

**City of Sparks**  
**Planning Commission Item**

**Meeting Date: May 3, 2018**

**Subject:** PCN18-0013 – Consideration of and possible action on a Conditional Use Permit request to allow a major recreational facility (roping and dancing horse cultural arena) on a parcel 10.66 acres in size zoned A-40 (Agriculture – 40 acre minimum lot size) located at 7660 Patrina Way, Washoe County, NV. (The City of Sparks has planning authority because the City has exercised extra-territorial jurisdiction through a NRS 278.02788 protocol agreement between the City of Sparks and Washoe County.) (For Possible Action)

**Petitioner:** Guadalupe P. Medina

**Recommendation:** The Community Services Department recommends approval of PCN18-0013 as submitted and conditioned; see suggested motion below.

**Financial Impact:** NA

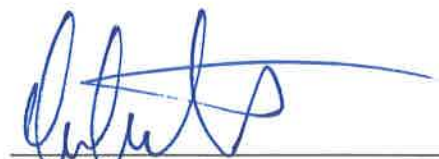
**Business Impact (per NRS Chapter 237):**  
 A Business Impact Statement is attached.  
 A Business Impact Statement is not required because  
 this is not a rule;  
(term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A or 278B)

SUGGESTED MOTION

I move to approve the Conditional Use Permit CU18-0006 associated with PCN18-0013, adopting Findings C1 through C5, and the facts supporting these findings as set forth in the staff report, and subject to the 17 Conditions of Approval.

Respectfully submitted,

  
\_\_\_\_\_  
Karen Melby, AICP  
Development Services Manager

  
\_\_\_\_\_  
Ian Crittenden  
Senior Planner

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CASE NUMBER:

PCN18-0013

REQUESTED ACTION(S):

Approval of a Conditional Use Permit request to allow a major recreational facility at 7660 Patrina Way in the City of Sparks's Sphere of Influence

PROPERTY OWNER:

Manuel Nunez Felix

APPLICANT:

Guadalupe P. Medina

LOCATION:

7660 Patrina Way,  
Washoe County, NV

PARCEL SIZE:

Approximately 10.66 acres

SITE SIZE:

Approximately 10.66 acres

EXISTING ZONING:

A-40 (Agriculture – 40 acre minimum lot size)

EXISTING LAND USE:

LDR (Low Density Residential), LLR (Large Lot Residential), OS (Open Space)

WARD INFORMATION:

Washoe County, in Sparks Sphere of Influence

APPLICABLE REGULATIONS:

SMC 20.05.08, SMC 20.05.05(G)(2), NRS 278.02788, Protocol Agreement (Resolution A-2939)

## **BACKGROUND**

The address of the subject property is 7660 Patrina Way (Exhibit 1 – Vicinity Map). The primary use of the property is, and will remain, a single-family residence. This request for a Conditional Use Permit for a Major Recreational Facility, if approved, would permit an additional seasonal and intermittent use – roping and dancing horse cultural events – on this property.

This site is located in unincorporated Washoe County but within the Sparks Sphere of Influence. The site was included in the Sparks Sphere of Influence by the Regional Planning Governing Board on July 27, 2006. The City of Sparks subsequently master planned the area, by PCN06100, from GR (General Rural) to OS (Open Space)/Rural Reserve in 2007. The master plan designation was updated again through adoption of the West Pyramid Plan in 2008 to the current split designation of OS (Open Space), LDR (Low Density Residential), and LLR (Large Lot Residential) (see Exhibit 2 – Comprehensive Plan Land Use).

Pursuant to NRS 278.02788, the City has building, planning, and zoning jurisdiction over areas in the City of Sparks Sphere of Influence. The Protocol Agreement between the City of Sparks and Washoe County limits the City of Sparks's control to planning. The Protocol Agreement was adopted by the City Council through Resolution 2939 and amended by Resolution A-2939. This site has a GR (General Rural) zoning in Washoe County, which correlates to City of Sparks zoning of A-40 (Agriculture – 40-acre minimum lot size) (Exhibit 3 – Annexation Zoning Conversion Chart).

The use of the property for roping and dancing horse cultural events is not specifically identified or defined in Title 20 of the Sparks Municipal Code. City staff have categorized the proposed use as a Major Recreational Facility. SMC 20.08.02 defines a Major Recreational Facility as:

*Large, generally outdoor facilities, such as: outdoor roller or ice-skating rinks; sports stadiums and arenas; amusement and theme parks; racetracks; driving ranges; swimming or wave pools; entertainment complexes; amphitheaters; drive-in theaters; archery or shooting ranges; riding stables; campgrounds; recreational vehicle parks; miniature golf; golf courses, driving ranges, and country clubs, marinas, and similar facilities.*

The proposed use is large, outdoor, and though not a riding stable, does involve the riding of horses. It is also similar to other uses encompassed by the definition such as “sports stadiums and arenas” and “entertainment complexes.”

A Major Recreational Facility is permitted in the A-40 zoning district subject to a Conditional Use Permit. The applicant has hosted roping and dancing horse cultural events several times in the past with approval through the Temporary Use Permit process. The applicant now proposes to host this event more frequently than the Temporary Use Permit process is designed to accommodate, requiring the use to be considered a permanent one that requires a Conditional Use Permit. The applicant would like to host this event once a month from May through October. The applicant expects no more than 250 people to attend each of these events.

City staff has communicated with Washoe County staff throughout the Conditional Use Permit application process. Because the City of Sparks exercises only planning jurisdiction, County staff were consulted regarding building, public safety (fire and police), engineering, and business licensing approvals and operations because all of these services are the responsibility of Washoe County at this location. For this reason, most of the Conditions of Approval will be enforced by Washoe County.

## **ANALYSIS**

The applicable Sparks zoning for this site is A-40. As discussed above, a Major Recreational Facility is permitted on an A-40 property subject to a Conditional Use Permit. The definition of a Major Recreational Facility includes riding stables. Though not a riding stable, the proposed use does involve the riding of horses. The proposed use is also similar to other uses encompassed by the definition of Major Recreational Facility, such as "sports stadiums and arenas" and "entertainment complexes." City staff have therefore categorized a roping and dancing horse cultural event land use as a Major Recreational Facility.

This site is in the Sparks Sphere of Influence but has not been annexed into the City of Sparks. The site is therefore subject to City of Sparks planning jurisdiction pursuant to NRS 278.02788 and the Protocol Agreement. City staff has coordinated with Washoe County staff to review this request.

City and County staff conducted a combined plan review meeting to consider recommendations regarding this application. At that meeting, concerns regarding the proposed use were discussed. Those concerns and a description of the Conditions of Approval proposed to address them follow.

SMC 20.04.009(B)(8) requires that all parking and access roads be paved. The subject property is located at 7660 Patrina Way. However, Dolores Drive is a County street and the only access route to Patrina Way. Pavement ends on Dolores Drive approximately 1,300

feet before Patrina Way and approximately 2,800 feet from the subject site. The unpaved portions of both Dolores Drive and Patrina Way are not public rights-of-way but are private access roads. Because the existing access is unpaved for approximately 2,800 feet, City staff believes that paving the parking area is not necessary but that the parking area should be improved with gravel to the approval of City staff (Condition 3).

The end of pavement on Dolores Drive also demarcates the approximate end of the County right-of-way for Dolores Drive. Beyond that point Dolores and all of the subsequent cross streets (Starhill Way, Patrina Way, and Marie Way) are private roads and maintained by the property owners adjacent to said private roads. At the time of the writing of this staff report a copy of the instrument governing access to the private roads has not been received by staff. The language of that instrument may determine if the applicant can use the private roads for the type and volume of traffic that the proposed use will generate. If the language of the instrument does not allow for the access needed, it will need to be amended (Condition 16).

In addition, while the addition of 200-250 trips per month on an improved City or County road may not cause undue burden to the road, that same increase in traffic may cause significant degradation to the unimproved private roads used to access this site. Just as the City or County would require remuneration from an applicant for any new development or use that would overburden their adjacent roads, staff believes that the applicant should also pay a proportional share for maintenance and repair to their access route on the private roads. Either (A) an agreement detailing the applicant's maintenance and repair responsibilities and/or obligations; or (B) a traffic study indicating that the type and volume of traffic generated by the proposed use will not impact the maintenance and repair needs of the private roads must be provided prior to any events (Condition 17).

Additionally, because Patrina Way and the final section of Dolores Drive are not paved, Washoe County staff requested that measures be taken by the applicant to mitigate dust caused by attendees driving to events at the site. A condition requiring that the dirt portions of Dolores Drive and Patrina Way be watered prior to any event and throughout the event is proposed (Condition 4).

The Truckee Meadows Fire Protection District was concerned about access through the site. In response, the applicant proposed a circulation route that enters the site at its southwest corner, wraps around the east side of the site, and exits in the northwest portion of the site (Exhibit 4 – Site Plan). Truckee Meadows Fire Protection District staff believes this circulation route will meet their needs so long as an unobstructed all-weather fire access lane, with a minimum width of 20 feet, be maintained (Condition 5).

Truckee Meadows Fire Protection District staff also addressed the location and size of any tents or pop-up shelters that might be used at this event. Truckee Meadows Fire Protection District has standards for the location and size of tents and pop-up shelters related to fire and life safety. While only two small tents are indicated on the site plan, the size and location of which were not of immediate concern to Fire Protection staff, a condition is proposed that would require that all tents and pop-up shelters be submitted for review and approval by the Truckee Meadows Fire Protection District prior to any event (Condition 11).

Washoe County Health District staff addressed issues related to restroom facilities, the sale of food and beverages, requirements for food trucks, and the use of the residential well for water. Washoe County Health District submitted a letter to the City detailing the requirements and restrictions related to these items (Exhibit 5 – County Health Letter). Four conditions are proposed to address these concerns.

Condition 6 requires that the applicant provide 10 non-sewered toilets for attendees and 2 non-sewered toilets for employees.

Condition 10 stipulates that all food and beverage sales are regulated by Washoe County and that any required permits and approvals be acquired prior to sale and of food and beverages at any event.

Condition 12 requires that any food trucks providing services at an event must be appropriately licensed and permitted.

Condition 14 requires that the applicant comply with all of the requirements in the letter from James English of the Washoe County Health District dated April 20, 2018 (Exhibit 5 – County Health Letter).

Washoe County staff also expressed concerns related to amplified sound associated with the proposed use. A condition is proposed requiring that all speakers to amplify sound be oriented toward the interior of the site and that sound levels at the property boundary not exceed 65 decibels (Condition 7).

Because this site is in a semi-rural area surrounded by large lot residential properties, City and County staff agreed that the hours of operation should be limited. The applicant proposes to host events from noon to sunset. A condition to limit the operation of events at this site to these hours is proposed (Condition 8). Because of this limitation, there should be no need for outdoor lighting associated with this request and no lighting for events at this facility may be added without an amendment to this Conditional Use Permit (Condition 13).

The applicant requested the ability to have an event once a month with the option to have additional events on or around holidays. City staff has proposed a condition that limits the number of events to ten (10) during the period from May through October (Condition 9). In addition, Condition 9 requires that City and County staff be notified of the event dates no later than March 1 of each year.

After public notice was received by the owners of adjacent properties, City staff received numerous comments. At the time of the writing of this staff report, staff has received several comments from the public (7 phone calls and 26 emails), all but three of which have been in opposition to this request. Concerns cited by those contacting City staff include an increase in flies in the area since this event was permitted as a Temporary Use. A condition related to the removal of manure and trash from the site is proposed to address this concern (Condition 15). Other concerns raised by the public include the effects of increased traffic on the private roads that access the site, amplified sound, and outdoor lighting. These concerns are addressed in the Conditions of Approval as discussed above.

City staff believes that all the findings can be made for approval of this request for a Conditional Use Permit for a Major Recreational Facility at 7660 Patrina Way and recommend that the Planning Commission approve the Conditional Use Permit subject to the 17 Conditions of Approval. The proposed conditions discussed above address the identified impacts of the proposed use. The evidence and reasons for making the requisite findings are addressed in the next section of this staff report.

Citizen comments that have been submitted in writing are attached (Exhibit 6 – Citizen Comments).

The application for this request is attached (Exhibit 7 – Application).

## **CONDITIONAL USE PERMIT:**

### **FINDING C1:**

**The proposal, as submitted and conditioned, is in compliance with the Comprehensive Plan.**

The site has three Land Use designations: OS (Open Space), LLR (Large Lot Residential), and LDR (Low Density Residential). All three designations list recreational facilities as a possible non-primary use. Due to the seasonal and intermittent nature of this particular

proposed use, approval of a Major Recreational Use at this location will not change the primary use of the property, which is single-family residential.

*The Land Use Plan Goals and Policies in the Comprehensive Plan that are relevant to this proposal include:*

*Goal MG2: Foster diversity in the land use mix including residential, commercial, industrial, employment and recreational areas citywide.*

*Policy RC24: Promote the protection of and minimize the potential impacts on cultural resources within the City's jurisdiction.*

Permitting this existing cultural event to transition from a Temporary Use to an entitled Conditional Use will add diversity to the land use mix by allowing an appropriate recreational use in a semi-rural area in the Sparks Sphere of Influence, in support of Goal MG2. This cultural event will be protected by its entitlement through the Conditional Use Permit process, supporting Policy RC24. The event use will be allowed to continue so long as it complies with the Conditions of Approval. Failure to comply with the Conditions of Approval may result in the revocation of the permit. Failure to initiate or maintain the use for a term of two years will cause the Conditional Use Permit to expire.

**FINDING C2:**

**The application, as submitted and conditioned, is compatible with the existing or permitted uses of adjacent properties.**

The application, as submitted and conditioned, is compatible with the existing uses of the adjacent properties, which are as follows:

Direction	SURROUNDING LAND USES	ZONING
North:	Rural Single-Family	GR (General Rural, WC)
East:	Rural Single-Family	GR (General Rural, WC)
South:	Rural Single-Family	GR (General Rural, WC)
West:	Rural Single-Family	GR (General Rural, WC)

Most properties within the vicinity of the subject site are developed as single-family residences on large lots (approximately 10 acres on average). The keeping of horses and other livestock is common and permitted on these properties. A roping and dancing horse cultural event use is not out of character for the area. The proposed Conditions of Approval address operational standards and requirements that, in the view of City of Sparks and Washoe County staff, will mitigate impacts of the event use and allow it to be compatible with the existing uses on the adjacent properties.



**FINDING C3:**

**The potential impairment of natural resources and the total population which available natural resources will support without unreasonable impairment has been considered.**

This site is developed as a rural residential home site. The majority of the improvements needed to use the site as a Major Recreational Facility for roping and dancing horse cultural events have already been made. The addition of gravel parking and a fire access lane around the east side of the property are not anticipated to have any impact on the availability of natural resources.

**FINDING C4:**

**The application, as submitted and conditioned, will address identified impacts.**

The anticipated impacts that may result from the addition of a second and intermittent use of the subject property as a recreational facility are primarily addressed by the proposed Conditions of Approval, most of which are to be enforced by Washoe County.

Parking:

The SMC 20.04.009(B)(8) requires that all required parking be paved. Because this site is located in unincorporated Washoe County and is accessed by unpaved County roads, City staff believes that a gravel treatment will suffice for the parking areas. SMC 20.04.009 requires major recreational uses to provide 1 parking space for every 200 square feet of use area. City staff used the viewing area (approximately 20,000 square feet) to determine that the use requires 103 parking spaces. This is close to Washoe County's approximation of 125 spaces, based on 2 people per car, for the applicant's stated anticipated maximum attendance of 250 people. The applicant's amended site plan shows 103 designated parking spaces that are required to be improved with gravel (Condition 3), plus an overflow parking area that is not required to be improved.

Dust Mitigation:

To reduce dust from vehicles, a condition is proposed requiring that the access route to the site be watered before and during the events (Condition 4).

Fire Access:

Truckee Meadows Fire Protection District has required that a fire lane be established along the access road that wraps around the property on the east side to provide efficient emergency access to the site (Condition 5).

Restroom Facilities:

The Washoe County Health District requires that portable restroom facilities be provided at an adequate number to serve an event of this size. The Health District has

determined this number to be 10 non-sewered toilets for attendees and 2 non-sewered toilets for staff (Condition 6). A letter from James English addressing this and other Health District requirements is attached (Exhibit 5 – County Health Letter). Conditions 10 and 12 address the Health District's concerns regarding food and beverage service.

Amplified Sound:

To reduce the impact of amplified sound on the surrounding properties, all speakers to amplify sound must be oriented toward the interior of the site and sound readings along the exterior of the property shall not exceed 65 decibels (Condition 7). This condition will be enforced by Washoe County.

**Finding C5:**

**Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code and the Nevada Revised Statutes.**

Public notice for the public hearing was published in the Reno Gazette-Journal on April 19, 2018. In addition, 32 notices were mailed to owners of property within 1,500 feet of the subject property on April 18, 2018. Nevada law requires that notices of public hearings for this type of land use entitlement be sent to owners of property located within 500 feet from the subject property, provided at least 30 property owners are noticed. Extending the noticing to properties within 1,500 feet of the subject property was necessary to reach the requisite minimum of 30 notices. The Planning Commission meeting functions as the public hearing for the requirements of Nevada Revised Statutes and Sparks Municipal Code.

**CONDITIONS OF APPROVAL**  
**PCN18-0013/CU18-0006**  
**Lienzo San Jose**

1. APPROVAL:

THIS CONDITIONAL USE PERMIT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIAL CHANGES SHALL REQUIRE REVIEW AND AMENDMENT TO THIS CONDITIONAL USE PERMIT.

2. EXPIRATION DATE:

THE CONDITIONAL USE PERMIT SHALL EXPIRE AS PROVIDED IN SPARKS MUNICIPAL CODE 20.05.08.

3. PARKING:

ALL PARKING AREAS SHALL BE IMPROVED WITH GRAVEL TO THE APPROVAL OF THE CITY ADMINISTRATOR.

4. DUST MITIGATION:

IN ORDER TO REDUCE THE AMOUNT OF DUST PRODUCED BY VEHICLES, ALL DIRT PORTIONS OF THE ACCESS ROUTE TO THE SITE SHALL BE WATERED AN HOUR BEFORE ANY EVENT AND AS NEEDED THROUGHOUT THE EVENT TO THE APPROVAL OF WASHOE COUNTY'S ADMINISTRATOR.

