

May 14, 2018

To whom it may concern,

I Lupe Medina, wish to appeal the decision made by the City of Sparks Commissioners for the Conditional Use permit CU18-0006 associated with PCN18-0013. Therefore, I am writing this letter as description for my reasoning. I would like to further and better explain the reasoning for the events as well as how it will be maintained and organized. I am aware of the conditions given from the City of Sparks planning and I am willing to fulfill all 17 conditions to my best standards.

The main reason for these events it to be able to spread and share the Mexican culture of Dancing horses and team roping with Charros and Vaqueros (cowboys). Not many people know of these events nor culture. We want to share it with our family, friends, and their families and friends. I will further explain the meaning behind our culture below. But first I will state my reasoning for the appeal and how I will correct a few things. The point of these events is to make it a little bigger than a regular family get together. We want to allow our friends to bring their families and enjoy the small show as well. It will be a complete family oriented event.

During the hearing I did not explain myself very well nor had my answers ready when asked certain questions. Which I believe had an impact on how the decision was made, as well as the concerns of my neighbors and the community. Although there were a few comments made from a few neighbors which I took into consideration but there were some which were not necessary to be made. I will clarify how I will meet each condition as clear as possible.

In the previous application of the conditional use permit I stated this event would consist of 250 people max during the event. But that will change. Last year 2017, I filed for temporary use permit for the same type of event at the same location and were permitted two events with 75-100 people on September and one in October 2017. I will change the amount of people at the event from 250 to 75-100 people max to limit traffic. There were no complaints given last year as to the traffic nor about the ONLY two events I held in September and October of 2017. So we will do it just the same.

Road Maintenance and Repair:

In regards to the the road maintenance I am aware that the neighbors have high concerns of the road damages. Because the roads are privately owned and the neighbors as well as myself put money into maintaining the roads as best as we can. I will have a proposal ready to give from Reif McElroy Construction to restore the roads, accessing our parcel to a standard compaction level at the end of each event. Therefore, there should be no complains and the roads will continue to be accessible.

Dust Mitigation:

In order to reduce the amount of dust produced by vehicles, there will be a contract in place with Philip McCauley a water truck company who will water the access roads to and from the event an hour before the any event as well as the property subsident to these events as needed.

Fire Access:

For the fire access, there is all weather fire access lane of 25 ft wide on the west side of the parcel. Which will be cleared at all hours of the event and able to access all areas of the parcel.

Restroom Facilities:

In regards to the restroom facilities there will be portable restrooms. A contract will be in place with to have the 10 non-sewered toilet for the guests and 2 for employees. Unless Washoe county says there does not to be as many since I am changing the amount of people to expect this will continue.

Amplified Sound:

The amplified sound will not exceed 65 decibels. All speakers will be oriented toward the interior of the property. A "Digital Decibel Sound Meter" will be purchased to make sure that at the property boundary the sound does not exceed 65 decibels.

Hours of Operation:

The hours of operation will remain the same from noon to sunset. The event will stop at sunset, only the volunteers, households and close relatives will continue to be on the parcel, mainly picking up and cleaning.

Event Dates:

Once there is an approval I wish to seek events from May to October ONLY ONCE a month. The dates will be submitted in advance on the first day of March each year to the City of Sparks and Washoe County.

Alcohol:

In the application, I said we were going to sell alcohol. That will also change, there will be no alcohol sold to anyone during the events. That being said, no permits will be attained, because no alcohol will be sold. In regards to food, there will be a food truck approved by Washoe county in advance, throughout the event.

Tents and popups:

There will be two Canopy's placed on the parcel throughout the event which on labeled on the site plans. The Canopy's are 3M x 3M. These will be for the first aid station and anything else it is needed for. I will have them approved by Washoe County as needed.

Lighting:

As mentioned in the previous application there will be absolutely NO LIGHTING throughout or after the event. There is no need for us to have lighting.

Waste Removal:

In regards to the waste removal. I have requested a quote from "Waste Management" for a commercial waste removal receptacle for each event. We will have this container on site for all events. The trash will be removed within 48 hrs of an event. The manure will also be removed within 48 hrs of an event.

Overview of the Culture:

The pride of a charro started back in the 1810 during the Mexican War of independence. Charros were important soldiers on both sides of the war. 1910 they came out with charro suits with its sombrero, heavily embroidered jacket and tightly cut trousers. 1930 that charrería became a rules sport. The traditional mexican charro is known for colorful clothing and participating in coleadero y charreada, in a specific type of mexican rodeo. Charreadas are national sport in mexico. A vaquero and ranchero known for cowboy and rancher are similar to a charro but different in culture. I am attaching an Article that briefly describes the culture of the dancing horse and Charrería. We will not be doing it to the full extent, but will mainly bring in the team roping of the steer and dancing show part of it. We will also have ladies in beautiful florical dressing do a dance performance that is commonly in Mexico.

We as a group participate in all parades here in Reno and Sparks. As well as in Carson, Winnemucca, Fernley, Fallon, and other areas where we only do the dancing performance. Just last weekend we supported and joined a group at Bartley Regional Park, to raise money for kids with cancer and did a performance there. We have also

participated at the Cinco de Mayo festival at the GSR, events for similar festivals and celebrations on wells and other areas. We want to continue and do them here on the property.

Overall, the main idea for our events is to keep the culture alive. We want to continue to share it with our friends and their families and have get togethers. It was not and is not our intention to cause any problems or panics in the neighborhood. The fact that the event is categorized as a "Recreational Facility" which was given by the City of Sparks was not our first intention for description of events. We are not intending to change the parcel area from a agricultural residential to a commercial area. All we want, is to be able to have events that a bigger than a regular family gettogether. Which is why we originally filled for a "Special Use Permit" then was told by James Rundle planning manager, I need to file for a "Conditional use Permit" based off of the amount of events we wish to seek in a year. There will be no profit coming from any these event. This will remain small event. We understand that this type of permit concerns the neighbors which is why there were so many oppositions.

I wish to reserve the right to supplement the package with the proposals and/or contracts by May 21, 2018.

Thank-you for your time,

Respectfully yours,
Lupe Medina


