

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Team Yriarte Horsemanship, LLC Training Facility			
Project Description:			
Project Address: 23950 Fetlock Drive, Reno, NV 89508			
Project Area (acres or square feet): 12.29 acres			
Project Location (with point of reference to major cross streets AND area locator): <small>Rancho Haven Property Owners Association located in North Red Rock. East from N Red Rock Rd onto Clydesdale Dr for 0.5 mile, and right on to Fetlock Drive</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
078-302-23	12.29		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP23-0034, WBLD24-100685			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Daniel and Katherine Yriarte		Name:	
Address: 23950 Fetlock Drive		Address:	
Reno, NV	Zip: 89508	Zip:	
Phone: 775-287-3016	Fax:	Phone:	Fax:
Email: mrs.yriarte@gmail.com		Email:	
Cell: 775-530-7173	Other:	Cell:	Other:
Contact Person: Katherine Yriarte		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Team Yriarte Horsemanship, LLC		Name:	
Address: 23950 Fetlock Drive		Address:	
Reno, NV	Zip: 89508	Zip:	
Phone: 775-287-3016	Fax:	Phone:	Fax:
Email: mrs.yriarte@gmail.com		Email:	
Cell: 775-530-7173	Other:	Cell:	Other:
Contact Person: Katherine Yriarte		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

see attached

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

see attached

WSUP23-0034 Amendment of Conditions Application Supplemental Information

1.

- a. Reduce the scope of the original request to more closely reflect the existing business operation (e.g. an average of five visitors per week; our business is primarily to train the boarded horses; the only riding lessons we provide are for those who are boarding horses, explicitly limiting the number of daily visitors, etc.)

Waiver of the requirement for installation of a permanent bathroom and commercial septic system and approval of use of an existing ADA-compliant portable restroom that is professionally maintained and serviced on a weekly basis. Due to the limited scope of activity and minimal public use of the facility, Environmental Health and Safety and Northern Nevada Public Health officials have agreed that a professionally maintained, ADA-compliant bathroom is acceptable for our home-based horse training facility.

Request to vary the standard requiring commercial businesses to operate out of a commercial structure. The "commercial stable" is operated on a private property in a rural equestrian community as is typical for this type and scope of business.

Additionally, extension time to completion of the SUP requirements and business license approval to 3 years to allow time to complete the required conditions of approval.




































No other changes are requested to the existing approval and only the above-mentioned changes are to be considered as part of this application.

- b. This application is to request an amendment to Special Use Permit WSUP23-0034 Condition of Approval 2.a.ii. which states "If a business license is required for the use, the facility shall install bathrooms and a commercial septic system for use.", and to vary the standard requiring a commercial business to operate out of a commercial structure.
 - c. This amendment of conditions application is needed to request amending the scope of the project, specifically to vary section 110.304.45 of the Washoe County Code in order to remove the requirement to operate from a commercial structure.
2. NO potential negative impact is anticipated to public health, safety, or welfare. Granting the amendment as requested will be in line with the public feedback received with the initial application and more accurately reflect the small scale, home based business model that this business operates as.

Team Yriarte Horsemanship Training Facility

Special Use Permit Application

Team Yriarte Horsemanship, LLC
Training Facility

-  Trailer Parking Area
-  Trailer Parking Driveway
-  Trailer Parking
-  Non Trailer Parking
-  Non-Trailer Parking
-  Residence
-  Garage and Personal Usage
-  Personal Horse Area
-  Propane Tank
-  Septic Tank
-  Well
-  Portable Toilet
-  36ft x36ft Mare Motel
-  24ft x 36ft Mare Motel
- 
-  Individual Training Horse Corrals
-  Pasture Boarding
-  Pasture
-  Pasture Corral Fenceline
- 
-  Event Clubhouse/Storage Building
-  Picnic tables/Sitting area
-  Hay Storage
- 
-  Feed/Grain Storage and Prep Area
-  Tack Room
-  Riding Arena
-  Training Round Pen
-  Training Round Pen-Small
- 
-  Obstacle Course/Unfenced Riding Area
- 
-  Team Yriarte Horsemanship sign
- 
-  Small TYH sign and Equine Liability Sign