5. FIRE ACCESS:

AN UNOBSTRUCTED ALL-WEATHER FIRE ACCESS LANE WITH A MINIMUM WIDTH OF TWENTY FEET SHALL BE MAINTAINED AROUND THE EAST SIDE OF THE SITE TO THE APPROVAL OF THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.

6. RESTROOM FACILITIES:

A MINIMUM OF 10 NON-SEWER TOILETS FOR GUESTS AND 2 NON-SEWER TOILETS FOR EMPLOYEES SHALL BE PROVIDED FOR EVENTS TO THE APPROVAL OF THE WASHOE COUNTY HEALTH DISTRICT.

7. AMPLIFIED SOUND:

ALL SPEAKERS SHALL BE ORIENTED TOWARD THE INTERIOR OF THE PROPERTY AND THE SOUND LEVELS AT THE PROPERTY BOUNDARY SHALL NOT EXCEED 65 DECIBELS TO THE APPROVAL OF WASHOE COUNTY'S ADMINISTRATOR.

8. HOURS OF OPERATION:

THE HOURS OF OPERATION FOR THE EVENT SHALL BE LIMITED TO THE PERIOD FROM NOON TO SUNSET.

9. EVENT DATES:

THIS APPROVAL LIMITS THE NUMBER OF EVENTS TO SIX (6) PER YEAR AND NO EVENTS SHALL OCCUR OUTSIDE THE MONTHS OF MAY THROUGH OCTOBER. A LIST

**CONDITIONS OF APPROVAL**  
**PCN18-0013/CU18-0006**  
**Lienzo San Jose**

OF ALL EVENT DATES FOR EACH YEAR SHALL BE SUBMITTED TO THE CITY OF SPARKS AND TO WASHOE COUNTY NO LATER THAN THE FIRST DAY OF MARCH OF EACH YEAR.

10. FOOD AND BEVERAGES:

ALL FOOD AND BEVERAGE SALES (INCLUDING ALCOHOLIC BEVERAGE SALES) ARE REGULATED BY WASHOE COUNTY AND ANY REQUIRED PERMITS AND APPROVALS FOR SAID SALES MUST BE ACQUIRED BY THE APPLICANT PRIOR TO SALE OF ANY FOOD OR BEVERAGES AT ANY EVENT.

11. TENTS AND POPUPS:

TENTS AND POP-UP SHELTERS SHALL COMPLY WITH THE REQUIREMENTS OF THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT. THE LOCATION AND SIZE OF ALL TENTS AND POP-UP SHELTERS SHALL BE SUBMITTED TO THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY EVENT.

12. FOOD TRUCKS:

ANY FOOD TRUCKS AT AN EVENT SHALL BE DULY LICENSED AND APPROVED FOR THE SERVICES RENDERED AT THE EVENT BY WASHOE COUNTY.

13. LIGHTING:

THE PRODUCTION OF EVENTS AT THIS SITE IS LIMITED TO THE HOURS OF NOON TO SUNSET, AND NO SITE LIGHTING IS APPROVED AS PART OF THIS CONDITIONAL USE PERMIT. ANY ADDITION OF SITE LIGHTING ASSOCIATED WITH THIS EVENT WILL REQUIRE AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

14. WASHOE COUNTY HEALTH:

THE APPLICANT SHALL COMPLY WITH ALL OF THE REQUIREMENTS IN THE LETTER FROM JAMES ENGLISH OF THE WASHOE COUNTY HEALTH DISTRICT DATED APRIL 20, 2018.

15. WASTE REMOVAL:

A COMMERCIAL WASTE REMOVAL RECEPTACLE SHALL BE PRESENT ON SITE FOR ALL EVENTS. ALL TRASH AND MANURE SHALL BE REMOVED WITHIN 48 HOURS OF AN EVENT TO THE APPROVAL OF THE WASHOE COUNTY ADMINISTRATOR.

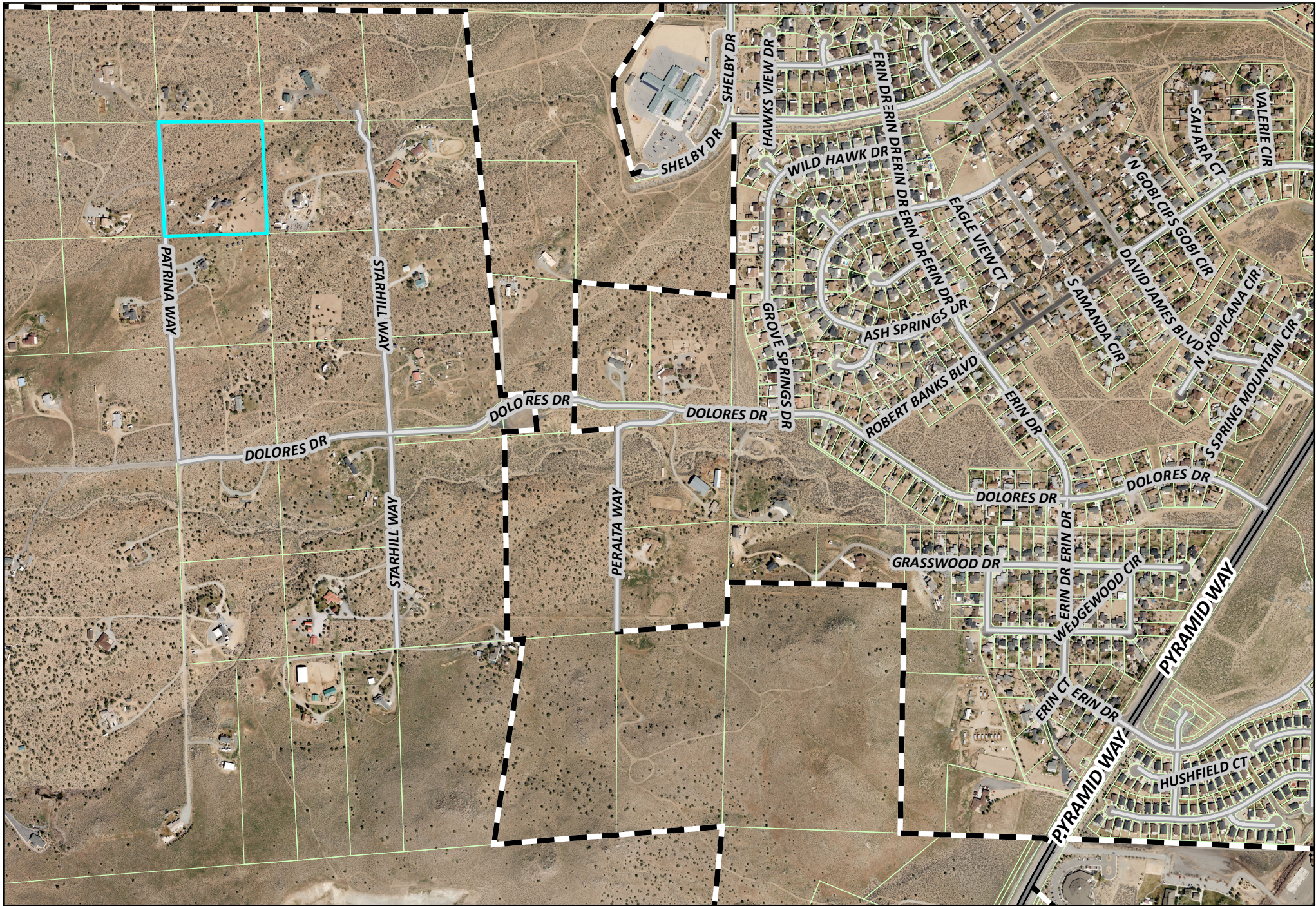
**CONDITIONS OF APPROVAL**  
**PCN18-0013/CU18-0006**  
**Lienzo San Jose**

16. ACCESS EASEMENT:

THE APPLICANT SHALL SUPPLY TO THE CITY OF SPARKS AND WASHOE COUNTY A COPY OF A RECORDED EASEMENT OR OTHER INSTRUMENT DEMONSTRATING THAT THE APPLICANT AND ATTENDEES AT THE EVENTS MAY USE THE PRIVATELY-OWNED PORTIONS OF DOLORES DRIVE AND PATRINA WAY TO ACCESS THE SUBJECT SITE FOR THE TYPE AND VOLUME OF TRAFFIC THIS USE WILL GENERATE.

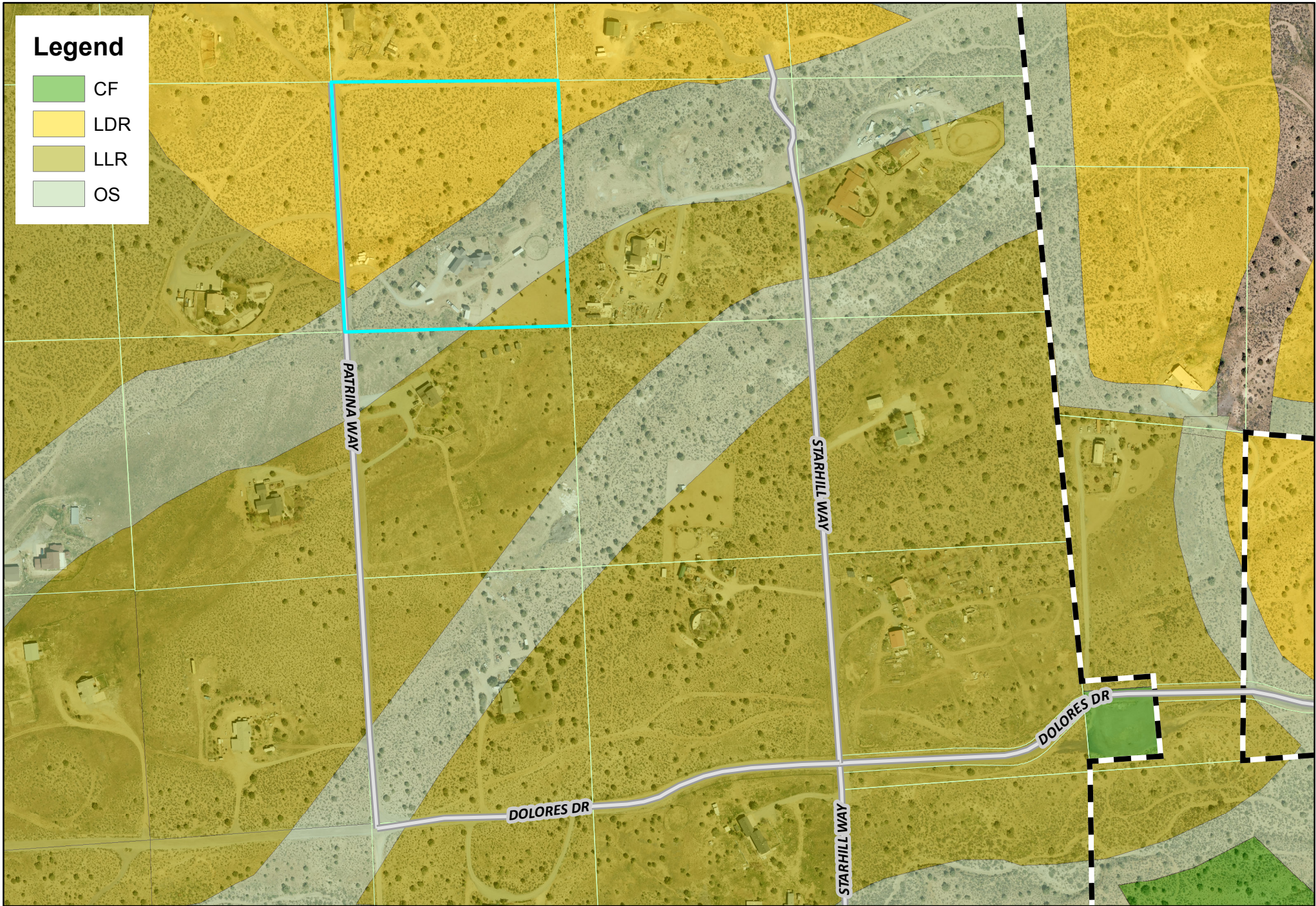
17. ROAD MAINTENANCE AND REPAIR:

THE APPLICANT SHALL SUPPLY TO THE CITY OF SPARKS AND WASHOE COUNTY EITHER: (A) AN APPROVED AGREEMENT OR OTHER INSTRUMENT THAT DETAILS THE RESPONSIBILITIES AND/OR OBLIGATIONS OF THE APPLICANT FOR MAINTENANCE AND REPAIR OF THE PRIVATELY OWNED PORTIONS OF DOLORES DRIVE AND PATRINA WAY THAT ARE USED TO ACCESS THIS SITE; OR (B) A TRAFFIC STUDY INDICATING THAT THE TYPE AND VOLUME OF TRAFFIC GENERATED BY THE PROPOSED USE WILL NOT HAVE AN IDENTIFIABLE IMPACT ON THE MAINTENANCE AND REPAIR NEEDS FOR THE PRIVATELY OWNED PORTIONS OF DOLORES DRIVE AND PATRINA WAY THAT ARE USED TO ACCESS THIS SITE.



**Legend**

- CF
- LDR
- LLR
- OS



Chapter 20.05 Administration | Section 20.05.05 Annexation

**2. Classification of annexed territory**

Territory annexed to the City is classified for purposes of this chapter as follows:

Table 20.05-4 Zoning Classification of Annexed Territory

Washoe County zoning districts established prior to 1997	City Zoning Classification	Washoe County land use classification implemented in 1997	City Zoning Classification
R-1	SF6	Medium Density Rural in Washoe County	A5
R-1a	SF9	Low Density Suburban	SF40
R-1b	SF12	Medium Density Suburban	SF15
E-1	SF15	High Density Suburban	SF6
A-3 or E-2	SF20	Low Density Urban for existing residential uses	MF2
A-1, A-2, E-3 or E-4	SF40	Low Density Urban for existing nonresidential uses	C1
R-2 or R-2a	MF2	Medium Density Urban for existing residential uses	MF-3
R-3	MF3	Medium Density Urban for existing nonresidential uses	C1
A-R or L-R	PF	High Density Urban	MF4
A-4, A-5, A-6, or E-5	A5	C2, if previously classified General Commercial	C2
A-7, A-8, A-9, A-10, or A-11	A40	Neighborhood Commercial/Office	C1
		Tourist Commercial for existing gaming facilities	TC
		Tourist Commercial for non gaming facilities	C2
		Industrial	I
		Public/Semi-Public Facilities or Parks and Recreation	PF
		General Rural	A40
		Special Plan Area	PD with land uses identified in the specific plan, if previously classified

(Ord. 1325 § 30, 1981; Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Amended, 11/10/2008; Ord. 2158, Amended, 12/23/2002)

**J. Recordkeeping**

The City Clerk will maintain a record of the Annexation ordinance in accordance with its normal ordinance tracking procedures.



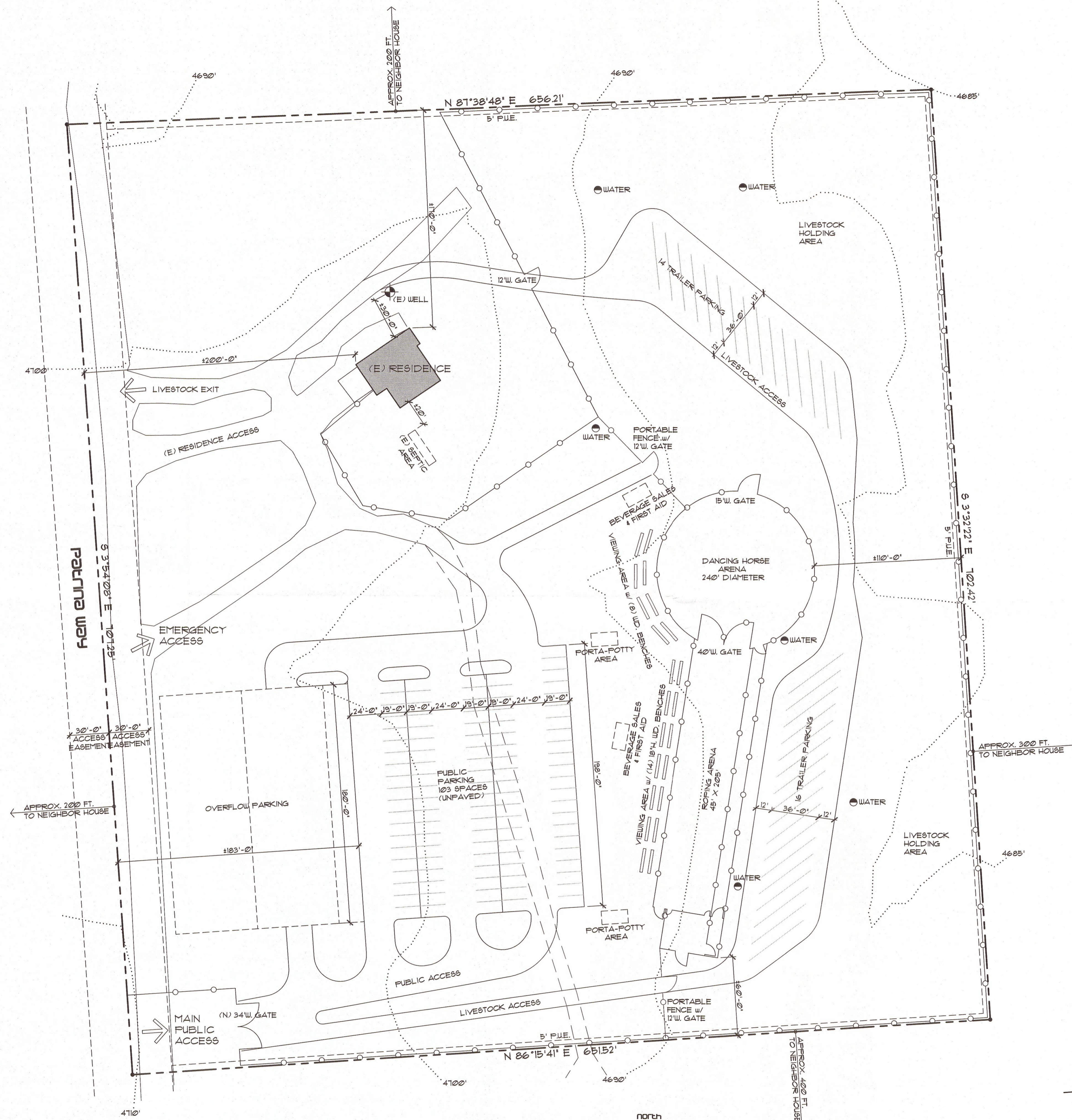
# Exhibit 4

**SALZANO**  
ARCHITECT  
5995 GRASS VALLEY ROAD  
RENO, NEVADA 89510  
775.293.1984 CELL  
775.475.0796 FAX  
ajsalzano@aol.com  
www.alsalzano.com



