

From: [Jason Finley](#)
To: [Olander, Julee](#)
Subject: Silver circle ranch
Date: Tuesday, October 24, 2023 7:03:08 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To whom it may concern,

Hello my name is Jason Finley. Back in 99-2001 I was employed by Warren Nelson and the Silver circle ranch. I lived on site as a property/barn manager.

It was a phenomenal place to work. We always had a full barn. Plus horses in the pasture. The people who boarded their horses were great local people who needed a place to ride and a safe place for their equine companion.

Along with being a great facility. It was also a site with some great history...dating back 50+ years to being part of the "divorce ranch" era in Nevada as well as the agricultural part of the state. Horses have always been a big part of Nevada and Washoe County. From the wild mustangs to the Cowboys, and buckaroos, to the city folk that need a place to ride and care for the horse.

In conclusion, I would just like to state that the Silver Circle Ranch is a Great facility that has a lot of history in that area and neighborhood. The small facility that they're looking to erect shouldn't affect anybody. It is down in a canyon right off the road, there are trees on one side and the other a higher elevation above the proposed indoor facility. I just don't see why people would be up in arms about this. As being a Nevada resident for most of my life till 2016 and someone that's been involved in agriculture for many years. (irrigation and hay production manager for the University of Nevada farm.) I believe we need to keep certain aspects and areas of Washoe county farm and ranch friendly. Please consider the request to build a indoor facility for equine activities on private property.

Thank you

Jason Finley

775-772-8114

Jasonfinley78@gmail.com

From: [Jean Meneley](#)
To: [Olander, Julee](#)
Subject: Proposed Silver Circle Arena
Date: Tuesday, October 24, 2023 7:50:14 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To Whom It May Concern,

October 24, 2023

My name is Jean Meneley. I have been a farrier (horseshoer/blacksmith) for 43 years. For the past 22 years I have worked and resided in Reno. In this capacity I have been privileged to be invited into hundreds of private and public equine facilities to do my work. Nowhere have I ever seen a piece of property go through the transformation that Silver Circle has since the Witmers purchased it several years ago.

When I first went to Silver Circle about twenty years ago it was a neglected facility with just a couple of horses. Definitely an aging Grand Dam. I was only there once and did not return until the trainer Liz Reader moved her business there after the Witmers bought it several years ago.

During this time it has been head spinning to see the improvements they have made to the property. I am not out there on a daily basis. Perhaps I go through about twice a month when the horses I take care of need attention. Because of this I can truly say that every time I go out there some new improvement has been made to the property.

I often work at show barns out in the area known as Steamboat. I would strongly encourage anyone with an interest in top equine properties to take a drive out past Andrew Lane and look at how these facilities are laid out. Every single one of them has an indoor arena. It is just what is expected of top-notch facilities as people want to be able to ride their horses there on a daily basis – regardless of the weather. No neighbors there ever complain about indoor arenas. It does nothing but improve the properties, and by doing so also enhances the value of their neighboring homes.

Drive down Rhodes Road. Look at Rosemary Meadows, Meadow View Farms, the Reno-Tahoe Equestrian Center. A bit further afield you will find Maplewood Stables, Franktown Meadows, Ironwood and, until recently Rancharra right down the street from Silver Circle. Check out the property values. A good part of the reason the values are so high on these properties is because they all have indoor arenas.

Who doesn't want to see our communities grow in a way that improves not only the value of the land but gives people within this community a better quality of life?

I would strongly encourage anyone who can do so to allow the Witmers to build their proposed arena and help them to continue making our area a better place to live.

Thank you for your time.

Sincerely,
Jean Meneley
(775) 233-9937

Sent from [Mail](#) for Windows 10

From: [Viola Sanders](#)
To: [Olander, Julee](#)
Subject: IN FAVOR
Date: Tuesday, October 24, 2023 9:59:20 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee Olander and the Washoe County Board of Adjustments, We are direct neighbors right behind the historic Silver Circle Ranch. This ranch has been an asset to our community for many, many year's, with a lot of horses and children riding. Not only will this incredible arena make it more quiet, but the children in our community can continue a positive hobby by being able to ride even with bad weather. We are absolutely IN FAVOR of this much needed arena being built.

Thankyou, The Sanders Family
@ Brady Ranch

From: [Laurie Yarborough](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch
Date: Wednesday, October 25, 2023 8:29:18 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee:

I wanted to write to you to submit my support for the indoor riding arena at the Silver Circle Ranch. I have lived about a mile east (off Holcomb Ranch Lane) for 32 years. I have driven by this property most regularly as you can imagine. We are fortunate to have such wonderful horse properties in this area for all of us to enjoy; riders, runners, cyclists, walkers, etc. We are blessed to have such beauty in Washoe County. More and more housing is being built on smaller properties as well as condos/apartment buildings and the places and spaces for outdoor recreation are diminishing. Horses may not be for everyone, but the areas that we make available allows all of us to enjoy the beauty of them and the space surrounding them.