Click below to access interactive map:

<https://www.google.com/maps/d/u/0/edit?mid=1wZIVDnu0RwbokqN623ddWesILYi-ybQ&usp=sharing>

Assessor's Map Number

078-30

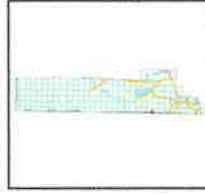
STATE OF NEVADA

**WASHOE COUNTY
ASSESSOR'S OFFICE**

Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 335-2311



Feet
0 100 200 300 400 500
1 inch = 500 feet



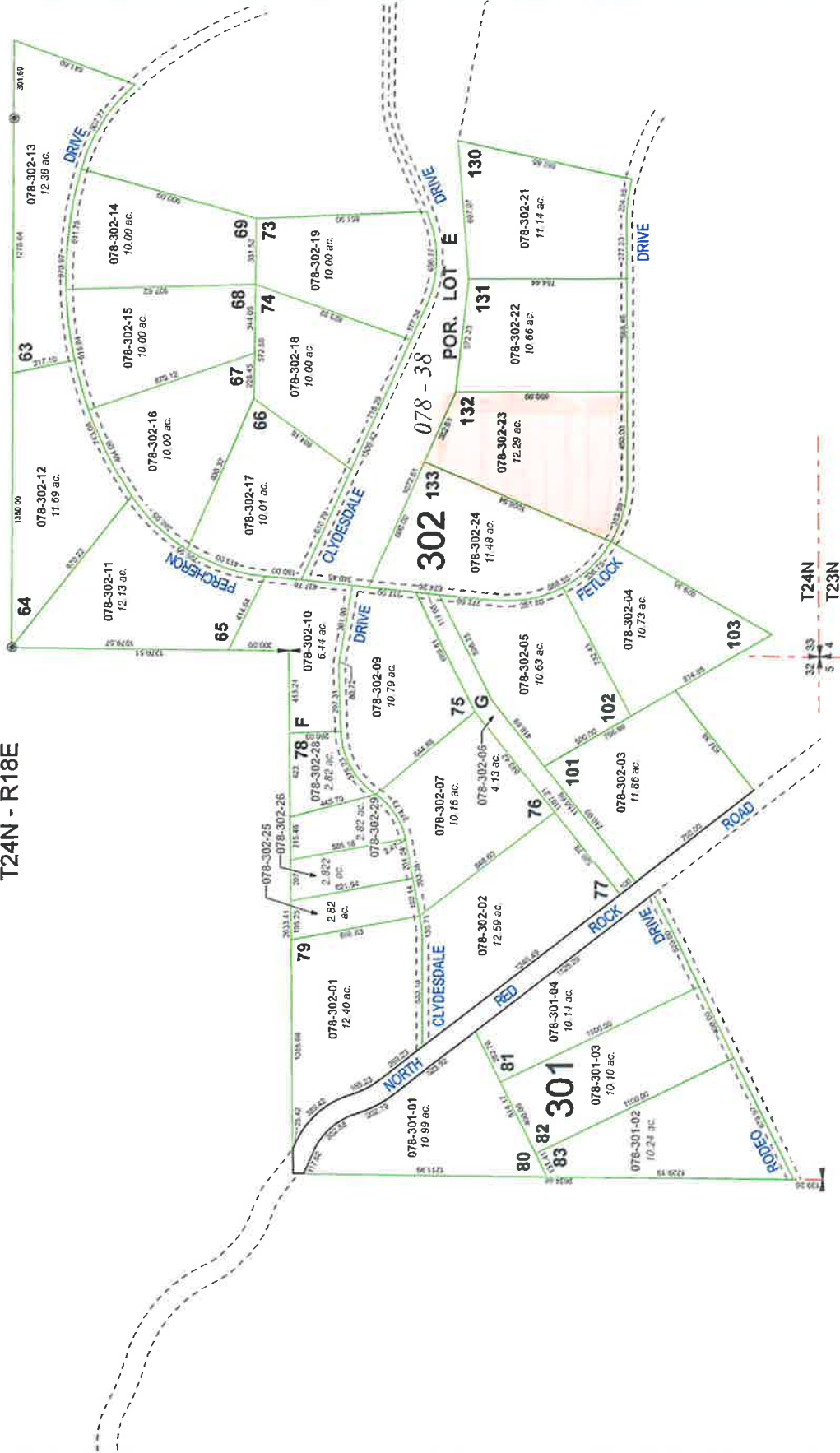
created by: TMT 4/1/2011

last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and administrative purposes only. It does not represent a survey of the premises. No liability is assumed by the Assessor for any error or inaccuracy of the data depicted herein.

RECORD OF SURVEY # 687
PORTIONS OF SECTIONS 32 & 33
T24N - R18E





THE STATE OF NEVADA

PERMIT TO CHANGE THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

Name of Permittee: YRIARTE, DANIEL AND KATHERINE
 Source: UNDERGROUND
 Basin: RED ROCK VALLEY
 Manner of Use: COMMERCIAL
 Period of Use: JANUARY 1ST THROUGH DECEMBER 31ST
 Priority Date: 01/30/1975

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit, to change the point of diversion, place, and manner of use of a portion of the waters of an underground source as heretofore granted under Permit 49788, Certificate 12055, is issued subject to the terms and conditions imposed in said permit and with the understanding that no other rights on the source will be affected by the change proposed herein. This permit must allow for a reasonable lowering of the static water level at the point of diversion by later appropriations. The well shall be equipped with an opening for measuring depth to water that meets the requirements of NAC 534.430. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements of water placed to beneficial use must be kept. The totalizing meter must be installed before the Proof of Completion of Work is filed and before any use of water begins. The State retains the right to regulate the use of the water under this proposed change at any and all times.