REVISIONS:

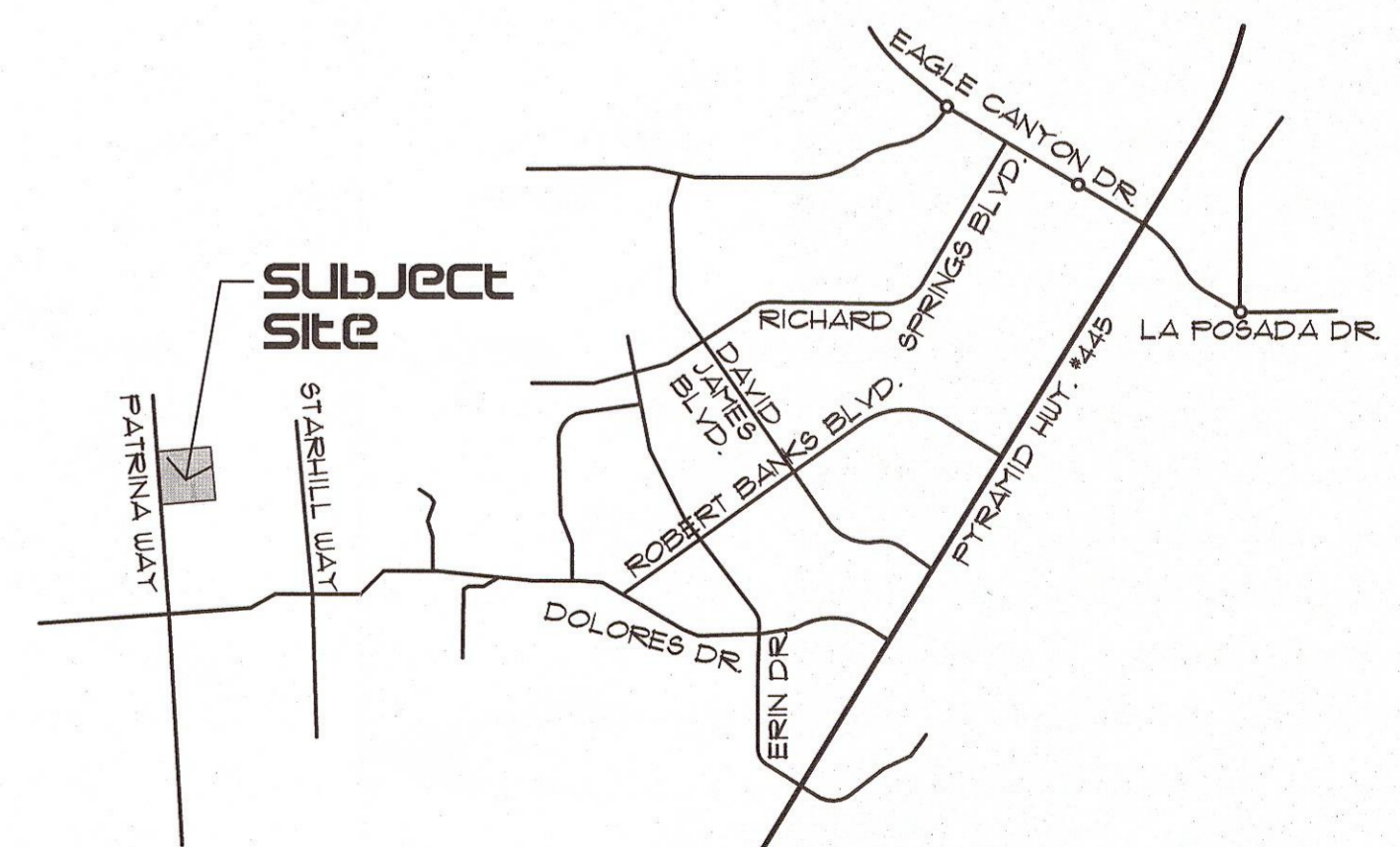
1	
2	
3	
4	



**(E) SITE PLAN**  
SCALE 1" = 40'-0"  
A.F.N. 083-440-12  
10.660 ACRES

**EVENTS PERMIT**  
MANUEL NUÑEZ FELIX & LUPE MEDINA  
7660 PATRINA WAY  
WASHOE COUNTY, NEVADA

POI:



**VICINITY MAP**  
NO SCALE

ALL DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE ARE COPYRIGHTED BY THE ARCHITECT UNDER PROVISIONS OF NRS 628. UNAUTHORIZED DUPLICATION OF DESIGNS OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.

DRAWING NO.:

SITE PLAN

JOB NO.:

1825

**A1.0**

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

April 20, 2018

Ian Crittenden, Senior Planner  
City of Sparks  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Lienzo San Jose; APN 083-440-12  
Administrative Permit; PCN18-0013

Dear Mr. Crittenden:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

1. WCHD has no objections to the approval of the administrative permit for the proposed activities with the below requirements:
  - a. The facility is required to maintain a minimum of 10 non-sewered toilets on the site for the duration of the event. These must be pumped and serviced weekly, and remain on site for the duration of all events.
  - b. Based off of the proposed event, no food service will be offered on site. Only bottled/canned beer will be served. As long as the event does not serve any drinks or foods to the public, no additional permitting will be required.
    - i. Note, that if the food service is modified additional permitting and other requirements may be necessary to obtain a permit. Operating without a permit may result in immediate closure of a portion of the event and potential misdemeanors.
  - c. The existing house and septic system are not a portion of the event and no event activities are proposed in association with the existing single family dwelling. Therefore, the existing septic is considered residential.
    - i. If any proposed use results in a commercial use of the existing SFD or septic system, additional permitting and approval may be required through the Nevada Division of Environmental Protection.
  - d. The existing well is considered residential use only and cannot be utilized to provide any drinking water, hand washing, or water for any consumption with any guests or attendees for the events.
    - i. If any water is utilized from the well for any temporary food event, ice making, hand washing, or other use for attendees the facility may be required to become a permitted public water system.
  - e. Any food trucks proposed must be self-contained, supply their own water from an approved source, dispose of their waste at an approved location, and not impact the existing septic or domestic well on site.

**ENVIRONMENTAL HEALTH SERVICES**

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)

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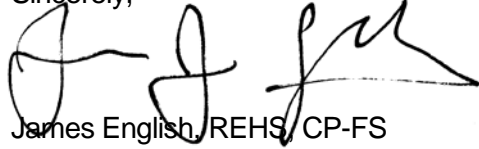
**Public Health**  
Prevent. Promote. Protect.

April 20, 2018  
Lienzo San Jose; APN 083-440-12  
Administrative Permit; PCN18-0013  
Page 2

Exhibit 5  
Page 2

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'James English', written over a horizontal line.

James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs

JE:wr

**Crittenden, Ian**

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**From:** Sara Orea <sara@1stopranchandfeed.com>  
**Sent:** Tuesday, April 24, 2018 2:36 PM  
**To:** Crittenden, Ian  
**Subject:** Case: PCN18-0013

Hi

I am the owner on the corner of Patina and Dolores and I am completely for this eventing that my neighbors would like to do. He is just doing what makes him happy on his own property. I am going to try to make it to the meeting on the 3ed but I am not sure at the moment that I can. I just wanted to let you know that I support them and want them to proceed!

Thank you

Sara

## Crittenden, Ian

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**From:** Mindy Stillwell <stillwellmindy@gmail.com>  
**Sent:** Monday, April 23, 2018 1:37 PM  
**To:** Crittenden, Ian  
**Subject:** Proposed Roping arena

Ian Crittenden,

I am a 30 plus year resident of the neighborhood 7660 Patrina Way proposed roping arena. This has already been a huge disturbance in our rural, quiet life. I am very much apposed ....the dangerous, reckless driving, relentless noise, is just the beginning of the list of reasons not to consider allowing it, I have raised horses here and have changed where I ride because of the traffic and lack of respectful behaviors around my livestock,

I will attend the meeting and be a voice against the request,

Sincerely,  
Melinda Stillwell  
6950 Dolores Dr.  
Sparks, Nv. 89436

775 240 1833

## Crittenden, Ian

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**From:** Cheryl A Glotfelty <glotfelt@unr.edu>  
**Sent:** Saturday, April 21, 2018 6:17 PM  
**To:** Crittenden, Ian  
**Subject:** Please oppose PCN18-0013  
**Attachments:** Oppose PCN18-0013.docx

Ian Crittenden  
Sparks City Council

Dear Mr. Crittenden,

Thank you for notifying us of the application for a Conditional Use Permit (Case: PCN18-0013). As a neighbor to this property, I am writing to urge the City Council to **oppose** this application.

The property for the proposed major recreation facility is at 7660 Patrina Way. We live at 7535 Starhill Way (kitty-corner to this property to the southeast) and we also own the parcel immediately to the east of the property. (Our parcels are #083-440-75 and #083-440-34.) We have lived here for twenty-five years, since 1993.

The proposed facility would be a roping and dancing horse cultural arena. Our neighbors who own that property have already been holding horse events at their property. We have tried to be tolerant neighbors and put up with the occasional event (there are 3 or 4 events per year). These events are very loud for two days (very loud Mexican music) such that we feel like we will go crazy, even indoors with the windows closed. The music lasts from about 6 AM to about 10 PM. Dust is kicked up (we live to the east, downwind). And garbage blows onto our property. We have to collect garbage after every party they have.

There is no way we will be able to live with increased noise, dust, and garbage if this permit is approved and the gatherings become more frequent and bigger and are officially sanctioned.

Here are the key reasons that my husband and I urge you to oppose the application:

- Dolores Drive west of Starhill Way and all of Patrina Way are **privately maintained dirt roads**, unsuitable for a lot of traffic. Dust gets kicked up and potholes develop. A "major recreational facility" will bring too much traffic to those roads and place an unfair burden on the neighbors who maintain them.
- **This is a neighborhood.** It may be zoned General Rural, but most of the 10-acre parcels are built on. People live here and can see and hear the other houses. A neighborhood is not a suitable place for a major recreational facility.
- To access the proposed facility, people would be driving up Dolores Drive from Pyramid Way through a medium density suburban neighborhood. Residents along Dolores Drive have already put up "SLOW DOWN. CHILDREN PRESENT" signs to try to get people to obey the speed limit. Kids ride their bikes,

walk to the bus stop, and skateboard on Dolores Drive. **Increased traffic**—especially by non-residents—would be a terrible idea.

- Based on the volume of the dancing horse parties that have already been held on the property, the **noise** of the proposed facility will be intolerable, completely spoiling the peacefulness that is the reason that people moved to this area.
- The **dust** kicked up by the traffic and by the event itself will be an irritant and possible health hazard.
- The **garbage** that will blow onto our and other properties from the all-day events would be unfair to inflict on the neighborhood.
- **Property values will drop** if the quiet feel of this neighborhood is ruined by a roping and dancing horse cultural arena—basically the equivalent to frequent loud parties with lots of cars.

The property owners are already preparing for the facility, even prior to approval. Their backhoe was working all day today in what looks like clearing rocks for an expanded parking lot. I am concerned that they are assuming that their application will be approved.

In the time we have lived here, special use permits for a dog kennel and a motorbike park were denied for reasons very similar to the ones I outline above. I urge the City Council to deny this permit as well.

Thank you for your consideration.

Respectfully,  
Cheryll and Steve Glotfelty

-----x-----x-----x-----x-----  
Cheryll Glotfelty  
Professor and UNR Arboretum Board Chair  
English Department  
University of Nevada  
Reno, NV 89557  
w 775-682-6395  
f 775-784-6266  
[glotfelt@unr.edu](mailto:glotfelt@unr.edu)

## Crittenden, Ian

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**From:** Nancy Danner <dannernancy@aol.com>  
**Sent:** Friday, April 20, 2018 11:52 AM  
**To:** Crittenden, Ian  
**Cc:** debby@luckymonkey.co; bekanwarhawk@hotmail.com; Linda Davis; Michele Shull; Vaughn Hartung  
**Subject:** Notice of public hearing

Good morning, Mr. Crittenden

I am emailing you regarding the notice we received for the Conditional Use Permit for the property located at 7660 Patrina Way, Washoe County.

I am very confused how this could be on the table for a resident to request their property to be allowed to become a major recreational facility as a "roping and dancing horse cultural arena" (as specified in the notice).

It is my understanding our parcels are categorized as General Rural and do not fit into the category of a recreational area.

Also in question is the NRS 278.02788 protocol agreement between the City of Sparks and Washoe County. How and when did this come about and were the residents notified?

If the residents choose to present written arguments regarding this proposal would/could they be emailed to you or a different member of the council? Or must our arguments be mailed?

I appreciate your prompt attention and response to my questions.

Thank you.

Nancy Danner  
7790 Dolores Drive  
Sparks  
425-4992 (home)  
772-9425 (cell)



## Crittenden, Ian

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**From:** Nancy Danner <dannernancy@aol.com>  
**Sent:** Friday, April 20, 2018 12:41 PM  
**To:** Crittenden, Ian  
**Subject:** Conditional Use Permit

A couple of questions I wanted to ask:

- 1- are these folks charging an entry fee for their rodeo?
- 2- are there cash prizes?
- 3- I asked about alcohol...Will they be selling it?  
(Which means they would need a liquor license, right?)

Thank you for your quick response.  
Nancy Danner

## Crittenden, Ian

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**From:** Barbara Eastman <eastmanmb5@yahoo.com>  
**Sent:** Tuesday, April 24, 2018 4:30 PM  
**To:** Crittenden, Ian  
**Subject:** PNC18-0013

I did not receive a notice of the request for a horse arena because I do not live close enough. This angers me because I live beyond this home. I am against this because of the traffic, parking, noise, and the costs to me. The roads which they live off of are not city property. It is up to those living off these roads to maintain them. So, it will cost us more for them to have a business, no! Also, I know that the Deloris residences that also did not get noticed will not appreciate the too often travelled road. This will make Deloris a thoroughfare and unsafe for children.

Sent from Yahoo Mail on Android

## Crittenden, Ian

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**From:** Suzanna Stigar <skibikefun@yahoo.com>  
**Sent:** Wednesday, April 25, 2018 7:52 AM  
**To:** Crittenden, Ian  
**Subject:** PCN18-0013 - Large Recreational/Horse Event proposed for 7660 Patrina Way

Dear Mr. Crittenden,

Please advise if I need to send this email to each member of the Sparks Planning Commission individually or if you will ensure that each member receives my email.

Dear Sparks Planning Commissioners:

On May 3, 2018, you will be asked to consider granting a Conditional Use Permit to allow a major recreational event at 7660 Patrina Way. It is proposed that this permit will grant permission for weekend events from May 12-late October. I urge you to Vote NO for several reasons:

1) Location of event requires each attendee to gain access through a residential neighborhood. This is not a good location for this event. I would advise that this group rent a facility suited for this type of event, such as the Joe Gandolpho Rodeo Arena in Sparks, the Livestock Event Center in Reno, or the Ironwood Equestrian Events Center in Spanish Springs. These facilities are set up and suitable for this type of event with proper access via major thoroughfares. It frightens me to think about up to 250 people+/- driving through these residential streets--especially considering that alcoholic beverages will be sold. Many streets that provide access to this property do not have sidewalks and I urge you to consider the safety of the families and children that live on the access streets.

2) Prior to my retirement, I was a Recreation Supervisor for the City of Reno. One of my areas of responsibility was Adult Sports--both city sponsored and by affiliated groups using city fields (Adult Soccer, Adult Rugby). In my 25 years, I often worked with the RPD to try and control alcohol consumption at sporting events with limited to zero success. Although this group proposes to use Security Companies to check IDs for alcohol sales, I urge you to consider that any event that is not gated preventing unlimited in/out privileges will see individuals going to their cars and consuming alcoholic beverages at/in their vehicles. To illustrate, drive through any adult sports facility during an event and observe how many people are consuming alcoholic beverages at their vehicles. Again, I urge you to consider that some of these individuals will be driving on residential streets intoxicated.

I am not against this event/permit. I am against the location of this event! This is not a good location. For this reason, I encourage you to deny this permit and urge the organizers to consider one of the arenas suited for this type event listed above.

Respectfully yours,  
Suzanna Stigar  
455 Sunset Springs Ln  
Sparks, NV 89441  
775-843-0807

## Crittenden, Ian

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**From:** Harold Barry <harolddbarr@gmail.com>  
**Sent:** Wednesday, April 25, 2018 9:07 AM  
**To:** Crittenden, Ian  
**Subject:** Special use permit for the Mexican Rodeo on Patrina Way

Hello,

I live on Dolores Drive, the main route to this crap event. This is a ridiculous idea. They have already had two rodeos in the last six months. I and my neighbors have had to put up with the traffic already. These idiots think the speed limit (25 mph) on Dolores Dr., dose not apply to them. They drag their horse trailers past my house like they are late, going and coming back. Now they want to add alcohol to the mix... The property owners have a larger property in Palomino Valley where the could hold the event, but don't want to pull their horse trailers over the dirt road leading to it.. Perhaps they are afraid of getting DUI's on the way back.. We here in Desert Springs can not vote for anyone on the Sparks City Council and feel that we are being left out of the process of deciding the future of our community. I implore you, DO NOT grant this permit..

I am, Harold Barry at 5635 Dolores Drive.

## Crittenden, Ian

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**From:** Michele Shull <shull001@hotmail.com>  
**Sent:** Wednesday, April 25, 2018 9:42 AM  
**To:** Crittenden, Ian  
**Subject:** RE: PCN18-0013  
**Attachments:** scan.pdf

Mr. Crittenden,

Attached is a letter in opposition to the Conditional Use Permit requested in Case No. PCN18-0013. Would you please see that this letter is included in the information provided to the Sparks Planning Commission prior to their May 3, 2018, meeting at which this matter will be considered.

Please contact us if anything further is required for submission of this letter to the Commission members.