--

Many Blessings,

Laurie L. Yarborough

From: [Shayla Zeal](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch
Date: Sunday, October 29, 2023 12:57:52 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Greetings,

I am writing in regards to Silver Circle Ranch and why I am in favor of an indoor arena. I am a local veterinarian and know how important exercise is for the physical and mental health of horses. Unfortunately in extreme weather conditions, exercise is halted and we see the negative effects including increased gastric ulcers, cribbing, muscle atrophy, and colic to name a few. Allowing an indoor would help ensure exercise for the horses could continue despite weather conditions. Thank you very much for your time and consideration.

Sincerely,
Shayla Bertucci DVM

Sent from my iPhone

From: mhemmi5463@aol.com
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#); [Jill Brandin](#)
Subject: WSUP 23-0029
Date: Saturday, October 28, 2023 5:45:35 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I live at 9700 Timothy Drive. My husband and I made our choice to live in this neighborhood after an extensive two year search for our home. Our search has resulted in a home and neighborhood that we love and cherish. We're proud of the fact that others love the beauty of our part of Reno and that real estate and car sales people bring their prospective clients "out to Holcomb Ranch/Lakeside area" to impress them with a part of Reno that most didn't know existed.

We love the privacy that our large lot gives us, but five acres of our lot is designated flood plain and is unbuildable. Dry Creek runs through it. At least once a year, this five acre piece is flooded from fence line to fence line. This water first flows directly from and through ProPony's proposed equestrian building. Any disturbance of this natural flow will create havoc for all of us.

Also, my question is: Why would the BOA consider killing the Golden Goose? Our neighborhood is increasing in value faster than any of us could imagine. We now have at least one \$10 million listing on Timothy. Why would ProPony think that their horse operation paying minimal taxes would be of more value to the county residents than several luxury homes paying huge property taxes? We also employ many workers for thousands of dollars a year to take care of lawns and landscaping. Piles of manure and steel structures do not belong in our neighborhood.

Contrary to ProPony's argument, most of us do not dislike horses! We live here because they have always been part of our lives. My husband and I owned a horse boarding operation on 150 acres (rural) where we boarded up to 90 horses. Three acres of pasture and a barn are not nearly enough for 35 horses.

Thank you for your consideration,
Mary Hemminger

From: [Cilodi](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
Cc: [Calvin Jida](#)
Subject: Re: Opposed to WSUP23-0029
Date: Monday, October 30, 2023 12:21:23 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

> On Oct 30, 2023, at 11:16 AM, Cilodi <calmab4791@gmail.com> wrote:

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>

>

> Dear Members of the Board of Adjustment

>

> I am writing to you in my opposition to ProPony's application for WSUP23-0029. I have lived at 8690 Lakeside Drive for the last 19 years, which is just down the street from the Silver Circle Ranch. The previous owner Warren Nelson ran a low key family horse boarding and riding facility. He was always considerate and cared about his neighbors and the neighborhood. The new owners are the polar opposite and have little regard for the people living in the surrounding area. They are running a large commercial operation in a zoned rural residential neighborhood, with plans to further expand their business. They have refused to limit the size and scope of their plans despite concerns expressed by neighbors at multiple meetings and hearings. They have been negligent in running their current operation piling up large amounts of horse manure, that has attracted a large number of flies and pests, and was easily visible from the road. This was only addressed after complaints were filed by neighbors to the Washoe County Code Enforcement. They now have an open dumpster visible from the road and sometimes an overflow pile, that is still not up to code.

>

> They are requesting to run this commercial operation from 7am-9pm 7 days a week, but nothing would prevent them from running 24 hours a day. They have installed bright tower lights to operate in the evening

> They plan to have at least 4 shows or competitions a year with up to 50 riders, and 100-150 spectators. The Board should understand that they are already operating in this manner, despite the complaints from neighbors and code violations. They downplay the scope of their plans and its impact on the neighborhood, exaggerate the historic features, and how this benefits the neighborhood. They have refused to compromise on their plans, or consider the concerns of the neighborhood.

>

> I would like to emphasize that ProPony is running this as a large commercial operation in a residential neighborhood. As with any business I am sure the goal is grow and expand the operation to increase income.

> Adding a large indoor arena will lead to the likelihood of more clients, more business, more shows, but to the detriment of the neighborhood with increase traffic, noise, and pollution.

