Road in Pleasant Valley. There are two parcels that serve the owners property on Rhodes Road, both are 9.86 acres. This Indoor Arena is located on one parcel but access is provided from the other parcel at 2955 Rhodes Road.

Reason for the Request

The SUP is required to allow for the Commercial Stable and to allow for the indoor arena.



Figure 1 - Vicinity Map

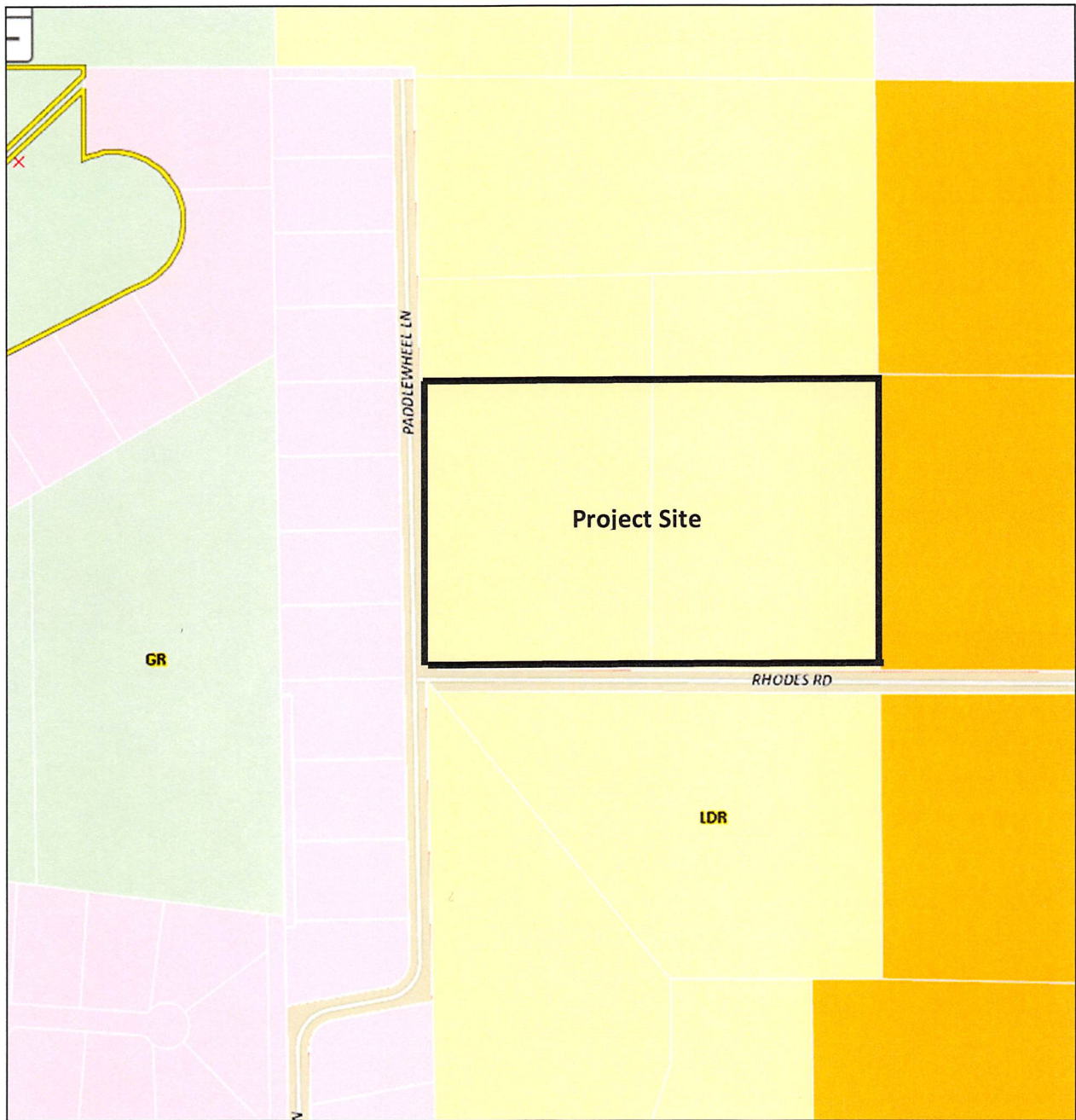


Figure 2 – Existing County Zoning



Figure 3 – Aerial image of the Site



Photo of Existing Stables



Photo of Existing Barn



Photo of Existing Sign

Elevation of Arena Style, color and materials



Figure 6

Appendix

Application Materials

WC Development Application

Property Owner Affidavit

Special Use Permit Application

WC Fee Sheet

WC Treasurer (Payment Records – 2 sheets)

WC Assessors Map

Civil Engineering Plan Set (3 sheets)

Metal Building Manufacturer Spec Sheet

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 3005 Rhodes Road			
Project Description: This is a request to reinstate an expired Commercial Stable use and allow for an Indoor Equestrian Arena.			
Project Address: 3005 Rhodes Road			
Project Area (acres or square feet): 20,800 Sf building on a 9.86 parcel			
Project Location (with point of reference to major cross streets AND area locator): 3005 and 2955 Rhodes Road near Paddlewheel Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017 380 19	9.86 ac		
017 380 20	9.86 ac		
Section(s)/Township/Range: N/A			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). Not Aware of any			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Rhodes Properties LLC		Professional Consultant:	
Name: Kirsten Sorenson		Name: KLS Planning & Design	
Address: 430 Anitra Drive, Reno, NV		Address: 9480 Double Diamond Parkway	
Zip: 89511		Zip: 89521	
Phone: 775 745 6416	Fax: None	Phone: 775 852 7606	Fax: 852 7609
Email: Ksorenson@me.com		Email: johnk@klsdesigngroup.com	
Cell: 775 745 6416	Other:	Cell: 775 857 7710	Other: N/A
Contact Person: Kirsten Sorenson		Contact Person: John F Krmptotic, AICP	
Applicant/Developer: Rhodes Properties LLC		Other Persons to be Contacted:	