Thank you,

Ron Shull  
Michele M. Shull  
7405 Patrina Way  
Sparks, NV 89436

April 23, 2018

Sparks Planning Commission  
Sparks City Hall  
431 Prater Way  
Sparks, NV 89431

RE: PCN18-0013

Dear Planning Commission:

For over 23 years, we have owned and resided on a 10-acre parcel located at 7405 Patrina Way in the Spanish Springs area of Washoe County, Nevada. We just received notice of the request for a Conditional Use Permit to allow a major recreational facility on the parcel located at 7660 Patrina Way, Washoe County, Nevada. We strongly oppose to the issuance of this permit.

This is a rural residential area; it is not suited for business/commercial activity. The pavement ends on Dolores Drive at Starhill Way, and so ends any County or City maintenance of Dolores Drive beyond that point. Dolores Drive is the only way for potential patrons to get to Patrina Way in order to access the major recreational facility. The dirt road is already in need of repair, and the added traffic will further deteriorate the condition of the road. Who is going to pay to repair and upkeep this road? It certainly will NOT be the patrons of this major recreational facility. Nor will it be Washoe County or the City of Sparks; they have declined responsibility to do any maintenance beyond the paved portion of Dolores Drive.

When we purchased our 10-acre parcel, we knew exactly how it was zoned and for what use, as did our neighbors around us. Although a few have purchased and then soon thereafter unsuccessfully tried to have their parcel rezoned, we know our zoning classification is General Rural. Many

homeowners in our area have horses and other animals. They frequently ride their horses on the dirt roads and trails above our home. And we sometimes have horseback riders from outside the area that bring their horses and horse trailers out to ride on those trails. But that is vastly different from what will occur with the allowance of the major recreational facility described in the public hearing notice as a "roping and dancing horse cultural arena." Such activity does not fit within the General Rural zoning classification, and it should NOT be allowed.

We have also been informed that the permit requesters are seeking to sell beer. SERIOUSLY?!?!?!? This should be further proof that what they are seeking to do is not a small scale operation, and that there is no conceivable reason why this facility should be allowed in a residential area.

We urge you to deny this permit request.

Sincerely,



Michele Shull



Ron Shull  
7405 Patrina Way  
Sparks, NV 89436

## Crittenden, Ian

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**From:** Joe Granata <cappyjoe@sbcglobal.net>  
**Sent:** Wednesday, April 25, 2018 11:08 AM  
**To:** Crittenden, Ian  
**Subject:** Patrina Way use permit request

Ian,

Although I was not in the zone to receive the Sparks Planning Commission flyer, I am concerned about this request for a use permit. I live at 5225 Dolores Drive, and will be greatly effected by the traffic, noise, shots fired, and etc.

About six years ago, another Hispanic group rented a house at Patrina and Dolores Drive, and also held two gala events which had a Mariachi band. They played from noon until 2 a.m. with huge musical amps, instruments, and singing. I know that the Washoe County Sheriff's were called at least three times on the second party, with mine being one of them. Also, the traffic was bad with drivers pulling horse trailers at a high speed up and down Dolores. My address sign was also tagged and I had to take it down and refurbish it. Twice, there were shots fired as the participants were leaving. It sounded like the shots were fired in celebration, not in a threatening way.

I have read the particulars on the request and I am really concerned. We moved out here for peace and quiet, and that will be taken away if you approve of this request. Can you feature the dust, noise, and confusion that 200 to 250 people and possibly more, can make? Let alone the huge amplifiers that are cranked up to the highest level? This group has already held an event a few months ago, and to give credit, they did turn down the music around 8p.m. But to have that happen weekly for five months is not acceptable! Please take into consideration the welfare of home owners that have been here for many years.

Thank You,  
Joe Granata  
Lola Granata



## Crittenden, Ian

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**From:** Violet Richards <vrrichards@outlook.com>  
**Sent:** Wednesday, April 25, 2018 11:12 AM  
**To:** Crittenden, Ian  
**Subject:** roping and dancing horse cultural arena

Dear Ian,

My name is Violet Richards and my Dad is Bill Richards. We have two separate houses at 5245 Dolores and have lived here since 1982. For 36 years we have made a nice and relatively quiet home life here. The proposed arena has already changed that. In the last year we have had an enormous amount of traffic, noise and dust due to the arena. I understand they also did not have use permits or construction permits for the arena or any of the events they are holding there. We are firmly against this permit of use for the following reasons:

1. The increased traffic and lack of safety is causing serious issues on the road and with the residents. I cannot ride my horse or walk my dog on Dolores without fear of being injured or killed when these events are occurring.
2. The music and loud speakers can be heard all the way to our houses and it continues well into the early morning hours. I have heard it as late as 0300
3. The increased dust caused by the events is a huge issue and affects our air quality.
4. Selling alcohol to people whom I believe have already indulged and are dangerous drivers is like adding gasoline to a fire. Someone is bound to be hurt or killed.
5. The amount of flies and insects that these events bring make it very unpleasant and sometimes impossible to enjoy our own backyards.
6. The damage to our road that we pay to maintain is costly and inconvenient.
7. We live in a residential area for a reason. That reason is peace and quiet, as well as safety in our pursuits of leisure.

In closing we would like to add that this is a business. Whether or not he donates the proceeds to "charity" makes no difference to us. What is important to us is that he not be allowed to have these events. For all of the reasons listed above we ask that the City of Sparks Council Members deny this use permit. Thank you for your time.

Sincerely,  
Violet Richards  
Bill Richards

Sent from [Outlook](#)

## Crittenden, Ian

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**From:** Cherie Danner <cndanner65@gmail.com>  
**Sent:** Wednesday, April 25, 2018 12:02 PM  
**To:** Crittenden, Ian  
**Subject:** PCN18-0013

OBJECT. CONCERN: Traffic generated by 250 vehicles coming and going all day and evening on weekends and hollidays thru Desert Springs subdivision where school children play (no sidewalks). A tragedy waiting to happen!!

## Crittenden, Ian

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**From:** Sandra Wolfe <forgivenwolfe10@yahoo.com>  
**Sent:** Wednesday, April 25, 2018 12:09 PM  
**To:** Crittenden, Ian  
**Cc:** pboesen@associasn.com  
**Subject:** CASE PCN 18-0013

Dear Mr. Ian Crittenden,

I am in dire need of your help and your deep thought and consideration on the above matter and case. I am aware of permit requests that have been submitted for a **continuous** rodeo roping event/talent show with alcohol sales and food trucks etc. in our neighborhood in and around 7660 Patrina Spanish Springs, NV on a 10 acre parcel of the Desert Springs home owners.

My dear sir, I am opposed to this in our residential area and feel it would be best suited for the fairgrounds or a livestock events center. If this were a one time requested event I would not be so concerned but the request is for EVERY WEEKEND (except holidays). Please understand my concerns and review the negative effects this will have in our neighborhood. What would people really think if I decided to put a Ferris Wheel in my backyard and have comings and goings constantly? We would appreciate the peace and quite that home provides on the weekends-as would you or anyone else for that matter. This event is not a quiet or subdued gathering, it will disturb the peace. Attendance will promote excessive traffic coming and going all hours with the constant roaring of engines and yelling and screaming that would be over and beyond acceptable. There will be perpetual partying and racket making that will only cause misery to those of us who appreciate our only noise free zone-OUR HOME. There is the possibility of increased accidents pulling back out on Pyramid Highway due to the intoxications of those who partake in the alcohol that will be served. This doesn't make good sense and is not safe. Can't the rodeo and circus be held in a more appropriate place and not my back yard. I appreciate the talent of those cowboys/girls and their animals but only in locations suited to handling large numbers of vehicles and attendees and food bus vendors. With the high volume of traffic and sale of alcohol I know that there are actual locales that can accommodate this type of shindig and not impose or perpetuate a danger for our children who are at play in this vicinity and private streets.

I value your deepest, wisest consideration and your vision in my plea. I thank you and trust your judgment.

Respectfully yours,

Sandra Wolfe-Payton  
DESERT SPRINGS

cc: Paige Boesen, Associa Home Owners Association

## Crittenden, Ian

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**From:** Jeff Ghiglia <jeff@supergloautobody.com>  
**Sent:** Wednesday, April 25, 2018 3:08 PM  
**To:** Crittenden, Ian  
**Subject:** PCN18-0013 Major Recreational Facility

We are opposed to the request to allow a major recreational facility in our residential neighborhood for the following reasons:

- **Road**-The dirt road entering our neighborhood cannot handle the wear and tear of hundreds of vehicles and horse trailers. The neighborhood works hard to constantly maintain the road on our dime. The road cannot withstand the abuse of that much traffic. Especially since non residents tend to speed and drive in a disrespectful manner.
- **Dust**-The dust that this event would cause is going to be extreme. There are homes directly on the road that would be greatly impacted by the dust. It would take more that a few passes of a water truck to control it.
- **Noise**-Last Father's Day was their first event and the Mariachi band with a horn section played from late morning until very late at night. The sound bounces off the hills and makes it sound like the band is in our back yard. If this goes through we would never be able to enjoy our own peaceful gatherings for Mother's Day, Father's Day, and the 4th of July again. And the fact that it goes on for the entire weekend is just not fair to any of us.
- **Alcohol**-At last year's Father's Day event we witnessed not only beer consumption, but half gallon bottles of Tequila being passed around. It was apparent that spectators were intoxicated. Drivers are bound to get behind the wheel drunk. Last year there was a truck seen driving reckless and a quad driving through a neighbors yard. Our community takes pleasure in being able to ride horses and go for walks on our roads. This will not be possible on event days. We are also concerned about the children who play on the street in the lower Desert Springs neighborhood. It's a accident waiting to happen.
- **Property Devaluation**-I can honestly say that I would not purchase a home in a residential neighborhood with a major recreational facility of this capacity. It is a great concern that our home value will suffer due to these events taking place. Once again, not fair to any of us.

I have owned my home for over 20 years and have enjoyed the beautiful peaceful community we have all created. It's hard to believe that someone could come in and do something like this. It is not for the good of all and very selfish on their part. I find it hard to believe that they have built such an elaborate facility and are now applying for a permit after the fact.

Please take our concerns into consideration,

Thank you,  
Jeff and Cece  
7390 Patrina Way

## Crittenden, Ian

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**From:** lisa zukoski <lzukoski@gmail.com>  
**Sent:** Wednesday, April 25, 2018 4:37 PM  
**To:** Crittenden, Ian  
**Subject:** Case: PCN18-0013

Please be advised of my concerns regarding this Use Permit request,

1. This is a quiet residential area and a Major Recreational Facility should not be permitted.
2. Major Traffic on our roads, Dolores & Patrina Way which is not maintained by the city will cost residents additional dollars for community to maintain.
3. This type of livestock creates at huge amount of flies.
4. This type of Event, " People & livestock" creates a huge amount of dust and dirt.
5. There had already been a garbage problem with the past events held last year. This will only get worse with additional events.
6. In past events there has been trespassing on neighbors property, drunkenness and fights.
7. Noise Pollution: Loud speakers for announcing and music..
8. Alcohol use and sales of alcohol.
9. Reckless driving.
10. Firearms

In following:

This small residential valley is no place for an event of this magnitude. Nor is it zoned for commercial use. All residents strongly oppose the issuing of ANY permits that apply to this property in reference to these type of events.

*Thank you for your time,  
Kyle & Lisa Zukoski  
7285 Patrina Way  
Sparks, NV 89436*

*Phone: (775) 230-0400  
Email: [lzukoski@gmail.com](mailto:lzukoski@gmail.com)  
[kylezuk@gmail.com](mailto:kylezuk@gmail.com)*

**Crittenden, Ian**

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**From:** Kim Grunseth <queenofcakes@hotmail.com>  
**Sent:** Wednesday, April 25, 2018 4:53 PM  
**To:** Crittenden, Ian  
**Subject:** PCN18-0013

I Jarl Grunseth live at 7600 Marie Way one block away from the Rodeo grounds. I do not want to have this type of facility in my area. It would cause to much traffic, drinking and driving, safety problems for small children mixed with big animals. Liability for type of function alone is expensive I would expect. Most of all to much noise.

Sent from my iPhone

## Crittenden, Ian

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**From:** Nan Watz <nanwatz4747@gmail.com>  
**Sent:** Wednesday, April 25, 2018 5:57 PM  
**To:** Crittenden, Ian

Please do not approve this.  
My vote is NO!!

Nan watz  
7445 patrina way sparks

## Crittenden, Ian

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**From:** Nancy Danner <dannernancy@aol.com>  
**Sent:** Thursday, April 26, 2018 6:21 AM  
**To:** Crittenden, Ian  
**Subject:** Conditional Use Permit PCN18-0013

Good morning Mr. Crittenden,

We are in receipt of the notification of the application for a conditional use permit for property located at 7660 Patrina Way. This letter is to inform you of our opposition to the proposal and why.

- We have lived on Dolores Drive since 1995. Dolores Drive is a private road with public access. Which means the residents are responsible for upkeep and maintenance of the dirt portion of the road. Needless to say the impact of an additional 200-250 people on the road on any given day would have a major impact on the already stressed roadway.

- It is my understanding our neighborhood is still zoned as General Rural. Most of the residents have built homes on their 10 acre parcels, however we are not so far away that we cannot see or hear our neighbors. We live in a residential area and it is not the place for a major recreational facility.

The lower portion of Dolores Drive is a Medium Density neighborhood. Traffic on Dolores Drive has been an issue for years as the public access goes to BLM land, giving way to dirt bikes and four wheelers at any time day or night. In addition, let's add to the mix the teenagers and adults that enjoy the frequent party, drinking and fires on the hill. Some residents have signs requesting drivers to slow down, which in reality does not help. Now factor in additional 200-250 vehicles and the traffic is more than a problem. There are no sidewalks on the paved portion of Dolores, so children must ride skateboards and bikes in the road at great risk. It is even dangerous for adults to walk on Dolores Drive.

- Noise from previous events has been so loud we have had to close windows and doors. Even then the loudspeakers and music can be heard.

- If we factor in the dust from the facility and the dirt road I believe we have an unhealthy environment. Has the Air Quality of Washoe county been advised of this application and have they made a report regarding those issues? Or does the City of Sparks not require that?

- Now the liquor license issue. Please hear what the applicant told me.

"We want to sell alcohol because if we don't the people will buy two 24 packs of beer before coming to the event and drink it all before arriving at my house. We will sell beer for a very high price so they won't drink so much. We will monitor how much they drink". WHAT????? There is no place for a business like this in any subdivision. We all have families, children & grandchildren we are concerned about.

- The applicant does not own the property but rather rents from a brother-in-law. He does however own 40 acres in Palomino Valley. I would ask why not have their rodeo in Palomino Valley. Seems a much more logical location.

- Applicants have stated events would be held on special weekends - ie. Mother's Day, Father's Day, 4th of July, etc. So we would have all of our holiday weekends infringed on? Is that something you would appreciate next to your house?

- Who is going to enforce the rules? City of Sparks has no jurisdiction here so we have to rely on the county to respond to complaints. The Sheriff's department is already overloaded and the responsibility of this would tax them further. The Sheriff will not respond to speeding vehicles here (unless someone gets hurt). I believe it's an extra burden to have them monitor this rodeo.



- I would ask if anyone on this board has taken the time and expended any energy, to drive down this road and take a look at where we live. This does not impact you as a board member, but your decisions impact our life style in many ways. Better yet, has anyone come out to see what takes place and hear the noise? You will be making a life altering decision regarding our homes. Is this proposal/request consistent with the land use zoning and is it part of the master plan?

Is there one person sitting this board that wants a facility like this in their front or back yard?

I urge you, ask you to please look at all of these issues and make an honest and fair decision based on what is best for our community and neighborhood.

Thank you for your time and consideration of our concerns.

Howard and Nancy Danner  
7790 Dolores Drive  
Sparks  
425-4992

## Crittenden, Ian

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**From:** Rob Hooper <camarostrong@aol.com>  
**Sent:** Thursday, April 26, 2018 7:58 AM  
**To:** Crittenden, Ian  
**Subject:** 7660 Patrina Way

Good day

My family lives at 5050 Dolores Drive which vehicles must pass the entire front side of property. I am OPPOSED and ALARMED at even the thought of this conditional use permit even being considered. This is a family area where we all go to - to get away from the craziness of the city hustle and bustle. We all know each other and wave as we pass and do what we can to help or just reach out to each other.

With this issue of the CONDITIONAL USE PERMIT brings several issues to my family and the neighborhood.

- 1) TRAFFIC -- with this area already getting beat to death with the off road vehicles, ATV's and UTV's how is this going to be handled.. We call Spraks Police now and get told it is not there jurisdiction it is Washoe County. Washoe County is very good about coming out but in speaking with them it seems as though there resources are very stretched.
- 2) Condition of DOLORES DRIVE -- this road takes a pounding. I PERSONALLY have spent thousands of dollars on maintaining the road so as are community comes and goes we can be proud of the area. Trying to keep wash boards and pot holes down to a minimum as they are very hard on vehicles.
- 3) MAINTAINCE of DOLORES -- City and county do nothing and wont listen when we ask for help grading. I have a small business that I had a water truck a 10 wheeler and a skippy with a drag box on the back at the property. I was harassed by Washoe County code enforcement until I moved the trucks and the hid the skippy so I would not be fined. Washoe county was very professional and fair and did as the could. These trucks would bring material in at end of day and I would spread on the weekends and evenings.
- 4) DRIVING UNDER THE INFLUENCE -- the last parties held at 7660 Patrina Way. There where vehicles being driven recklessly and endangering our property, animals and well being.. When asked for help by law enforcement by the time they showed up it was too late and the calls where heavy and it took hours before they showed up.
- 5) DUST AND TRASH -- this was horrible the last parties held at above mentioned location was crazy. As we get going on the sunday following the party, there where several of the regular folks that walk the area had trash bags picking it up. Once again showing pride in the area.

I could go on and on, we are all busy. PLEASE show the area some mercy and listen to what is being said in emails, social media etc and decline this and put this issue to rest. Above and beyond THANK YOU for your time for reading this and considering our thoughts... ROB HOOPER

## Crittenden, Ian

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**From:** DanF <dflann@dmnovo.com>  
**Sent:** Thursday, April 26, 2018 11:20 AM  
**To:** Crittenden, Ian  
**Subject:** Case# PCN18-0013 - 7660 Patrina Way - Nunuz-Felix / Medina  
**Attachments:** planning\_landuse Map.pdf; Patrina Land Use.pdf; \_ssMPA.PDF; Flannagan- Citizens Traffic Request Form; mailed 04-24-18.pdf; WC Health Dept. Section 030.156.pdf; WC Article 414- 110.414. 05 (b).pdf; ATV-Firearms.pdf

Mr. Crittenden and Planning Commission Members,

Please be advised that this email correspondence serves as formal notification of opposition to the subject property owner's Conditional Use Permit Request (CUPR) application, **Case No. PCN18-0013**. It is respectfully requested that this correspondence and attachments be inclusive within the Planning Commission's Staff Report prior to the public hearing scheduled for May 3, 2018.