> Again this is a zoned residential neighborhood.

>

> They say they have no plans to open to the public for rentals, trail riding and other activities, but there is nothing that prevents them from doing so. They say there is just a few select riders, but they already have plans for events with up to 50 riders. This is not some small family event. They said the events would draw about 100 spectators. With 50 riders, I suspect if parents, spouses, and family and friends were to come that number would be well over 100 and closer to 200. At this time they plan to have 4 events per year, but there is nothing to prevent them from increasing the number of events to 8 per year, then every month or more.

>

> ProPony has already been denied the permit to build the very large, intrusive indoor arena by the Board of Adjustment one year ago due to the opposition of the neighborhood. They are now reapplying for a like permit to construct the same huge building, along with increasing the number of horses from 25 to 35. This indicates that they continue to plan on increasing the size and scope of their business with little regard to the people living in the area.

>

> My neighbors and I do not have any problem with the boarding and riding of horses, lessons to children and adults, especially since most of us have animals on our properties. The Silver Circle ranch initially encompassed 55

acres, and ProPony Acquired only 12.5 acres which is less than 25% of the previous property. It is the intensity of the operation, of having 35 horses or more, on a property that is less than 25% of its original size, operation of an expanding commercial enterprise to the evening hours, and holding large events with 100-200 people, that are the reasons for my opposition. The owners have not been forthcoming with their overall plans, and my concern is of an ever expanding operation that is detrimental to the beauty, peace, and quiet of the neighbor hood.

>

> As you look at the support for and against the project, I hope you notice that most of the support is from people outside the immediate area, while most if not all the opposition is from people who live in the direct surrounding areas that are most affected.

> Thank-you for your time.

> Sincerely, Calvin Iida

From: Jill Brandin
To: Julian, Kathie M.; peter@cnrv.com; Christensen, Don; Pierce, Rob; Olander, Julie
Subject: Opposed to WSUP23-0029
Date: Tuesday, October 31, 2023 7:33:56 AM
Attachments: Robison Engineering.11.22.pdf

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Members of the Board of Adjustment:

We have owned the properties that make up Flying Diamond Ranch at 8790 Lakeside Dr. for 18 years. My husband and I have lived just down Holcomb Ranch at Diamond J for over 21 years. The Flying Diamond HDR zoned properties are adjacent to the north of ProPony's property at 3400 Holcomb Ranch Lane. On February 3, 2022, the Board of Adjustment voted 4 to 1 to deny Pro Pony's WSUP21-0036 and WADMIN21-0016. We ask you to deny this latest SUP because the required legal findings cannot be made. Pro Pony seeks the same approvals in this application but with an increase to 35 horses, no limit on operating hours or on the number of days of the week they would be disrupting our residential neighborhood. Last year the Board determined that 25 horses were too many for this site. 25 horses are too many this year. The massive indoor arena was detrimental last year. It is detrimental this year. The facts have not changed. However, the harm to our neighborhood has increased as Pro Pony ignored that SUP denial and expanded operations.

The owners of Pro Pony and Pair of Aces do not live here. This is our neighborhood. Every property owner adjacent to 3400 Holcomb Ranch Lane is on record with you that Pro Pony's SUP is injurious to our properties—as explained in detail in our written opposition submitted on behalf of the neighboring property owners. We have spoken with each neighbor and have provided you the names and addresses of more than 45 neighbors in the immediate neighborhood who are opposed.

The full detrimental impact of ProPony's business on our neighborhood must be measured from the Nelson's ownership in 2019. 4 horses were on 30 acres at that time. There were no night operations and our weekends were not disrupted. There was no massive industrial building sitting 3 stories above Holcomb Ranch Lane and directly across from residential properties. The amount of pollution from urine, manure, dust, and light all must be measured from that low key horse boarding time.

The Board of Adjustment meeting on Pro Pony's original application took place on February 3, 2022. Yet, Pro Pony had the parts for its proposed indoor arena and a shipping container delivered to the property in January of 2022 - **BEFORE THIS BOARD EVEN MET**. This clear disrespect of the Washoe County Code permitting process and the Board of Adjustment is typical of the way Pro Pony operates their business in our residential neighborhood. Pro Pony is not an "existing legal non-conforming commercial stable". Non-conforming use cannot be expanded or changed. Pro Pony increased the number of horses here from 4 to now 35 and changed the nature of the business from horse boarding to commercial stable. Any licenses issued to Pro Pony or Pair of Aces are therefore void per WCC 110.908.15(b).