Name: Kirsten Sorenson		Name: Tom Brown (builder)	
Address: 430 Anitra Drive, Reno, NV		Address: N/A	
Zip: 89511		Zip: N/A	
Phone: 775 745 6416	Fax:	Phone: 690 6905	Fax: N/A
Email: Ksorenson@me.com		Email: tomkatbuildersinc@gmail.com	
Cell: same	Other: n/a	Cell: 690 6905	Other: N/A
Contact Person: Kirsten Sorenson KLS Plannign & Design		Contact Person: Tom Brown	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Rhodes Properties LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

See Attached

I, _____,
(please print name)

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

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

Assessor Parcel Number(s): 017 380 19 and 20

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

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

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

Property Owner Affidavit

Applicant Name: KIRSTEN HOVE SORENSEN
ON Behalf of Rhodes Properties, LLC (Manager)

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, *Kirsten Sorenson*
(please print name)

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

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

Assessor Parcel Number(s): 017-380-20, 19

Printed Name KIRSTEN SORENSEN (Manager)

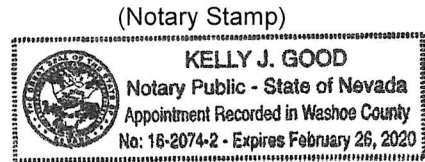
Signed *Kirsten Sorenson*

Address 430 AVITRA DR. RENO NV. 89511.

Subscribed and sworn to before me this 14 day of February, 2017.

Kelly J. Good
Notary Public in and for said county and state

My commission expires: 2/26/2020



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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project or use being requested?

This is request to reinstate an existing/operating Commercial Stables with an expired SUP and build a new 20,800 sq ft metal building for a horse arena. The manufacturers specs sheets are included.

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

The existing site will be used for parking and access will remain as it is today thru the adjacent parcel. The owner ones two parcels that function as one business entity.