Our concerns are as follows, which includes, but not limited to the following:

1. The proposed CUPR does not comply with the City of Sparks's and Washoe County's currently adopted and approved Master and Area Plans. See attached.
2. The proposed CUPR is a uniquely proprietary project due the lack of City of Spark's actual annexation or adopted sphere of influence jurisdiction of the subject property which requires Washoe County to be burdened with the enforcement of a City of Spark's project's approval using Washoe County's enforcement agencies and Code criteria requirements, this creates a direct property ownership conflict by not allowing voting rights in the City of Sparks and resulting in unwarranted fiscal burden on Washoe County and the local taxpayers.
3. The proposed CUPR creates an undue and unnecessary burden on our property by allowing a non-conforming commercial based recreational use on a Large Lot Rural (LLR) residential zoning designation, ultimately resulting in likely surrounding property devaluations.
4. Due to the level of the projected and anticipated major impact to the surrounding and contiguous properties; the proposed CUPR and the scheduled public hearing does not allow sufficient time for the affected and responsible public services agencies, i.e. Washoe County Health (Air Quality, Environmental, Vector Control), Truckee Meadows Fire District, Washoe County Sherriff's Dept, Code Enforcement, Engineering Divisions, Road Divisions any and all emergency response and relative Washoe County agencies to adequately review and comment on the impacts of this proposed project. We request the application be stayed and/or rescinded, and the public hearing be postponed until further analysis from the relevant governing agencies supplies their evaluations and comments.
5. The proposed CUPR and the scheduled public hearing does not allow sufficient time for the Washoe County Engineering Division's response and comments to our "Citizen Traffic Request" submittal request for projected traffic burden on Dolores Drive and Patrina Way mailed April 24, 2018. See attached "Citizens Traffic Request Form". (This form can be conveyed to the Eng'n'r Division via first class mail only). The projected additional traffic created by this project will be well above the residential road designs of "Levels of Service" allowances for Dolores Drive and tributary streets.
6. The proposed project's accesses are from private road easements which are currently only maintained by the sub-divisions property owner's and at the surrounding property owner(s) sole expense. The projected traffic flow increases created by this CUPR will with create substantially financial burden to the property owners that are currently paying to maintain the roads.
7. The narrative submitted by the applicant(s) does not sufficiently address and remedy the excessive impact of the proposed project
8. The proposed CUPR does not comply with Washoe County Health Departments (Air Quality) Section 040.030.

9. The subject site location is currently in violation of Washoe County District Board of Health Governing "solid Waste Management's Section 030.156. See attached.
10. The subject site location is currently in violation of Washoe County Building Code – Chapter 100 – Specifically: Section 100.105.2.1. & 100.105.2.1 & 100.105.2.
11. The subject site consistently violates Washoe County Development Code – Chapter 110 – Specifically: Section 110.414.05 (b). See attached.
12. The proposed CUPR creates an elevated level of fire hazard on and off the subject site due to increased and excessive on and off road vehicular use, ATV and Motorcycle use and pedestrian traffic, in direct violation of Washoe County Code(s) Chapter 50.224 and 50.092. See attached.
13. Previous events at the subject site did not comply with the conditions of the Temporary Use Permit(s) issued in September and October of 2017.
14. Previous events and other intermittent observations at the subject site has shown possible evidence of lack of due care and well-being of the livestock.
15. Previous events at the subject site have lasted until 3:00 am and longer, allowing trespassers on our property, increased vehicular and off-road accidents resulting in unacceptable dust and private road and property damage and sidearm weapons have been displayed openly.
16. After direct verbal notification, the owner's representative did not adequately remedy the numerous complaints, listed above, regarding the prior events.
17. It is our opinion that this project is not an adequate and best use of the subject property.

Thank you for your consideration regarding our above concerns,

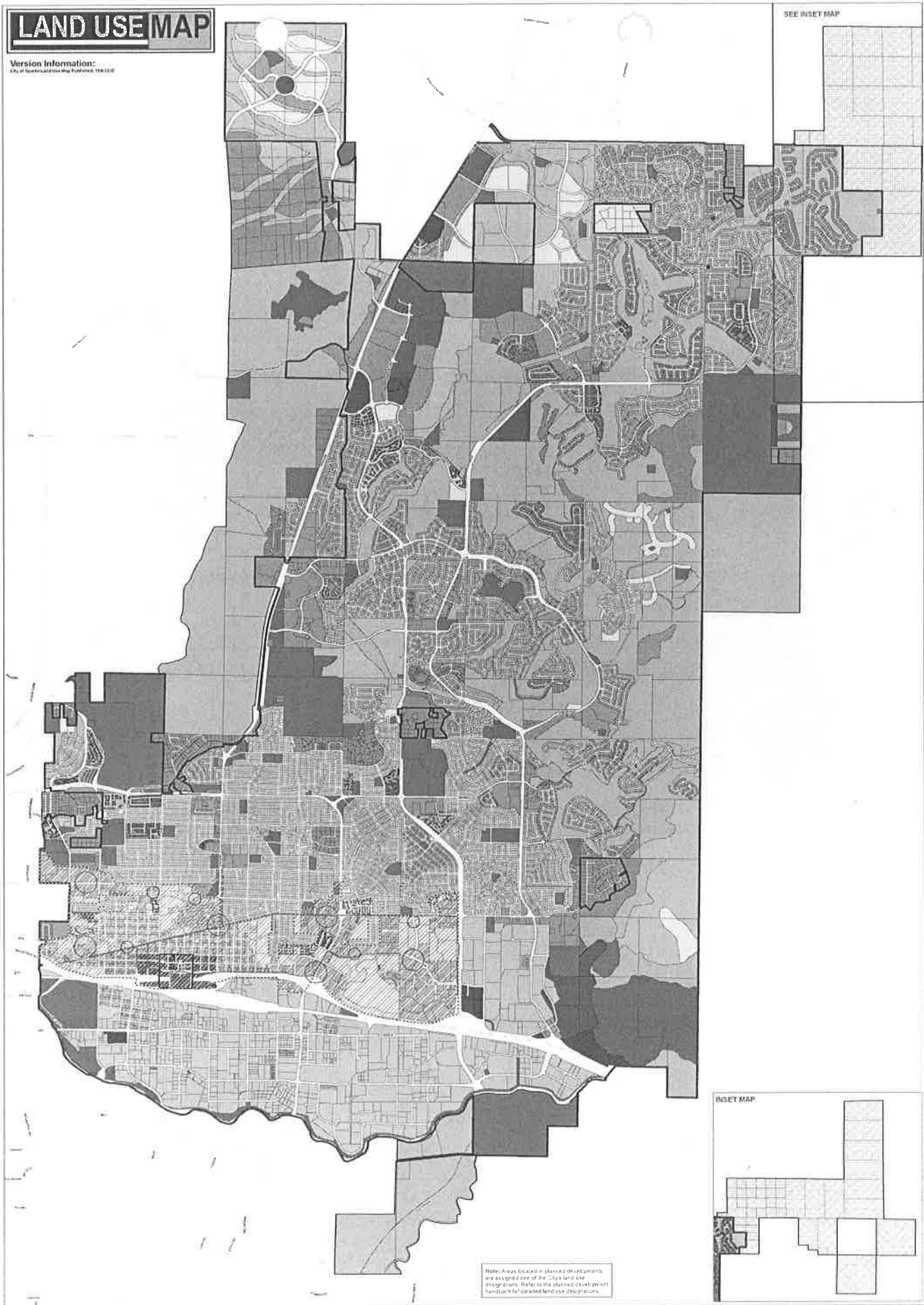
Dan and Mindy Flannagan  
7779 Patrino Way  
Spanish Springs, NV 89436  
T: (775) 583-7565  
F : (775) 501-8566

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# LAND USE MAP

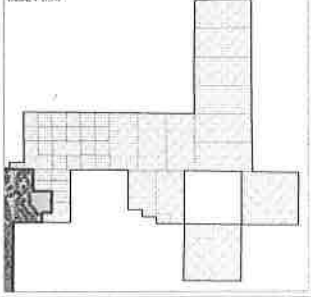
Version Information:  
City of Sparks Land Use Map, February 2010

SEE INSET MAP



Note: Areas located in planned developments are assigned one of the City's land use designations. Refer to the planned development handbook for associated land use designations.

INSET MAP



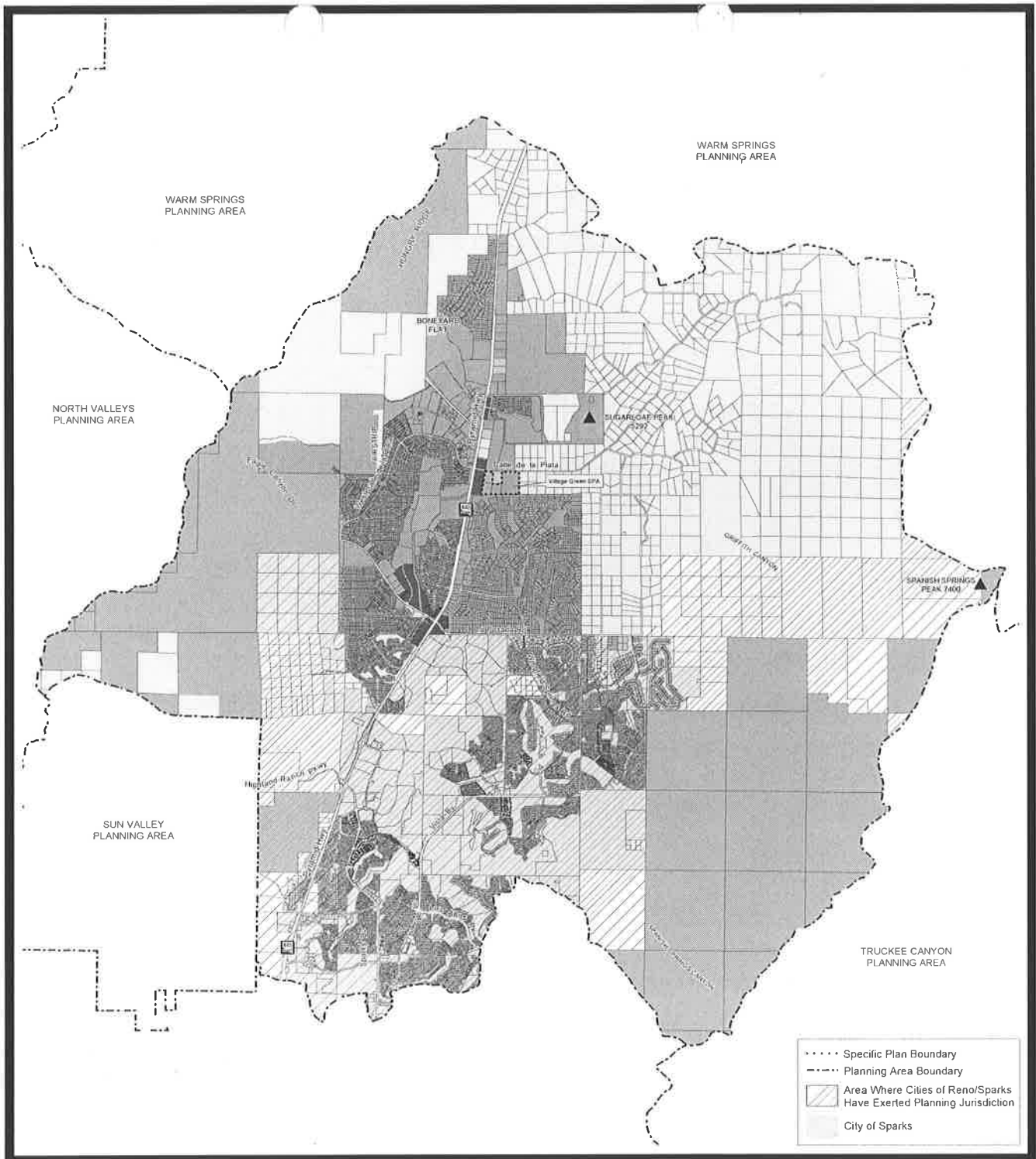
SPARKS  
NORTHWEST  
CORNER  
SCALE

## LAND USE DESIGNATION:

C	HDR	LDR	MF24	RR	MUD-DVS	MUD-RN	Sphere of Influence	Downtown Sparks Center
CF	I	LLR	MU	TC	MUD-MR	MUD-E	City of Sparks Incorporated	Major Activity Center
EC	IDR	MF14	OS	MUD-CV	MUD-MUC		Sparks TOD	Minor Activity Center
							Bus Rapid Transit	







## SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Development Division

PC Date: December 1, 2015; March 1, 2016  
 SCC Date: January 20, 2016; April 4, 2016  
 RPC Conformance Date: July 13, 2016  
 Resolution Adoption Date: April 12, 2016

**NOTE**  
 THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS FOR INFORMATIONAL PURPOSES ONLY. REPRODUCTION WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT IS PROHIBITED.  
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT  
 11130 BOX RD., RENO, NV 89520

**CERTIFICATION**  
 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAP OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.  
 DATE: 7/13/2016 DIRECTOR: [Signature]

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
 Reno, Nevada 89520

(775) 328-3600



**CITIZEN TRAFFIC REQUEST FORM**



Washoe County Engineering Division  
P.O. Box 11130, Reno, NV 89520-0027  
(775) 328-3603

NAME: DAN FLANNAGAN

DAY PHONE: 775.376.0392

ADDRESS: 7779 PATRIWA Way

TODAY'S DATE: 4-24-18

CONCERNED LOCATION: DOLORIS DRIVE

WHAT CONCERNS DO YOU HAVE AT THE ABOVE LOCATION? (YOU MAY INCLUDE A SKETCH):

EXCESSIVE ASPHALT DAMAGE DUE TO EXCESSIVE TRAFFIC

WHAT SOLUTIONS DO YOU FEEL WOULD ADDRESS YOUR CONCERNS?

REPAIR OR REPLACE

FOR ENGINEERING OFFICE USE ONLY BELOW THIS LINE

ENGINEERING RESPONSE

DATE REQUEST RECEIVED : \_\_\_\_\_

DATE COMPLETED : \_\_\_\_\_

STAFF RECOMMENDATION : \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**030.156 MANURE**

All manure generated by domestic animals shall be picked up and removed at least once every seven (7) calendar days, or on a time frame approved by the Health Authority.

**030.157** All manure used as a soil amendment, shall be spread upon the surface of the ground, and shall be tilled or spaded under the surface of the ground within seven (7) days of its arrival at the premise or parcel of land.

**030.158** Manure that is used in composting as defined by Section 010.152 of these regulations is exempt from the requirements of Section 030.157.

**030.159** Manure shall not be used as fill materials as defined by Section 010.284 of these regulations.

**030.160** Dog and/or cat feces is prohibited from re-use as a fertilizer or soil amendment and it shall be removed from the site of generation at least once every seven (7) days. More frequent removal may be required by the Health Authority if odors or vectors are present.

**030.162 SUBDIVISIONS**

All proposed subdivisions and mobile home parks must submit to the Health Authority for approval, a plan for solid waste storage and removal. Final approval of any subdivision or mobile home park request shall be withheld until such information has been provided and approved.

**030.165 CERTIFICATE OF OCCUPANCY**

All certificate of occupancy applicants for any business shall provide information as to the type of waste generated, processes producing waste, waste treatment, estimated volumes and method of collection, transport and disposal prior to license approval.

**030.175 SPECIAL EVENTS**

Promoters of special events shall provide detailed information to the Health Authority as to the method of solid waste storage, handling and removal. Solid waste management at special events shall be done in accordance with the Regulations of the Washoe County District Board of Health Governing Food Establishments, Section 170.530.

**030.180 WASTE RELEASE PERMIT**

If a waste mixture is generated containing a component known to be hazardous, and if the generator believes that the mixture is non-hazardous, then the mixture shall be tested at the generator's expense and the analytical data submitted to the Health Authority for determination as to whether the mixture is hazardous. Laboratory analyses must be specific to the waste stream and approved by the Health Authority for the purpose of determining whether a waste stream is appropriate for landfilling or land disposal.

**030.185** A waste release permit issued by the Health Authority is required before disposal of any of the following waste streams generated in Washoe County:

- A. Condemned commercial products;
- B. Consumables which are unable to be sold and must be disposed of;
- C. Waste material resulting from a chemical spill which is determined to be non-hazardous;

## Article 414

# NOISE AND LIGHTING STANDARDS

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### Sections:

110.414.00	Purpose
110.414.05	Standards
110.414.10	Measurement
110.414.15	Airport Noise
110.414.20	Exceptions
110.414.21	Light and Glare
110.414.25	Nonconforming Use

**Section 110.414.00 Purpose.** The purpose of this article, Article 414, Noise and Lighting Standards, is to allow for a pattern of land uses that minimizes the exposure of community residents to excessive noise.

**Section 110.414.05 Standards.** Sound levels shall not exceed the standards set forth in this section.

- (a) **Industrial Development.** For property being developed within any industrial zone: seventy-five (75) Ldn at the property line.
- (b) **Residential Abutment.** For property abutting areas developed residentially, or shown as residential on the area plan maps: sixty-five (65) Ldn at the property line.
- (c) **Public/Quasi-Public Facility Abutment.** For property abutting local parks, schools, hospitals, group care facilities or facilities providing child care services: sixty-five (65) Ldn at the property line. Interior noise levels shall not exceed 45 Ldn.
- (d) **Development with Public/Quasi-Public Facility.** For property being developed with a group care facility, school or hospital: sixty (60) Ldn at three (3) feet from any of the building's exterior walls. Interior noise levels shall not exceed 45 Ldn.
- (e) **Noise Abatement Near Highways and Railroads.** Prior to approving any residential development, applicant(s) shall provide site plans indicating that outside noise levels at the residences shall not exceed a maximum of 65 dB when trains are passing or 65 Ldn next to highways.
- (f) **Other.** If the sound levels affecting a project are greater than those allowed for project development, the developer or subdivider shall construct a noise attenuation barrier to bring sound levels down to required standards.