This source is located within an area designated by the State Engineer pursuant to NRS 534.030.

Monthly records shall be kept of the amount of water pumped from this well and shall be submitted to the State Engineer on an annual basis by February 15 of each year.

This permit does not extend the permittee the right of ingress and egress on public, private, or corporate lands.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal, and local agencies.

If any portion of this permit is cancelled or if any portion of water is not placed to the intended beneficial use, then that portion of the right will revert to the source and not to the base water right.

(Continued on Page 2)



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Joe Lombardo, Governor
James A. Settelmeyer, Director
Adam Sullivan, P.E., State Engineer

June 18, 2025

Katherine and Daniel Yriarte
23950 Fetlock Drive
Reno, NV 89508

RE: 93279

To Whom It May Concern:

Enclosed herewith you will find Permit No. 93279 for the waters of an underground water source.

Please be advised that if Proof of Completion and Proof of Beneficial Use, together with a supporting map that may be required, are not filed in this office prior to the dates set for such filings, the permit will be subject to cancellation.

Additional information regarding this and other water rights and copies of the permits and applications may be found on our web page at <http://water.nv.gov>.

You are responsible for notifying this office of any address change. If multiple addresses are used, the required legal notices will be sent to the latest address of record unless written notification from the applicant or agent directs otherwise.

Please be advised that if this water right is sold, the new owner must file a report of conveyance with this office reflecting the change in ownership to ensure proper noticing and avoid cancellation of the permit.