3. What improvements (e.g. new structures, roadway 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 only improvements are the new arena building and adjacent paved access and circulation around the building. there are no new roadways, utilities, sanitation, water supplies, drainage, parking, or signs being requested. This is a one phase project that will be completed as quickly as construction permits.

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

There is one phase. It will begin as soon as the permitting allows and will be constructed within a few months.

5. 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 location is ideally suited for this request. It is fundamentally an equestrian area with many similar barns and equestrian facilities like this in the area. It is not an intense use with respect to any measurable impacts triggered by such a request which include traffic, parking, lighting, noise, parking.

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

It provides a service for customers that demand the service in this area which is to train riders in the arena for jumping and dressage drills.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

There is only one impact which would be traffic. It is hardly measurable as the customer base will not change with the new arena. There will be no events and no new stalls to add capacity for more horses. It is the same hours and same days of operation as exist today.

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

There are no needed conditions of approval due to minimal impacts expected. Certainly, the owner would consider voluntary conditions if concerns were raised in the public review that may require mitigation.

The operational parameters are roughly 8 am to 5 pm hours of operation, a maximum of 20 customers on the busiest day with about 5 employees. There will be no spectator or competition events in the new arena. This is another training facility for the customers largely for flexibility due to weather.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There are no improved parking spaces on the site. It is important and intentional to have parking areas designated for customers, but no marked. The character of the area is rural and respect for the rural improvements is part of that condition. There are parking fields for about 30 parking spaces designated on the site. These are shown on the attached site plan.

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

There is no additional landscaping proposed for the site. The entry way is tree lined as ornamental and a defining landscaping feature, ie. the tree line street that is the gateway to an equestrian compound and Pasteur. And, the entire property is Pasteur land which is important for the freedom of horses in their living environment without trees and shrubs.

11. 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.)

There is only one sign that is currently on the site. It will not change. A photo of the sign is included. It is a simple wood sign mounted on wood posts to identify the business. There is no lighting other than security lighting on the building for night time vision.

12. 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
------------------------------	--

13. Utilities:

a. Sewer Service	Septic Tank
b. Water Service	Private Well

For most uses, the 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:

c. Permit #	N/A	acre-feet per year	
d. Certificate #	N/A	acre-feet per year	
e. Surface Claim #	N/A	acre-feet per year	
f. Other, #	N/a	acre-feet per year	

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

Not applicable. There is no further demand for water rights and water consumption associated with this request.

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Pay By Check

Please make checks payable to:
**WASHOE COUNTY
TREASURER**

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

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:
(775) 328-2500

Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
01738019	Active	2/15/2017 2:10:05 AM
Current Owner: RHODES PROPERTIES LLC 430 ANITRA DR RENO, NV 89511		SITUS: 3005 RHODES RD WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Lot E SubdivisionName _UNSPECIFIED Township 17 Range 20		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$222.59	\$0.00	\$222.59
<u>Truckee Meadows Fire Dist</u>	\$707.07	\$0.00	\$707.07
<u>Washoe County</u>	\$1,822.27	\$0.00	\$1,822.27
<u>Washoe County Sc</u>	\$1,490.73	\$0.00	\$1,490.73
<u>PLEASANT VALLEY WATER BASIN</u>	\$1.69	\$0.00	\$1.69
Total Tax	\$4,244.35	\$0.00	\$4,244.35

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016132420	B16.3906	\$4,244.35	7/21/2016

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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**WASHOE COUNTY
TREASURER**

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

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D140
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(775) 328-2500

Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
01738020	Active	2/15/2017 2:10:05 AM
Current Owner: RHODES PROPERTIES LLC 430 ANITRA DR RENO, NV 89511		SITUS: 2955 RHODES RD WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
Lot F SubdivisionName _UNSPECIFIED Township 17 Range 20		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$483.92	(\$6.71)	\$477.21
<u>Truckee Meadows Fire Dist</u>	\$1,537.16	(\$21.30)	\$1,515.86
<u>Washoe County</u>	\$3,961.62	(\$54.89)	\$3,906.73
<u>Washoe County Sc</u>	\$3,240.84	(\$44.91)	\$3,195.93
<u>PLEASANT VALLEY WATER BASIN</u>	\$1.69	\$0.00	\$1.69
Total Tax	\$9,225.23	(\$127.81)	\$9,097.42