**Section 110.414.10 Measurement.** Measurement of sound levels shall be in accordance with the provisions of this section.



Part one of this pamphlet is intended to provide off-road vehicle owners, operators and dirt bike riders with the major law and ordinances governing the use of these vehicles in Washoe County. It is intended for information purposes only. The same traffic laws apply to all motor vehicles including ATVs and dirt bikes.

All vehicles which are operated on County and State roadways must have proper lights and safety equipment. Since this pamphlet only applies to off-road vehicles, these statutes are not covered.

Part two of this pamphlet provides the recreational shooter with information on State law and County ordinances governing the definition and use of firearms.

We hope this information is helpful, with regards to your enjoyment and safety, during your recreational use of public land in Washoe County.



Sheriff Michael Haley

"Dedicated Service In Partnership With  
Our Community"

Washoe County Sheriff's Office  
911 Parr Boulevard  
Reno, NV 89512-1000  
[www.washoesheriff.com](http://www.washoesheriff.com)

Phone: 775/328-3350  
Fax: 775/328-3389

## Off-Road Vehicles and Firearms



## What You Need to Know About Their Recreational Use On Public Land In Washoe County



## Off-Road Vehicles

The below listed Nevada statutes and County codes specifically apply to dirt bikes and/or ATVs:

**NRS 484.081 Motor Vehicle Defined:** "Motor vehicle" means every vehicle which is self-propelled but not operated upon rails. (Applies to four-wheeled ATVs.)

**NRS 484.083/County Code 50.218 Motorcycle Defined:** "Motorcycle" means every motor vehicle equipped with a seat or saddle for the use of the driver and designed to travel on not more than three wheels in contact with the ground, including a power cycle but excluding a tractor or a moped.

**NRS 484.0798 Moped Defined:** "Moped" means a vehicle which looks and handles essentially like a bicycle and is propelled by a small engine which produces not more than 2 gross brake bike horsepower and which has a displacement of not more than 50 cubic centimeters, and:

1. Is designed to travel on not more than 3 wheels in contact with the ground but is not a tractor, and;
2. Is capable of maximum speed of not more than 30 miles per hour on a flat surface with not more than 1 percent grade in any direction when the motor is engaged.

**NRS 482.545 Unregistered Vehicle:** It is unlawful for any person to operate an unregistered vehicle on any state highway or county roadway.

**NRS 483.550 License Restrictions:** No person may operate a motor vehicle on a state highway or county roadway without possessing a valid driver's license.

**NRS 484.361 Basic Speed Law:** It is unlawful for any person to drive or operate a vehicle of any kind or character at:

1. A rate of speed greater than is reasonable or proper, having due regard for the traffic, surface, width, weather, and other highway conditions.
2. The traffic laws of the State apply to all motor vehicles, including ATVs and dirt bikes.

**NRS 484.379 DUI:** It is unlawful for any person who is under the influence to drive a vehicle on a highway or premises to which the public has access.

**Washoe County Code 50.221**  
"Off-road vehicle" defined. "Off-road vehicle" means any motorized vehicle designed for or capable of cross-country travel on or immediately over land, water, sand, snow, ice, marsh, swampland, or other natural terrain, except that such terms exclude:

- (a) Any military, fire, emergency, or law enforcement vehicle when used for official business; and
- (b) Any vehicle whose use is otherwise expressly authorized by law.

### County Code 50.220 "Off-road vehicle area" defined

1. "Off-road vehicle area" means any real property in the unincorporated area of the county, other than a dedicated street, private street or road authorized by a public agency for recreational vehicle use, where riders of motorcycles or off-road vehicles drive their vehicles for recreational purposes.

### County Code 50.224 Unlawful Acts.

1. It is unlawful to operate a motorcycle or an off-road vehicle on public or private land within 1,000 feet of any residence owned or occupied by another, unless for:

- (a) Purposes of ingress into or egress from the operator's property, or
  - (b) Traditional use for property maintenance or on property actively used primarily for farming, or
  - (c) Operation of a lawful vehicle on public streets and highways, or
  - (d) The official business of the military, fire, emergency or law enforcement.
2. Nothing contained in this section shall be construed to permit any motorcycle or off-road vehicle to be driven so as to disturb the peace and quiet of any neighborhood.
  3. Off-road vehicle courses are allowed only as authorized in chapter 110 of this code.

### County Code 50.226 Penalty:

Any person who violates any of the provisions of sections 50.216 to 50.226, exclusive, is guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not more than \$1,000.

## Firearms

**NRS 202.253 Definitions:** As used in NRS 202.253 to NRS 202.369, inclusive:

1. "Explosive or incendiary device" means any explosive or incendiary material or substance that has been constructed, altered, packaged or arranged in such a manner that its ordinary use would cause destruction or injury to life or property.
2. "Firearm" means any device designed to be used as a weapon from which a projectile may be expelled through the barrel by the force of any explosion or other form of combustion.

**NRS 202.300 Use or possession of firearm by child under age of 18 years; unlawful to aid or permit child to commit violation; penalties; child 14 years of age or older authorized to possess firearm under certain circumstances.**

1. Except as otherwise provided in this section, a child under the age of 18 years shall not handle or have in his possession or under his control, except while accompanied by or under the immediate charge of his parent or guardian or an adult person authorized by his parent or guardian to have control or custody of the child, any firearm of any kind for hunting or target practice or for other purposes. A child who violates this subsection commits a delinquent act and the court may order the detention of the child in the same manner as if the child had committed an act that would have been a felony if committed by an adult.
2. Every person violating any of the provisions of subsection 1, or aiding or knowingly permitting any such minor to violate the same, shall be guilty of a misdemeanor.

### County Code 50.092 Unlawful Discharge of Firearms; exemption:

1. It is unlawful for any person to discharge:
  - (a) Any gun, pistol, rifle, shotgun or other firearm in, on or across any county road or highway.
  - (b) Any gun, pistol, rifle or other firearm, with the exception of shotguns, air rifles or B-B guns, within 5,000 feet of any dwelling occupied by another person or persons.
  - (c) Any shotgun, air rifle, or B-B gun within 1,000 feet of any dwelling occupied by another person or persons.
  - (d) Any gun, pistol, rifle, shotgun or other firearm within any congested area of the county.
2. This section does not apply to peace officers nor to persons shooting in any regularly established and lawfully authorized and licensed rifle range, gun club, or shooting gallery nor to any person lawfully discharging a firearm in protection of life or property.

### NRS 503.165 Carrying loaded rifle or shotgun in or on vehicle on or along public way unlawful; exceptions.

1. It is unlawful to carry a loaded rifle or loaded shotgun in or on any vehicle which is standing on or along, or is being driven on or along, any public highway or any other way open to the public.
2. A rifle or shotgun is loaded, for the purposes of this section, when there is an unexpended cartridge or shell in the firing chamber, but not when the only cartridges or shells are in the magazine.

### County Code 50.162 Nighttime shooting and spotlight hunting prohibited.

Except as otherwise authorized by law, it is unlawful for any person to discharge a firearm of any kind between one-half hour after sunset and one-half hour before sunrise or shine a spotlight between one-half hour after sunset and one-half hour before sunrise for the purpose of hunting a wild animal in the unincorporated areas of the county.

## Crittenden, Ian

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**From:** Debbie <arnauds5@yahoo.com>  
**Sent:** Thursday, April 26, 2018 12:54 PM  
**To:** Crittenden, Ian  
**Subject:** PCN18-0013

Attention Sparks Council Members:

I just recently learned of a neighbor's intention to pursue holding monthly community rodeos in our rural residential neighborhood. I did not receive notification of this from the City of Sparks nor Washoe County, even though the enjoyment of our property would be greatly & detrimentally affected if this permit were to be granted. As time is short for me to respond in writing for your consideration in advance of this agenda item on May 3, 2018, I will just briefly list my concerns **in opposition**.

\*\* Commercial usage and a liquor license being assigned to a landowner in a rural-zoned RESIDENTIAL neighborhood is inappropriate!

(Property owner informs neighbors in a letter that his intention is to sell alcohol, provide a food truck & Sani-Hut portable bathrooms to accommodate the crowd of approximately 250 people during the monthly rodeos.)

\*\* Noise control with consideration of time

(Last summer this homeowner began using amplified loudspeakers for event announcements and Mexican mariachi music & live bands/performers that oftentimes continued past 10p.m. Use of any amplified system (which fills the whole neighborhood) takes away the enjoyment of any other homeowner who wishes to spend time outdoors in the the garden, BBQ with family & friends, relax around the pool, indulge in an afternoon nap or hiking the hills to enjoy nature & peaceful surroundings. Those are all reasons many of us moved into this **rural** setting.

\*\* TRAFFIC on a (barely) 2-lane street/country dirt road that is maintained by homeowners:

(Dolores Drive is the main feeder road for several neighborhoods. It would be inundated with vehicles, horse trailers, support services (food truck, Sani-Hut deliveries/pick-ups, livestock rentals, etc.) and, therefore, inappropriate for this residential road to support rodeo traffic without compromising the access & use for residents.

\*\* DUST from the aforementioned vehicles

\*\* Flies -- the fly population & horseflies out here has exploded the last two to three years and been quite a nuisance for enjoying outdoor dining or time around the pool. I'd never put a connection that it perhaps is due to the additional livestock at this homeowner's rodeos the past few years. If he is permitted to hold events for six months out of the year, I would be concerned for the impact of flies in our area.

\*\* ENFORCEMENT -- what agency will enforce noise control, impaired driving, etc.?? The vast majority of our neighborhood and roads (& this property owner's land) are **Washoe County**, yet the **City of Sparks** is considering granting a land use permit that may create potential calls for service. Who will this responsibility fall to??? Which agency will accept responsibility??? I understand the homeowner, rightly so, approached Washoe County to pursue permission,

however, was told to call the City of Sparks for help in this regard. Will neighbors be told the same thing if we find the need to call WCSD or Sparks PD for enforcement support???

Last summer we were extremely "neighborly" and never called to complain about the noise level or late hours. We are concerned for a repeat or even increase this year!! In addition, we've learned it is the intention for rodeos to be held on holiday weekends, specifically Mother's & Father's Day, 4th of July, etc. Traditionally these are dates when family & friends gather for BBQs or outdoor pleasure and visiting. I anticipate a rodeo, high traffic through the neighborhood & loud noise/music from the event would encroach on the enjoyment of these special days for each homeowner.

For each of those reasons and concerns (that seem to be a consensus amongst the neighbors we've talked to) we request you deny the permit sought in PCN18-0013. Perhaps a special use permit twice a summer on a much smaller scale would be a more appropriate and acceptable compromise so this homeowner could still enjoy sharing his Mexican Culture Family event.

Thank you for your consideration,  
*Tim & Debbie Arnaud and family*  
*7320 Starhill Way*

## Crittenden, Ian

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**From:** wpbohunk@aol.com  
**Sent:** Thursday, April 26, 2018 1:59 PM  
**To:** Crittenden, Ian  
**Subject:** Denial of Conditional Use Permit Case: PCN18-0013  
**Attachments:** Patrina Rodeo.docx

Mr. Crittenden and Mr. Dahir,

Attached is a copy of my statement in opposition to granting the Conditional Use Permit (PCN18-0013) to hold rodeos at 7660 Patrina Way. As I couldn't find addresses for the City of Sparks Planning Commission I hope you will share this with them. Thank you, Wayne Paterson

7325 Patrina Way  
Sparks, Nevada 89436  
775-527-0190

Dear Sir,

My name is Wayne Paterson. I live in the home I built on Patrina Way in 1997. If you've visited our residential neighborhood and stopped for a moment in the middle of the road, I'm certain you took note of the quiet serenity of the surrounding landscape and absence of traffic. Disruption of that quiet serenity is why I am writing to you in opposition to granting a "Conditional Use Permit" for my neighbors at 7660 Patrina Way (Case: PCN18-0013).

I did not receive notice regarding this matter and if not for the efforts of a concerned neighbor I'd have known nothing of this application. Given what I learned after speaking with Ian Crittenden on April 24<sup>th</sup> I can tell you I have been, and will be, negatively impacted if this permit is approved. I had no idea the Sparks Planning Commission (SPC) existed or had issued a permit for the music I heard several times last summer well after sunset. The music was apparently playing a half mile away at 7660 Patrina Way. I don't begrudge anyone having a loud get together now and then but I do take issue with regularly scheduled, commercial, for profit events held in our residential neighborhood.

My opposition to approval of this permit is based on the scale, the number, the duration and impacts of the proposed events, as well as the apparent lack of responsibility by the SPC for any immediate ramifications resulting from the conduct of these events. I understand the applicants expect approximately 250 attendees for each of up to ten events running from noon to sunset. I'm adamantly opposed to anyone beginning a commercial, for profit enterprise that charges entry fees, sells liquor and food and will inevitably damage the roadway, create dust, litter, noise, sanitation and security issues. The sale of alcohol is a total non-starter and unacceptable. Not to mention the downwind odor of portable bathrooms and how many horse and cattle? Plus, the likely infestations of flies typically associated with portable bathrooms and horse and cattle feces.

Dolores Drive is a private road. Dolores Drive west of Starhill is a dirt road maintained by the residents. I'm curious how permission to pass on a private road can be granted by an entity (the SPC) that has zero responsibility for the problems created by 250 folks driving, plus or minus, sixty vehicles to an event that includes the sale of alcohol and food. That number of vehicles and trailers will pose traffic hazards, damage the roadway and create dust. For those of us that regularly travel Dolores there are few things more infuriating than the potholes that damage our vehicles. You may not be aware but there have been at least two rollover fatalities on Dolores. In addition to cars and trucks, there are hikers, dog walkers, bicyclists, UTV's and kids on motorcycles that travel Dolores Dr. The anticipated volume of traffic these events will generate poses unnecessary hazards to them and adversely affects everyone's daily life and recreational experience.

It's my understanding that the City of Sparks will not be responsible for road repairs, monitoring for adherence to the conditions of the permit or enforcement of the conditions of the permit. Commercial, for profit events of this size and regularity are typically held at public venues designed for 250 people and where government agencies have immediate recourse and responsibility if the conditions of the permit are violated. Also, when residents purchase a home in the vicinity of such public venues they are fully aware of and accept that events will be held at the venue. I was not aware there were Permitted events last year and I do not accept that Patrina Way is an appropriate venue for these events. Any problems resulting from these events will be placed squarely on the backs of the neighbors to deal with. Our only recourse will be to complain to the event holder and or the Washoe County Sheriff's Department. All of which will create unnecessary hate and discontent. Obviously, I'm already upset by

4/26/18



the temerity of the applicants to think this sort of event is OK in our neighborhood. I believe granting this application will totally disrupt the quiet serenity of the neighborhood, place an undue burden on surrounding residents to make road repairs and act to police compliance with the conditions set forth in the permit. I ask the SPC to deny this application. Thank you, Wayne Paterson

4/26/18

**Crittenden, Ian**

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**From:** Donna Duncan <duncan.donna@gmail.com>  
**Sent:** Thursday, April 26, 2018 2:10 PM  
**To:** Crittenden, Ian  
**Subject:** Case# PCN18-0013 - 7660 Patrina Way - Conditional Use Permit Request  
**Attachments:** Case#PCN18-013-7660 PATRINA.docx

Mr Crittenden and Planning Commission Members,

Please accept this attached email correspondence as my formal notification that I oppose Case# PCN18-0013 - Conditional Use Permit - 7660 Patrina Way.

Thank you,

Darla Phenix  
775 737-1831

April 26, 2018

RE: Case# PCN18-0013 - 7660 Patrina Way – Conditional Use Permit Request

To Whom It May Concern:

My family lives at 5050 Dolores Drive. We purchased our home in this area because of the type of rural lifestyle it offers. The past two "Mexican Rodeo" events held at 7660 Patrina Way have not been positive. Now that there is a request to have these "Mexican Rodeo" events held on a more regular basis I want to voice my concern.

I am not only concerned about the safety of my family and pets. I am also concerned about the safety of the many families, children, joggers, dog walkers, horseback riders and ATV riders that utilize Dolores Drive headed up to the Public BLM lands.

Below please find my specific concerns based on the last two "Mexican Rodeo" events:

#### **TRAFFIC**

I have not actually counted the number of additional vehicles during each of these events. But there is constant traffic for two days sometimes bumper to bumper. Dolores Drive is a dirt/gravel road and the speed limit is 20 mph and these vehicles regularly speed in excess of 35 mph. My concern is not just the volume of additional vehicles but the kind of vehicles speeding. There are large trucks and trailers carrying extra chairs, tables, stoves, etc., pickups, horse trailers, motorhomes and SUV's. I have witnessed many of these vehicles speeding which cause them to slide on the gravel. I have also witnessed many of the vehicles taking the wrong turn into private driveways. And it is also quite obvious that many people are intoxicated while driving.

#### **SECURITY**

I have had more than one of these vehicles pull into our private driveway. They park their vehicle and all passengers get out and start walking around our property as if they are casing our home. I want to repeat this point they don't knock on the door for help they get out and walk around my personal vehicles and look inside my garage windows. This has required us as home owners to confront them and ask them to leave our property. At the last event we put traffic cones in our driveway for protections and some of the trucks drove over the cones and still entered our private driveway.

Another concern is at the end of their "Mexican Rodeo" event there seems to be a lot of people intoxicated while driving and they drag race their friends down Dolores Drive. I am surprised there are not any accidents.

#### **LOUD MUSIC ALL DAY LONG INTO THE NIGHT**

I have to admit this was not so bad the first time it happened because I enjoyed the music. But I soon found out with the loud speakers they used I was able to hear all their conversations. There use of loud speakers went on all day and all night for two days. This means that we were forced to hear not only music but their announcements which often included foul language. Therefore my family was not able to have any private time in our own home all weekend.

**TRASH**

After both previous "Mexican Rodeo" events I have had a major clean-up of garbage. Not only do the people throw garbage out their car windows but the wind blows the excess garbage into our yard. The event holders were nowhere to be seen and they left the clean-up to others.

I am OPPOSED to the approval of the 7660 Patrina Way – Conditional Use Permit Request for "Mexican Rodeo" events. We purchased our home because of the type of area and rural lifestyle it offers. After my heavy work week my home on 5050 Dolores Drive offers me peace and quiet. After just two of these events I feel that this will change substantially.