Sincerely,

Adam Sullivan P.E.
State Engineer

AS/ms

cc: Vivian D. Carvin, E-mail



Account #: ACT-01856305

Order #: Q-1248364

PO #:

Order

Date: 05-02-25

Customer: TEAM YRIARTE HORSEMANSHIP

Document #

1248364

Delivery Address:

23950 Fetlock Drive
Reno, NV 89508

Ordered By:

KATHERINE YRIARTE
775-530-7173
mrs.yriarte@gmail.com

Item	Unit	Unit Price	Qty	Charge Type	Total Charge	Tax
Restroom Bundle Configuration Estimated Delivery 05-05-25						
1 Service 1 Day per Week	EA	\$110.00	1	Recurring	\$110.00	N
ADA Restroom	EA	\$75.00	1	Recurring	\$75.00	Y
Hand Sanitizer Refill	EA	\$10.00	1	Recurring	\$10.00	N

Other Recurring Charges

Item	Charge Type	Total Charge	Tax
Energy and Compliance Fee	Recurring	\$11.18	Y
Energy and Compliance Fee	Recurring	\$17.88	N

Other One-Time Charges

Item	Charge Type	Total Charge	Tax
Delivery and Pickup	One-Time	\$60.00	N
Energy and Compliance Fee	One-Time	\$8.95	N

Units Per Location

Jobsite - Product	Unit Count
. - ADA Rest 1 Svc 1 Day Wk	1

Subtotal Recurring	\$224.06
Tax Recurring	\$7.12
Total Recurring	\$231.18

Subtotal One-Time	\$68.95
Tax One-Time	\$0.00
Total One-Time	\$68.95

Grand Total	\$300.13
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Notes:

- *All recurring charges have been calculated using the standard USS 28 days billing terms.*
- *The calculated recurring charges have been calculated for the billing period only.*
- *The calculated charges are subject to change at time of order.*
- *All taxes are estimated and could change at time of invoice.*

TO PLACE AN ORDER CALL 1.800.TOILETS

1.800.TOILETS / UnitedSiteServices.com

EASY / SAFE / CLEAN



INVOICE

Customer Number: ACT-01856305
Customer Name: TEAM YRIARTE
HORSEMANSHIP
Order No: O-1248364

Invoice No: INV-5426432
Invoice Date: 6/30/2025
Current Billing Period: 6/30/2025 - 7/27/2025
Terms: Autopay
Due Date: 6/30/2025

Bill To
KATHERINE YRIARTE
TEAM YRIARTE
HORSEMANSHIP
23950 FETLOCK DR
RENO Nevada 89508
United States

Ship To
KATHERINE YRIARTE
23950 Fetlock Drive
Reno NV 89508
United States

Subtotal:	\$224.06
Tax:	\$7.12
Total:	\$231.18
Amount Credited:	\$0.00
Amount Paid:	\$231.18
Remaining Balance Due:	\$0.00

this invoice has been paid

Ship To: 23950 Fetlock Drive Reno NV 89508 United States
Site Name: .

Item	Unit Qty	Unit Price	Duration/Service Date	Charge Type	Total Charges	Taxable
Current Billing Period						
ADA Restroom (ADA Rest)						
Rental Charge	1	\$75.00	6/30/2025 - 7/27/2025	Recurring	\$75.00	Y
1 Service 1 Day per Week	1	\$110.00	6/30/2025 - 7/27/2025	Recurring	\$110.00	N
Hand Sanitizer Refill	1	\$10.00	6/30/2025 - 7/27/2025	Recurring	\$10.00	N
ADA Restroom Subtotal					\$195.00	
Site Subtotal Excluding Tax					\$195.00	
Site Tax					\$6.20	
Site Subtotal					\$201.20	

Ship To: 23950 Fetlock Drive Reno NV 89508 United States
Order Level Charges

Item	Unit Qty	Unit Price	Duration/Service Date	Charge Type	Total Charges	Taxable
Current Billing Period						
Energy and Compliance Fee			6/30/2025	Fee	\$11.18	Y
Energy and Compliance Fee			6/30/2025	Fee	\$17.88	N
Additional One Time Services Subtotal					\$29.06	
Subtotal Excluding Tax					\$29.06	
Tax					\$0.92	