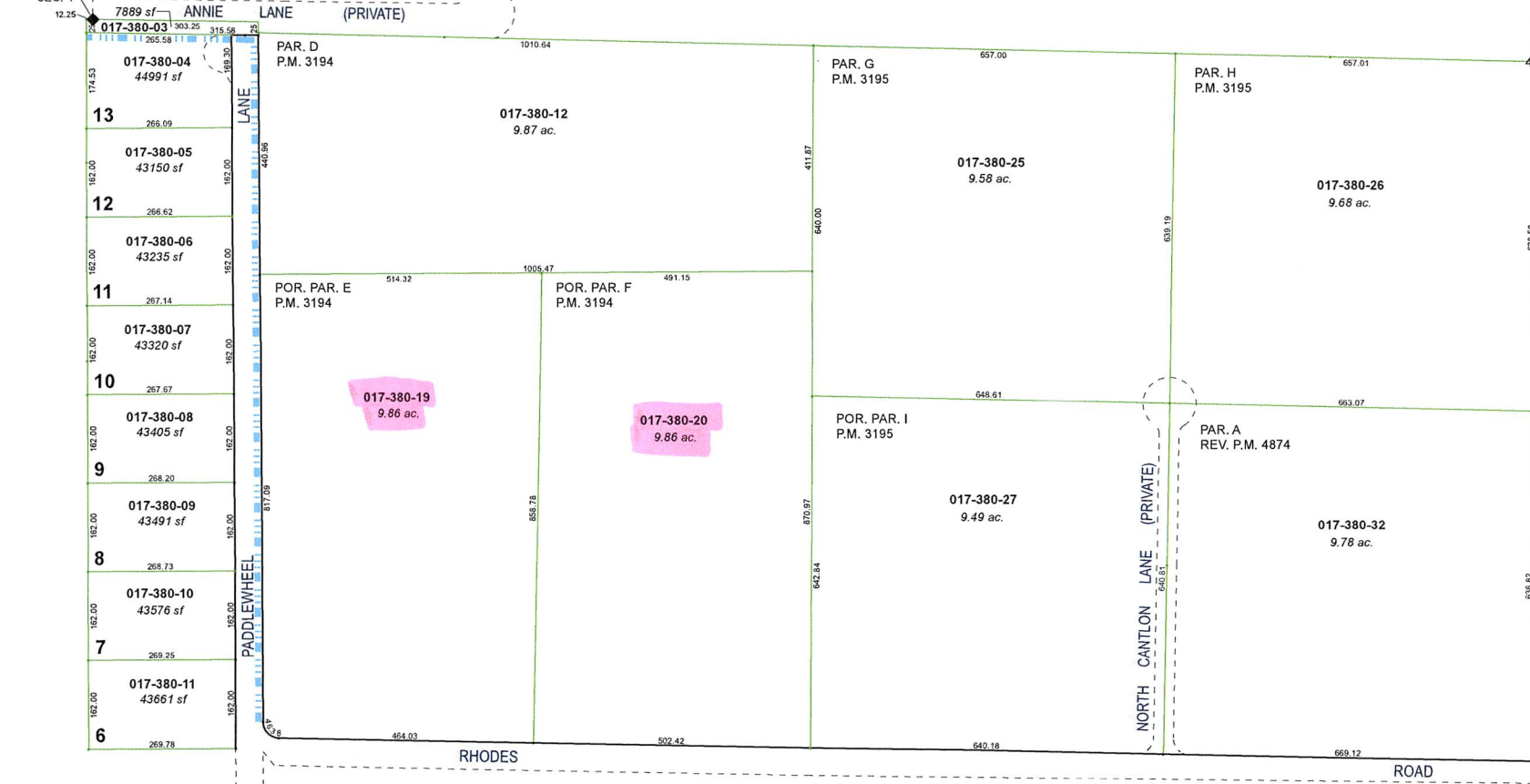
Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016132417	B16.3907	\$9,097.42	7/21/2016