If you have any further questions please feel free to contact me.

Respectfully,

Darla Phenix  
775 737-1831

## Crittenden, Ian

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**From:** Gaynellinn <gaynellinn@aol.com>  
**Sent:** Thursday, April 26, 2018 3:05 PM  
**To:** Crittenden, Ian  
**Subject:** Case PCN18-0013

Dear Mr Crittenden,

We built our home in beautiful Spanish Springs on a 10 acre lot over 25 years ago. Both my husband and myself are native Nevadans and moved here because of the beauty and tranquility this area provides. The news of this huge rodeo grounds is more than disturbing as we live on the lot adjacent to this property. We have been increasingly worried about all the building and traffic and noise going on there, and as you can imagine are wondering how this will not only affect our lives on a daily basis, but also our property values. This is not good. We actually have attended one of their rodeos and absolutely respect their wanting to embrace and promote their Mexican culture. That is not a problem. But NOT at this scale and magnitude.

I can guarantee that every person that moved out to these 10 acre lots did so in search of peace and quiet. We built our homes, dug our wells and septic, and helped plow the roads when they got rutted. These roads are not maintained by anyone but us. The overuse that would happen as a result of all this extra traffic would take a horrific toll on our already rough roads. Not to mention the dust. We built out here to get AWAY from the hustle and bustle of commerce. How is it fair that we would have to be subjected to this right next to our beloved home?

I could go on and on about why this is a horrible idea. The flies that come with so much livestock....the loud music all day...the smell from the manure....the unsightly bleachers and arena that already block our beautiful views of the desert we love...and of course the traffic. We already have to endure the sad sounds of their horses crying when they do whatever they do to them to make them dance.

Again, I want to reiterate that I like these people and their culture and respect their right to live happily. But not at the cost of all of us losing the lifestyle that we moved out here to enjoy.

Thank you for your time,

Myrna Wadsworth  
Gaynel Wadsworth

## Crittenden, Ian

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**From:** Mike <eastmanmb@yahoo.com>  
**Sent:** Thursday, April 26, 2018 9:23 PM  
**To:** Crittenden, Ian  
**Subject:** PCN18-0013

Dear Mr. Crittenden,

I am writing this letter to state my opposition to the application for a Conditional Use Permit by one of my neighbors. Reference the above Case Number, Mr. Nunez is proposing a large scale recreation activity in a private residential area along a private roadway that leads only to single family homes on minimum 10 acre lots. The roadway (Delores Dr.) is a low capacity asphalt road through a high density housing area before opening up to the large lot sites. After approximately ½ mile, the asphalt ends and the remainder of the road is a mix of dirt and gravel with a recommended speed of 20 mph. Mr. Nunez lives on Patrina Way north of Delores Dr. and after Delores turns dirt.

I am deeply concerned about the traffic flow into and out of Mr. Nunez' property. The roadways were not designed for high traffic flow on a repeat basis. I believe we will experience higher than normal speeds and vehicular accidents but I'm very sure we will have severe degradation of the roadway and considerable generation of dust. I pay to maintain the dirt portion of Delores and I do not wish to see any acceleration of its need for repairs, particularly since there has been no discussion about the need for Mr. Nunez to ramp up maintenance of Delores or Patrina. As mentioned previously, the traffic and the event itself will generate substantial air quality concerns for me and my family (Southwest of the subject property) and for all my neighbors in area. We have quite enough dust in our dry summers so we certainly don't need any exacerbation.

Thank you for your attention and I hope and pray you find a thousand reasons to oppose this project. I regret I will be out of town on 3 May, but rest assured I will be paying close attention to the proceedings.

Respectfully,

Michael Eastman  
10 Mac Rd  
Sparks, NV 89436

Sent from Mail for Windows 10

## Crittenden, Ian

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**From:** Dana De Pello <gettyopgo@yahoo.com>  
**Sent:** Friday, April 27, 2018 8:05 AM  
**To:** Crittenden, Ian  
**Subject:** Case PCN18-0013

To whom it may concern,

I reside at 7895 patrina way sparks Nevada 89436.

I am a close neighbor to this event put on by Lupe Medina. I attended the previous events he had last year and they were ran very well and no neighbors complained.

I did not receive a letter from the city of sparks. However a neighbor around me did and I am closer to him then the others. Reno and washoe county as a whole is a very culturally diverse area and I do not feel that people can pick and choose which events or even celebrations they can have in their neighborhoods. The fact that these neighbors that are trying to stop his events did not complain last year tells me there is another agenda running.

2 people, Dan Flanagan and Nancy Danner, One of which does not even live close by has gone door-to-door ( within a 1/2 mile or so)and made it her mission to poison and twist the information being provided for this event.

Most people who attend are friends asnd family. The event is not advertised to the public. Mr. Medina always invites all neighbors.

It is clean, well secured, and runs smoothly.

Apparent when you the concerns are how many of these he will have in a year. Mr. Medina has indicated that 6 events plus a few meetings will be all he has.

Apparently the concern of these 2 individuals that are trying to stop this from happening is that it will open up more opportunity for him to re zone the property which is wrong information as you know.

Mr. Medina lives with his family in the residents on this property. He has worked very hard To build arenas and a beautiful facility to have his cultural tradional Hispanic events.

I have read his letter of intent that he provided at the neighborhood meeting and it seems that he has done everything and intends on doing everything that the city of sparks has asked him to do.

There is not trucks of cattle coming in as the opposition would like you to think. There is one truck and it is small. There is only 2 events at the rodeo. There is dancing horses with the woman group riders for intermission and lively music this is during the daylight hours.

I feel that Mr. Medina should be allowed within his rights and what the city of sparks asked him to do to proceed with his intent.

Thank you.

Dana DePello  
7895 Patrina Way  
Sparks,NV  
89436  
530 277 4990

Sent from Yahoo Mail on Android

## Crittenden, Ian

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**From:** Sophia Ralli <sophiaralli@gmail.com>  
**Sent:** Friday, April 27, 2018 8:23 AM  
**To:** Crittenden, Ian  
**Subject:** Case PCN18-0013

To whom it may concern-

I reside at 7895 Patrino Way Sparks Nevada 89436.

I am a close neighbor to this event put on by Lupe Medina. I attended the previous events he had last year and they were ran very well and no neighbors complained.

I did not receive a letter from the city of sparks. However a neighbor around me did and I am closer to him then the others. Reno and washoe county as a whole is a very culturally diverse area and I do not feel that people can pick and choose which events or even celebrations they can have in their neighborhoods. The fact that these neighbors that are trying to stop his events did not complain last year tells me there is another agenda running.

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It is clean, well secured, and runs smoothly.

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Apparently the concern of these 2 individuals that are trying to stop this from happening is that it will open up more opportunity for him to re zone the property which is wrong information as you know.

Mr. Medina lives with his family in the residents on this property. He has worked very hard To build arenas and a beautiful facility to have his cultural tradional Hispanic events.

I have read his letter of intent that he provided at the neighborhood meeting and it seems that he has done everything and intends on doing everything that the city of sparks has asked him to do.

There is not trucks of cattle coming in as the opposition would like you to think. There is one truck and it is small. There is only 2 events at the rodeo. There is dancing horses with the woman group riders for intermission and lively music this is during the daylight hours.

I feel that Mr. Medina should be allowed within his rights and what the city of sparks asked him to do to proceed with his intent. He went through all the correct venues to make this happen in a legal way.

Thank you.

Sophia Ralli  
7895 Patrino Way  
Sparks,NV  
89436  
7752259678

Sent from Yahoo Mail on Android



Original



DEVELOPMENT APPLICATION

ACTION REQUESTED:

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Comprehensive Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development
- Rezoning
- Tentative Subdivision Map
- Variance

<b>CASE NUMBER:</b> PCN18-0013	<b>FEE:</b> \$ 2500.00
Noticing Fee	\$ 500.00
District Health Fee	\$ 555.00
<b>TOTAL FEES</b>	\$ 3555.00
Rec'd by: <i>ml</i>	Date: 3-21-18
(For Planning Department Use Only)	

DATE: 3/15/18

PROJECT NAME: Llenzo san jose CU18-0006

PROJECT DESCRIPTION: Roping & Dancing Horse culture event

(Mark one box to indicate responsible party and mailing address)

**PROPERTY OWNER\***  
 Name: Manuel Nunez Felix  
 Address: 1400 Rosy Finch dr  
 City Sparks State NV ZipCode 89441  
 Phone: 775-530-6845  
 Contact Person:  
 E-mail Address:

**PROJECT ADDRESS:**  
 Hebe Patricia way  
**PARCEL NO. (APN):** 083-440-12  
**PROPERTY SIZE:** 10.660 acres  
**EXISTING ZONING:**  
**PROPOSED ZONING:**  
**MASTER PLANNED LAND USE:** 10.660 acres  
**EXISTING USE:**

**APPLICANT\***  
 Name: Guadalupe P. Medina  
 Address: Hebe Patricia way  
 City Sparks State NV ZipCode 89436  
 Phone: 775-690-4960 Fax:  
 Contact Person: Yajaira Medina  
 E-mail Address: yajaira.medina14@gmail.com

**PERSON / FIRM PREPARING PLANS**  
 Name: Al Salzano  
 Address: 5935 grass valley rd.  
 City Reno State NV ZipCode 89510  
 Phone: 775-233-9874 Fax: 775-475-0796  
 Contact Person: Al Salzano  
 E-mail Address: ajsalzano@aol.com

**SURROUNDING USES:**  
 North \_\_\_\_\_  
 East \_\_\_\_\_  
 South \_\_\_\_\_  
 West \_\_\_\_\_

\* If a corporation please attach a list of corporate officers.  
 \* If a partnership please list all general partners.  
**NOTE: Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted.**

RECEIVED-CITY OF SPARKS

MAR 21 2018

Revised 11/2017

COMMUNITY SERVICES ADMINISTRATION

**Peasnell, Sean**

---

**From:** Yajaira Medina <yajairamedina14@gmail.com>  
**Sent:** Monday, March 19, 2018 12:37 PM  
**To:** CustomerService  
**Subject:** Fwd: Lienzo

Sent from my iPhone

Begin forwarded message:

**From:** "Florey, Nicholas J" <NFlorey@washoecounty.us>  
**Date:** March 9, 2018 at 3:55:40 PM PST  
**To:** Yajaira Medina <yajairamedina14@gmail.com>  
**Subject:** RE: Contact Info

Yajaira,

Our regulations indicate that 7 non-sewered toilets would be the required number of toilets for the estimated attendance and duration noted below. That said, we can preliminarily approve you to go ahead with the numbers recommended by the service below. Over the phone you indicated that this would be a monthly recurring event. Should the actual usage indicate that this number of toilets is not adequate, you may be required to increase the number of available toilets from month to month. Please contact me with questions or concerns. Thanks.

**Nicholas Florey, REHS, BS**  
Senior Environmental Health Specialist | Environmental Health Services | Washoe County Health District  
[nflorey@washoecounty.us](mailto:nflorey@washoecounty.us) | O: (775) 328-2648 | F: (775) 328-6176 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

<image004.jpg>  
<image005.gif><image006.gif>

**From:** Yajaira Medina [<mailto:yajairamedina14@gmail.com>]  
**Sent:** Friday, March 09, 2018 3:45 PM  
**To:** Florey, Nicholas J  
**Subject:** Re: Contact Info

Hello,

As we spoke on the phone I would like an Email for proof on how many portable toilets we need for these events. I need to submit with my application to the city of Sparks and include the requirement of portable toilets. In the meeting I was told are required 12 during the event. When I called to book them on Sani-hut and asked for an opinion on how many they believe we need for this event that will take place between 5-7 hrs, 250 people max, will serve alcohol, they told me 5 they also directed me to their website and put my information in so I have the visual notice. I have attached a screenshot below.

I know over the phone I said 10 hrs but I double checked with the owner of the events and he said it will be 5-7 hours max.

Sincerely,  
Yajaira Medina

<image007.png>

On Fri, Mar 9, 2018 at 3:32 PM, Florey, Nicholas J <NFlorey@washoecounty.us> wrote:

**Nicholas Florey, REHS, BS**

Senior Environmental Health Specialist | Environmental Health Services | Washoe County Health District

[nflorey@washoecounty.us](mailto:nflorey@washoecounty.us) | O: (775) 328-2648 | F: (775) 328-6176 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

<image008.jpg>

<image005.gif><image006.gif>

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF NEVADA )  
 ) SS.  
COUNTY OF WASHOE )

I, MANUEL D. NUNEZ FELIX being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: MANUEL D NUNEZ FELIX  
Title: OWNER  
Signed: [Signature]

Subscribed and sworn to before me this 19 Day of March, 2019.

[Signature]  
Notary Public in and for said County and State

My commission expires: March 19, 2019



APPLICANT AFFIDAVIT

STATE OF NEVADA )  
 ) SS.  
COUNTY OF WASHOE )

I, EUADALUZE MEDINA P being duly sworn, depose and say that I am the applicant involved in this petition 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 also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: EUADALUZE MEDINA  
Title: APPLICANT  
Signed: [Signature]

Subscribed and sworn to before me this 19 Day of March, 2018.

[Signature]  
Notary Public in and for said County and State

My commission expires: March 19, 2019



**Overview of event:**

I am filing for a conditional use permit because I would like to make Mexican Culture Family oriented events with dancing horses, and team roping. On a 10.660-acre property at 7660 Patrina Way Sparks, NV, 89436, parcel number APN 083-440-12. These events will be held once a month beginning on Saturday May 12<sup>th</sup> to late October. Only on a Saturday or Sunday of the month. We will have the event on a Sunday only if there is a holiday on the following Monday. The dates will be on special weekends of each month. For example, Mother's day weekend, Father's day weekend, 4<sup>th</sup> of July weekend, etc. The events will be from 12am-sunset. Volunteers will arrive at 11am to set up for the event. In these events there will be a dancing horse show, where different people can bring their horses and show off what kind of dance it can do and show why they believe their horse is the best. We will give riders the opportunity to show their skills and give people who come to these events an opportunity to see these wonderful horses and riders perform. There will also be team roping, where the riders will have the opportunity to rope steers. All spectators will be in an area away from the livestock. All riders, volunteers and anyone who will be in any contact with the livestock will sign waivers. The arena will have gates on all sides, so no vehicles or people who are not participating in the event can go through. There will be volunteers and security making sure no one who has not signed a waiver and are not riders have no access of crossing to the livestock side. These events will allow us to share some of the Mexican Culture horse events to people who either already know of or would like to see for the first time. We are expecting no more than 250 people, which is including riders, volunteers and spectators.

\*\*Dimension legal side plan print out from Al Salzano license Architect will be submitted.

**Food and beverages:**

Beverages will be sold throughout the event. We will file for an alcohol license and sell beer can only, bottled water, can sodas, and other bottled non-alcohol closed container drinks. NO GLASS. The money will go to cover expenses for each event. There will not be any profit from selling beverages. There will be two small tents on the property for easy access of buying drinks during events. Only people with a liquor permit will be able to sell the alcohol. Volunteers can help sell all other non-alcohol drinks. (Wristbands for 21+)

A food truck with the proper licenses will be available on the property during the event. People will be able to buy food throughout the event. The food truck will not leave their waste with us. Nor be able to use or connect to our water.

**Livestock:**

Each rider will bring their own horse and will be taking them back after each event. The steers will be rented for each event. The owner of the steers will drop off and pick up at each event.

**Traffic:**

Not all spectators and participants will stay throughout the entire event. There will be people coming and going at all times.

All neighbors will be notified and invited in a timely matter to all events.

**Entrances & Exits to property:**

There are four driveways. The first driveway, which is 35 ft wide with double 15ft gates 85ft from the front property fence, will be the main entrance and exit for spectators, volunteers, and participant rider's livestock trailers. The second driveway will be the EMERGENCY entrance ONLY which connects to all routes through the property. The third driveway will be the main entrance and exit to the residence of house only. The fourth driveway will be the LIVESTOCK exit ONLY. Please view legal side plan print out from Al Salzano license Architect for dimensions' locations and details of driveways.

**Parking:**

A few designed parking areas are available. One parking lot with 200 unpaved parking spaces will be available for spectators public parking on the southwest side of the property. There will also be a 3-acre parking and holding area for the livestock and trailers on the east side of the property. For approximately 30 trailers.

**Emergency routes:**

Emergency routes will be available for easy access. The second driveway will be the entrance and exit for Emergency vehicles ONLY. This entrance/Exit will connect to each route throughout the property. Such as parking lots, livestock area, spectator area, arena etc.

**First aid:**

There will be a tent next to both drink stands with first aid equipment available.

**Water:**

There are 6 different water hose access around the property to give water to all the horses and steer during the event (view prints for exact areas). The food truck will not have access to connect to our water they will have their own water.

There will be a water truck that will water the street starting from where the dirt road begins on Dolores drive to where it meets Patrino Way and all of Patrino Way. Also the entrance of the property, driveways, and the arena. The water truck will water all this as needed.

**Dust Control:**

There is DG dirt in the arena and undisturbed soil everywhere else. There will also be a water truck watering the arena and area every as needed to keep control of the dust.

**Volunteers:**

To help organize everything throughout the event, there will be volunteers, and licensed security. Approximately 20 volunteers to help, keep the event safe and organized. To help with parking, guiding people to the right areas, sell non-alcohol drinks, and anything else as needed. Approximately 10 licensed securities. The security will check vehicles so there are no glass containers, nor weapons coming on to the property. They will also make sure that any family or others joining the riders, exit the vehicle attached to the trailer before crossing the first gate to go

to the livestock parking area. Unless they are helping the rider. The securities will also, keep track that no one under 21 is drinking.

**Waivers:**

Each rider will have to sign a waiver stating we are not liable for anyone if anything happens to them during the event. Anyone who will be in contact with the horses or steer will also have to sign a waiver. Even those who are helping the riders prepare for the event. The waivers will be signed before crossing the first gate to the parking area for livestock. Once they sign a waiver the volunteers will give them a wrist band to put on so we can keep track of who has signed the waiver and who still needs to do so.

**Seating:**

18in high, 10-16 ft long solid wood benches will be available to seat approximately 200 people.

**Portable Bathrooms:**

Public non-sewer portable bathrooms will be in two different areas of the event property. There will be a total of 7 non-sewer portable toilets, that Nicholas Florey, Senior Environmental Health Specialist from Washoe County Health District is requiring us to have. (An email sent from him will be attached). The portable bathrooms will be rented from Sani-Hut located at 1325 E Greg St, Sparks, NV 89431. We will pick up the portable bathrooms on a Friday and return them on the next business day. But they will only be used one day, the day of the event.

**Garbage waste, recycle and animal waste:**

Easy access garbage, and recycle cans will be available all around the event. Constant cleaning will take place. Volunteers will be walking around with garbage bags to pick up any garbage and cans thrown on the ground. After the event, we will make sure the garbage is separated from cans and easy recyclable objects. Then we will take the garbage that fits in the large garbage can, that we have at our business on 1955 Oddie Blvd, in Sparks. If not all the garbage fits there, then we will take the rest to the dump. All recycled cans will be taken to "Maya Bros Recycling Center" located at 2530 Sutro St, Reno, NV 89512.

The Animal waste will be picked up during the event and after. We will gather it all in one area where it will be easy for us to move out to our 40-acre property in Palomino Valley. Located at 3900 Amy rd, Reno, NV 89510.

Possible Dates of Events

May 12 celebrate 50th mayo

June 16 celebrate farmers day

July 14 late 4th July celebration

August 18

September 2 (Sunday)

September 15 or 22

October 20 MEXICO  
independence

**CONDITIONAL USE PERMIT  
RESIDENTIAL PROJECT DATA SHEET  
City of Sparks, Nevada**

**1. Number of Dwelling Units**

Single Family Detached 4  
 Duplexes \_\_\_\_\_  
 Multi-Family Attached \_\_\_\_\_

**2. Site Area Breakdown**

Lots or Buildings \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Public Right-of-Way \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Common Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 TOTAL \_\_\_\_\_ Ac. \_\_\_\_\_ %

**3. Gross Density**

         /          =           
 Total # of      Total Area      Gross Density  
 Dwellings                      in Acres (DU/AC)

**4. Schools Serving Project**

Elementary School \_\_\_\_\_  
 Middle School \_\_\_\_\_  
 High School \_\_\_\_\_

**5. Estimated Sewage to be Generated**

         GPD  
 (Attach Calculations)

**6. Traffic**

Average Daily Trips \_\_\_\_\_ Trips  
 Peak Hour Trips \_\_\_\_\_ Trips  
 (Attach Calculations)

**7. Flood Hazard**

Portion of site subject to inundation  
 By 100 year flood:  
         Ac. \_\_\_\_\_ %

**8. Estimated Water Demand (Attach Calculations)**

Domestic \_\_\_\_\_ AFY  
 Irrigation \_\_\_\_\_ AFY  
 TOTAL \_\_\_\_\_ AFY  
 Source of water supply: \_\_\_\_\_

**9. Lot Sizes**

         Sq. Ft. minimum (corner)  
         Sq. Ft. minimum (interior)  
         Sq. Ft. maximum  
         Sq. Ft. average

**10. Minimum Building Setbacks**

         Feet (Front Property Line to Dwelling)  
         Feet (Front Property Line to Garage)  
         Feet (Exterior Side Property Line to Dwelling)  
         Feet (Interior Side Property Line to Dwelling)  
         Feet (Rear Property Line to Dwelling)

**11. Portion of Site within the Following Slope Categories:**

0% - 10%          Ac. \_\_\_\_\_ %  
 10% +          Ac. \_\_\_\_\_ %

**12. Unit Sizes**

         Sq. Ft. \_\_\_\_\_ Bedrooms  
         Sq. Ft. \_\_\_\_\_ Bedrooms

**13. Maximum Building Height**

         Feet          Stories

**14. Coverage of Lot by Structure**

Maximum          %

**15. Single Family & Two-Family Parking**

SF detached          x 1 per bedrm = \_\_\_\_\_  
 2 dwelling (duplex)          x 1 per bedrm = \_\_\_\_\_

**16. Multi-Family Parking**

Multi-Family          x 1 per dwelling unit = \_\_\_\_\_  
 Live/work          x 1 per dwelling unit = \_\_\_\_\_  
 Boarding/rooming house          x 0.5 per bdrm = \_\_\_\_\_  
 Group home          square footage / 400 sf = \_\_\_\_\_

**17. Life Care Housing**

         square footage / 400 sf = \_\_\_\_\_



**CONDITIONAL USE PERMIT  
NON-RESIDENTIAL PROJECT DATA SHEET  
City of Sparks, Nevada**

**1. Site Area Breakdown**

Building Coverage \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Landscaped Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Paved Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Undeveloped Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Public Right-of-Way \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 TOTAL \_\_\_\_\_ Ac. \_\_\_\_\_ %

**2. Existing Building Information**

#1 Description \_\_\_\_\_  
 Floor Area \_\_\_\_\_ Sq.Ft Height \_\_\_\_\_ Feet  
 Type of Construction \_\_\_\_\_  
 #2 Description \_\_\_\_\_  
 Floor Area \_\_\_\_\_ Sq.Ft Height \_\_\_\_\_ Feet  
 Type of Construction \_\_\_\_\_

**3. Floor Area Ratio**

\_\_\_\_\_ / \_\_\_\_\_ = \_\_\_\_\_  
 Total Floor Area (Sq. Ft.) Net Site Area (Sq. Ft.) Floor Area Ratio

**4. Description of Proposed Use**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**5. Building Area Breakdown & Parking Calculations**

Auto Repair / Service \_\_\_\_\_ 1 per 500 Sq.Ft. = \_\_\_\_\_ Spaces  
 Child Care \_\_\_\_\_ 1 per 350 Sq. Ft. = \_\_\_\_\_ Spaces  
 Church \_\_\_\_\_ 1 per 150 Sq. Ft. = \_\_\_\_\_ Spaces  
 Financial \_\_\_\_\_ 1 per 400 Sq. Ft. = \_\_\_\_\_ Spaces  
 Gaming Establishment \_\_\_\_\_ 1 per 100 Sq. Ft. + 1 per 300 Sq. Ft.  
 for Accessory uses = \_\_\_\_\_ Spaces  
 Health Club \_\_\_\_\_ 1 per 150 Sq. Ft. = \_\_\_\_\_ Spaces  
 Hospitals \_\_\_\_\_ 1 per 400 Sq. Ft. = \_\_\_\_\_ Spaces  
 Hotel/Motel \_\_\_\_\_ 1 per guest room = \_\_\_\_\_ Spaces  
 Life Care \_\_\_\_\_ 1 per 400 Sq. Ft. = \_\_\_\_\_ Spaces  
 Manufacturing \_\_\_\_\_ 1 per 2000 Sq. Ft. = \_\_\_\_\_ Spaces  
 Medical/Clinic \_\_\_\_\_ 1 per 500 Sq. Ft. = \_\_\_\_\_ Spaces  
 Office \_\_\_\_\_ 1 per 800 Sq. Ft. = \_\_\_\_\_ Spaces  
 Personal Service \_\_\_\_\_ 1 per 300 Sq. Ft. = \_\_\_\_\_ Spaces  
 Recreational Facility \_\_\_\_\_ 1 per 200 Sq. Ft. = \_\_\_\_\_ Spaces  
 Restaurant/Bar \_\_\_\_\_ 1 per 300 Sq. Ft. = \_\_\_\_\_ Spaces  
 Retail \_\_\_\_\_ 1 per 300 Sq. Ft. = \_\_\_\_\_ Spaces  
 Sale of Bulky Goods \_\_\_\_\_ 1 per 400 Sq. Ft. = \_\_\_\_\_ Spaces  
 School, Elementary \_\_\_\_\_ 1 per classrm + 1 per 100 students = \_\_\_\_\_ Spaces  
 School, Middle \_\_\_\_\_ 2 per classrm + 1 per 100 students = \_\_\_\_\_ Spaces  
 School, High \_\_\_\_\_ 1 per 1.5 Students + Staff = \_\_\_\_\_ Spaces  
 Theatre/Auditorium \_\_\_\_\_ 1 per 300 Sq. Ft. = \_\_\_\_\_ Spaces  
 Warehousing \_\_\_\_\_ 1 per 2000 Sq. Ft. = \_\_\_\_\_ Spaces

**6. Outdoor Uses**

Outdoor Storage \_\_\_\_\_ Yes \_\_\_\_\_ No  
 Outdoor Processing \_\_\_\_\_ Yes \_\_\_\_\_ No  
 Staging/Loading of Trucks \_\_\_\_\_ Yes \_\_\_\_\_ No

**7. Estimated Water Demand (Attach Calculations)**

Domestic \_\_\_\_\_ AFY  
 Irrigation \_\_\_\_\_ AFY  
 TOTAL \_\_\_\_\_ AFY  
 Source of water supply: \_\_\_\_\_

**8. Traffic (Attach Calculations)**

Average Daily Trips \_\_\_\_\_ Trips  
 Peak Hour Trips \_\_\_\_\_ Trips

**9. Estimated Sewage to be Generated**

\_\_\_\_\_ GPD  
 (Attach Calculations)

**10. Hazardous Materials**

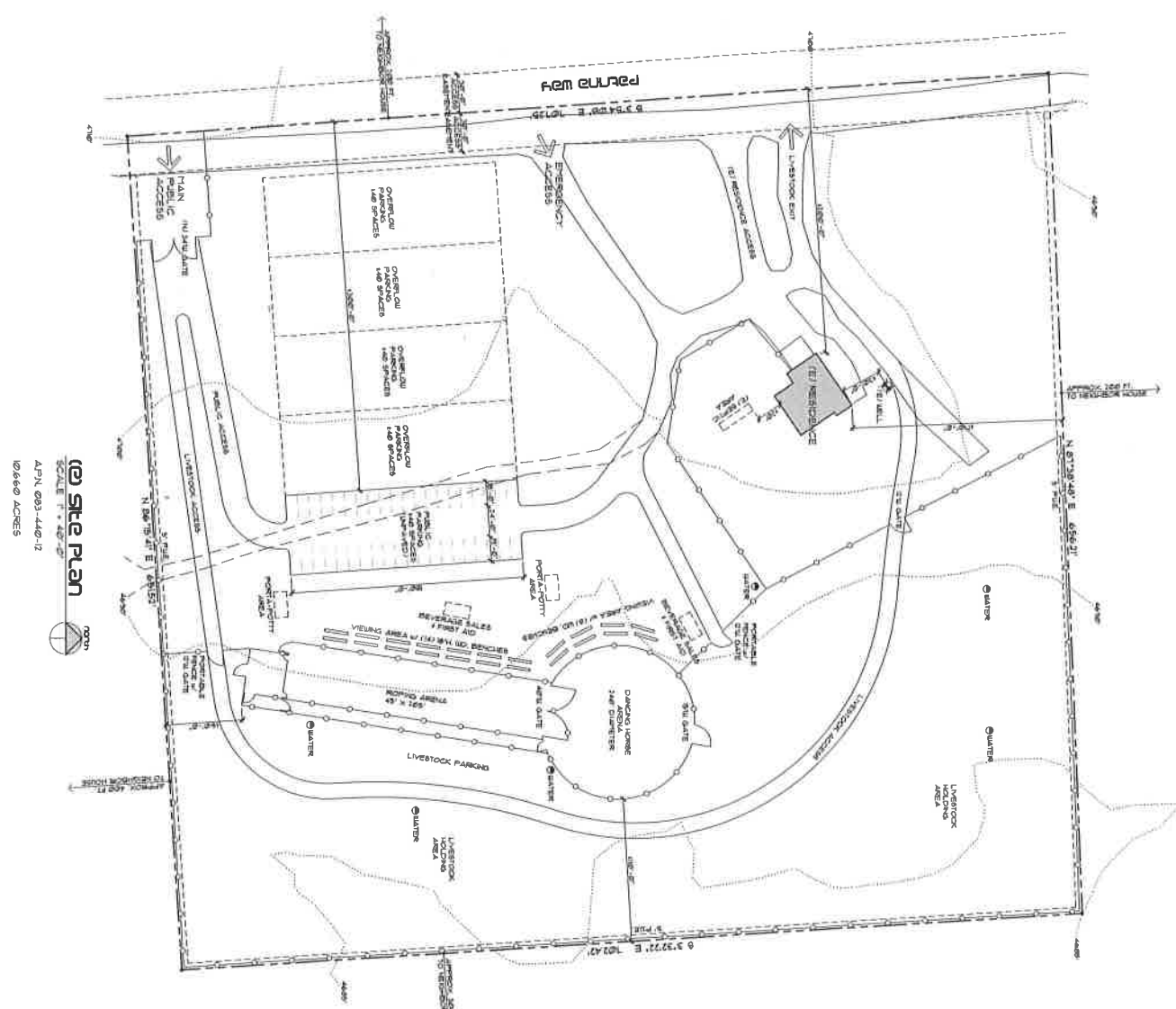
Will the use on this site involve the use of hazardous materials? \_\_\_\_\_ Yes \_\_\_\_\_ No

**11. Flood Hazard**

Portion of site subject to inundation by 100 year flood: \_\_\_\_\_ Ac. \_\_\_\_\_ %

**12. Portion of Site within the Following Slope Categories:**

0% - 10% \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 10% + \_\_\_\_\_ Ac. \_\_\_\_\_ %



**@ SITE PLAN**  
 SCALE 1" = 40' 0"  
 APN 003-440-12  
 12660 ACRES



**LOCALITY MAP**  
 NO SCALE

ALL DESIGNS & DRAWINGS ARE PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE DRAWINGS. THE ARCHITECT OR ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE DRAWINGS.

SITE PLAN

DATE 10/25

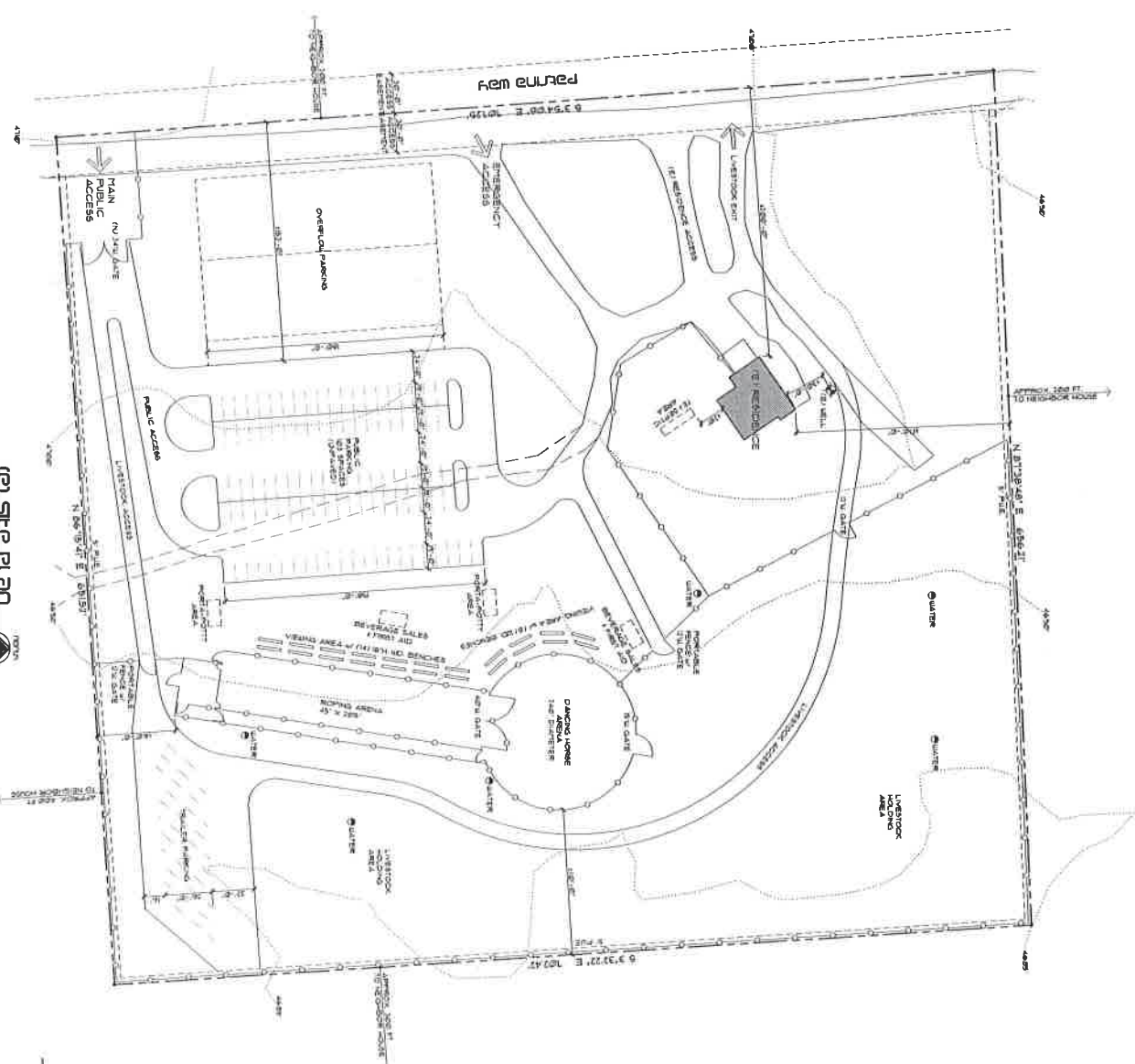
FOR: **events permit**  
 Manuel Nunez Palux & Lupe Medina  
 7660 Patrlna Way  
 WASHOE COUNTY, NEVADA

3-9-19



**SR LZANIO**  
 A T G H I E E C C  
 5095 GROSS RAILROAD  
 1940, IRVING 69570  
 775-238-0984 OR 811  
 775-475-0796 FAX  
 84842410 @ BULLDOZ  
 WWW.SR.LZANIO.COM

**A1.0**



**Site Plan**  
 SCALE 1" = 40'-0"  
 APN 083-440-12  
 10.660 ACRES



**LOCATION MAP**  
 1" = 1/4" MILE

**REVISED REC**  
 3/28/18

**A1.0**

**EVENTS PERMIT**  
 FOR: Manuel Nuñez Felix & Lupé Medina  
 7660 Patricia Way  
 WASHOE COUNTY, NEVADA



**SRALZANO**  
 ARCHITECT  
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 19700, REVERA 89510  
 775.293.1994 CELL  
 775.475.0756 FAX  
 359AZANO @ AOL.COM  
 WWW.SRALZANO.COM

**SITE PLAN**

**DATE**  
 10/15