**(#815)
CUTLER
SUBDIVISION**

NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4
T17N - R20E

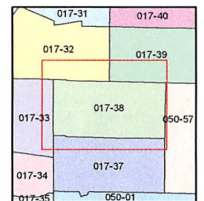
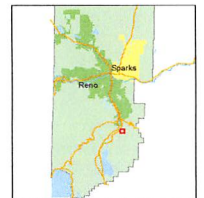
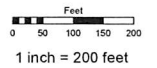
CENTER OF
SEC. 4
12.25



Assessor's Map Number
017-38

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

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



created by: **TWT 6/27/2014**

last updated:

area previously shown on map(s)

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

CIVIL IMPROVEMENT PLANS FOR RHODES RANCH INDOOR ARENA

OWNER

RHODES PROPERTIES LLC
430 ANTRA DRIVE
RENO, NEVADA 89511

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°11'27.8528" NORTH AND 119°42'10.28557" WEST FOR REGIONAL GPS CORS "WRFP" (WASHOE COUNTY IDENTIFIER S115M15000), A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATIONS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER RTK GPS OBSERVATIONS USING REGIONAL GPS CORS "WRFP" (WASHOE COUNTY IDENTIFIER S115M15000) AND HOLDING THE WASHOE COUNTY PUBLISHED NAD83/94 ELLIPSOID HEIGHT OF 1326.250 METERS (4351.235 FEET). GEOID MODEL 1999 WAS USED TO DERIVE NAVD 88 ELEVATIONS ABOVE MEAN SEA LEVEL FROM NAD83/94 ELLIPSOID HEIGHTS.

GENERAL CONSTRUCTION NOTES:

- THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR" APPLIES TO THESE NOTES AND ELEVATIONS IN THIS PLAN SHEET UNLESS THE GENERAL CONDITIONS AND ALL SUBORDINATE AND RESOLUTIONS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO THESE NOTES AND ELEVATIONS IN THIS PLAN SHEET UNLESS THE GENERAL CONDITIONS AND ALL SUBORDINATE AND RESOLUTIONS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT NEITHER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND THE SAFETY OF ALL CONSTRUCTION PERSONNEL. IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC AND PEDESTRIAN CONTROL DURING CONSTRUCTION INCLUDING WARNING SIGNS AND CONSTRUCTION FLASHING WHICH REQUIRES PRIOR TO MAINTAIN ANY NECESSARY CONNECTIONS. THE LOCAL UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO REMOVING, REPLACING, RELOCATING OR CONNECTING TO ANY EXISTING UTILITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS DISCOVERED.
- IF THE EXISTING UTILITIES SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM VARIOUS SOURCES AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS DISCOVERED.
- IF IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL BE PERFORMED IN A COMPLETE OPERATING STATE IN SATISFACTORY COMPLIANCE WITH RESPECT TO THE TEMPORAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE EXISTING OR IMPROVED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONSULT THE CONSULTING ENGINEER IMMEDIATELY.
- SHOULD ANY HISTORIC OR PREHISTORIC REMAINS OR ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE DISCOVER SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CULTURAL HERITAGE AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY CLOSURE SHALL BE LIMITED TO A MAXIMUM OF TWO BUSINESS DAYS FROM THE DATE OF DISCOVERY.
- NO MATERIALS OF ANY KIND SHALL BE STOCKPILED OR CONSTRUCTION EQUIPMENT PARKED ON CONCRETE OR ASPHALT SURFACES TO BE DESIGNED TO RECEIVE TRAFFIC.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMITS, BUILDING PERMITS, DUST CONTROL PERMITS, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY THE STATE OF NEVADA DIVISION OF ENVIRONMENTAL PROTECTION).
- ALL BUILDABLE LOTS AND PARCELS WITHIN AN APPROVED SUBDIVISION REQUIRE THAT THE REMOVAL, BUILDING, SITE, OR FLOOR PLANS SUBMITTED FOR BUILDING PERMITS SHALL SHOW ALL FINISH ELEVATIONS, FLOOR FINISH LOCATIONS, AND FINISH ELEVATIONS WITHIN A FINISH PLUMB SURFACE. ALL APPROVED CONSTRUCTION PLANS AND RESOLUTION PLAN SHEETS SHALL BE OBTAINED BY A NEVADA REGISTERED CIVIL ENGINEER.
- THE CONTRACTOR SHALL PROVIDE A 30" FIRE BREAK AROUND THE LIMITS OF THE CONSTRUCTION PHASE CLEARED OF ALL COMBUSTIBLE MATERIAL INCLUDING BRUSH AND BRUSH FOR THE REMOVAL OF THE EXISTING LEAVES FIRE DEPARTMENT. THE CONTRACTOR SHALL MAINTAIN THE 30" FIRE BREAK DURING ALL PORTIONS OF THE CONSTRUCTION PHASE. AFTER ALL CONSTRUCTION HAS BEEN COMPLETED THE CONTRACTOR'S ASSOCIATION SHALL MAINTAIN THE FIRE BREAK.
- ALL GRADING AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPEC) AND THE LATEST ORDINANCE FOR SPEC ADOPTED BY WASHOE COUNTY. ALL SUCH CONSTRUCTION SHALL ALSO CONFORM TO THE WASHOE COUNTY DEPARTMENT OF PUBLIC WORKS VULNERABILITY DESIGN STANDARDS AND REVIEW GUIDELINES FOR WASTEWATER SYSTEMS.
- IN ORDER TO PREVENT THE DISPERSSION AND DESTRUCTION OF MATERIALS, THE CONTRACTOR SHALL FURNISH COMPLETE CONTAINMENT TO THE GEOGRAPHICAL CENTER AS TO THE ORIGIN, COMPOSITION AND MANUFACTURE OF ALL MATERIALS TO BE USED IN THE WORK. SUCH MATERIALS SHALL BE FURNISHED PROMPTLY AFTER DELIVERY OF THE CONTRACT, BUT IN ALL CASES PRIOR TO DELIVERY OF SUCH MATERIALS.
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL SURFACE VEGETATION AND DEBRIS. THIS DEBRIS IS TO BE DISPOSED OF IN CONFORMANCE WITH WASHOE COUNTY REGULATIONS OR PLACED IN APPROVED NON-STRUCTURAL FILL AREA IF SHOWN ON THE APPROVED GRADING PLANS.
- ALL GRADING WITHIN PROPOSED STREET RIGHT-OF-WAYS AND OTHER STRUCTURAL AREAS SHALL BE TO SURFACE ELEVATIONS. METERS TO THE DETAIL SHEETS FOR SPECIFIC INFORMATION ON SURFACE ELEVATIONS. ALL WITHIN TWO FEET OF SURFACE ELEVATIONS MUST MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DEFINED IN THE GEOTECHNICAL INVESTIGATION AND AS VERIFIED IN THE FIELD BY THE GEOTECHNICAL FIELD REPORTOR. INDIVIDUAL LOTS SHALL BE GRADED SUCH THAT THERE WILL BE NO IMPACT OF MATERIAL REQUIRED TO COMPLETE THE FINAL LOT GRADING TO

WASHOE COUNTY NEVADA



SHEET INDEX

- C-1 TITLE SHEET
C-2 SITE AND HORIZONTAL PLAN
C-3 GRADING AND EROSION CONTROL PLAN

ABBREVIATIONS

A.C.	ASPHALT CONCRETE	M.H.	MANHOLE
AGL	AGGREGATE	M.P.C.	MEASUREMENT POINT
B.I.	BRAIN CURVE	P.S.	POLE NUMBER
R.O.P.	RIGHT OF WAY	P.C.C.	POINT OF COMPOUND CURVATURE
B.V.C.	BUTTON OF PIPE	P.O.T.	POINT OF TANGENCY
B.M.	BACK SIGHT	P.A.C.	POINT OF REVERSE CURVATURE
C.B.	CRASH BARR	P.W.C.	POWERS CURVE PILE
C.C.	CENTRELINE	P.V.I.	POINT OF VERTICAL INTERSECTION
C.G.C.	CONCRETE	P.W.I.	POWER POINT INTERSECTION
C.B.	CLEAN CUT	P.L.	PROPOSED LINE
C.P.	CONCRETE PIPE	P.O.D.	POINT OF DRAINAGE
C.R.	CURB RETURN	C100	100-YEAR STORM FLOW
C.S.	CONCRETE	C50	50-YEAR STORM FLOW
D.I.	DRAIN	W	WATER
E.L.V.	ELECTRICAL	R.C.P.	REINFORCED CONCRETE PIPE
E.C.	END OF CURVE	RET	RETURN
ELEVATION	ELEVATION	REF.	REFERENCE
E.O.V.	END OF VERTICAL CURVE	R.F.P.	RADIUS POINT
EXISTING	EXISTING	R.W.	RIGHT OF WAY
F.F.	FISHED FLOOR	V.V.	VERTICAL CURVE
F.F.C.	FINISHED GRADE	S.S.	SUBGRADE
F.P.	FACE POINT	S.E.	SLOPE SIGN
F.L.	FLUME	S.W.	SOUNDING
F.P.	FLUME	S.S.	SOUNDING SIGN
F.L.	FLUME	S.T.	STATION
G.A.	GATE	S.D.	STORM DRAIN
G.B.	GRADE BREAK	S.M.P.P.	STORM WATER POLLUTION PREVENTION PLAN
G.M.	GATE	S.D.	STORM DRAIN
H.C.	HORIZONTAL CURVE	T.P.	TOP OF PAVEMENT
H.C.P.	HORIZONTAL CURVE POINT	T.S.	TOP OF CURB
H.P.	HIGH POINT	T.S.	TOP OF SLOPE
H.P.	HIGH POINT	T.S.	TOP OF SLOPE
I.	INTERSECTION	T.S.	TOP OF SLOPE
L.P.	LEFT POINT	T.S.	TOP OF SLOPE
L.F.	LEFT FEET	T.O.P.	TOP OF CURB
L.P.	LEFT POINT	V.P.	VERTICAL CURVE
L.T.	LEFT TRUCK	V.P.I.	VERTICAL POINT OF INTERSECTION
M.D.S.	MEASURED DENSITY	W	WATER
		Δ	CURVE DELTA

ENGINEER'S STATEMENT

THESE PLANS (SHEETS C-1 OF C-3) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.



ROBERT GELLU P.E. #17734

SUMMIT
ENGINEERING CORPORATION

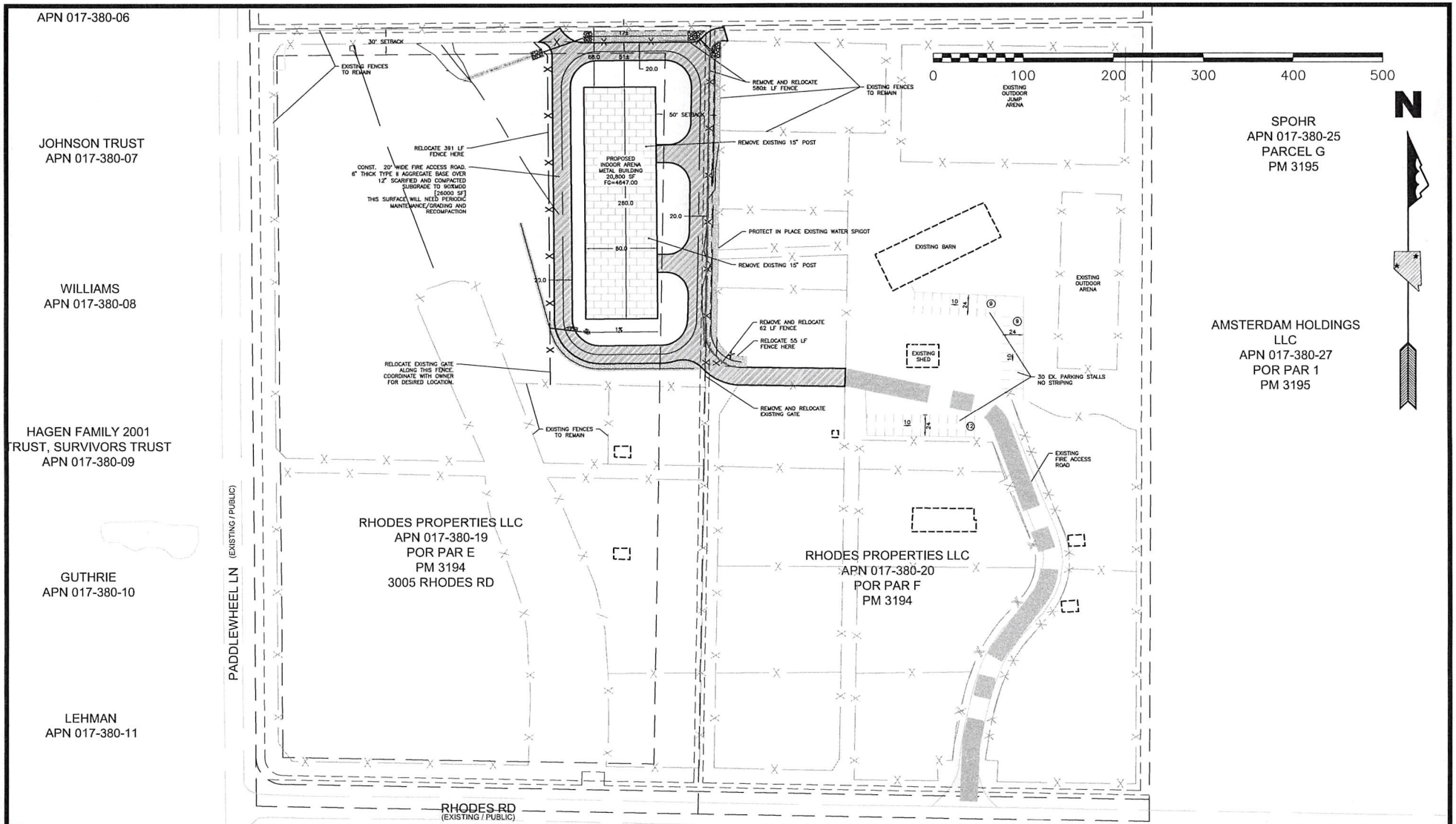
501 EAST WASHINGTON STREET, SUITE 100, LAS VEGAS, NV 89101
PHONE: (702) 398-8000 FAX: (702) 398-8001 WWW: WWW.SUMMIT-ENG.COM

DESIGNED BY: mtalans
DRAWN BY: mtalans
CHECKED BY: mtalans
Copyright © SUMMIT ENG 2016

NEVADA
WASHOE COUNTY

**CIVIL IMPROVEMENT PLANS FOR
RHODES RANCH INDOOR ARENA
TITLE SHEET**

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY / APP'D
C-1	HORIZ: 1"=50' VERT:				
		3			
		KNOWLEDGE: 03/07/2016 DRAWING NO.: 30372 SHEET NO.: 3 OF 3 PROJECT NO.: 17734			



SCALE: 1"=100'	DESIGNED BY: RG
JOB #: 30372	CHECKED BY: RG
	DRAWN BY: rgelu
N:\DWGS\U30372_RhodesPropertiesLLC\Civil\Rhodes_BMap.DWG - 10:55 AM * 15-FEB-2017	

RHODES PROPERTIES, LLC
3005 RHODES ROAD
SITE PLAN

SHEET
1
OF
1