The proposed huge steel indoor arena is the same one that was denied last year. It would still be built in the FEMA Zone AE next to the FEMA Dry Creek Flood Way. The water table at this site varies seasonally from only 1 to 5 feet below the surface. Dry Creek is not only a "Perennial Stream," it is also a "Significant Hydrologic Resource" per WCC 110.418.05.1 (Map). As such, any construction is subject to FEMA policy and Perennial Stream buffer zone requirements.

Pro Pony's claim in its Application that "[t]he existing stream upon the property is not identified by Article 418 as a perennial stream" is **false**. Application, Pg. 20 ("SUP 1").

The evaluation by Washoe County Staff that "Dry Creek will not be impacted by the location of the arena" is **false**. (Staff Report Pg.5).

The flood damage and safety risks to surrounding properties and properties all along Dry Creek would be greatly increased due to (1). Removing mature trees (2). Adding fill required by FEMA policy (3). building 13,580 square feet of impervious coverage topped with a peaked metal roof and (4). adding approximately 14,000 square feet of impervious coverage due to the required 20-foot wide "all weather surface" fire road around the building.

Misleading and inaccurate statements are throughout Pro Pony's Application. Warren Nelson did not have night operations or a massive indoor arena on this site. Their statement that "the overall nature of the site is proposed to remain as it has been for decades" is inaccurate. (pg.5) This huge metal 13,580 square foot indoor sport arena rising 3 stories above Holcomb Ranch Lane directly across from residential properties is **not** "common to the neighborhood where it is to be constructed." (pg. 5). It is common to the commercial buildings along South Virginia and is completely out of character with our residential neighborhood.

FEMA policy requires the base of this building to be above the basic flood elevation of this site. This indoor arena is prohibited in our single-family residential HDR zone.

We neighbors are not opposed to a few horses grazing in a pasture. We oppose the intensity of Pro Pony's commercial business in an area zoned single-family residential. If 20 horses were here in the past "glory days" as Gail Nelson stated, then we should also note that Silver Circle in the "glory days" was a 55-acre ranch, not the 12.5 acres Pro Pony owns. That proportion would result in a maximum number of 5 horses on this property. It is not the size of the stable that determines how many horses are sustainable - it is the size and topography of the land that controls. Most of Pro Pony's land is in the Dry Creek gully. Less than 3 acres are pasture.

Last year this Board determined that 25 horses were too many for this site. ProPony has not added any more land. 25 horses are still too many for this site. 35 horses would dump 84 gallons of raw urine- into the ground every day - most of it in the confined area around Dry Creek. That is over 30,000 gallons of urine pollution every year - enough to fill 3 swimming pools. Dry Creek flows directly from this site onto Flying Diamond Ranch, then through southwest Reno and finally into the Truckee River.

As Robison Engineering stated in April of 2022, "[g]iven the description of proposed activities at the site, environmental issues are likely to impact surrounding properties due to issues including, but not limited to, surface and/or groundwater contamination, and dust and odors...It appears that Washoe County was prudent in denying the SUP for the proposed facility..."

This site is not physically suitable for the intensity of 25 or 35 horses or this type of commercial stable development. This commercial stable business is also detrimental to the public health, safety and welfare, injurious to adjacent properties and detrimental to the character of the neighborhood.

The site is clearly not physically suitable for the type and intensity of development associated with this indoor arena. The massive industrial indoor arena is detrimental to the public health, safety and welfare, injurious to adjacent properties and detrimental to the character of the neighborhood.

The required legal findings cannot be made for this SUP. Please deny it.
Jill Brandin



From: [Alison Farrin](#)
To: [Olander, Julee](#)
Subject: Silver Circle Indoor Arena - Support letter
Date: Tuesday, October 31, 2023 8:00:43 AM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

October 30, 2023

We own 25 acres in Washoe Valley and are in the process of building to relocate.

A primary reason for the move is the wonderful rural atmosphere and the huge amount of horse related activities in the Washoe County area. It saddens me to learn that the county is not wholeheartedly extending regulatory support to all horse activities, but especially those with historic equestrian use who want to expand and support the equestrian community.

Indoor arenas allow continued use throughout the winter – a necessary requirement for equines in regular competition. Nevada has competitions throughout the state and in the warm southern areas, competitors have the advantage of being able to train all year round. For Washoe residents, that opportunity only exists with an indoor arena.

You can't see it and it's less noisy and it's safer. What's not to like. Please, say yes to keeping horses in our valley!

Alison Farrin

858-248-1849

alison@conciiergepension.com

4110 Bowers Mansion Rd

Washoe Valley, NV

Certified Pension Consultant emeritus

CA Insurance License 0A63592



From: [Lisa Mays](#)
To: [Olander, Julee](#)
Subject: Silver Circle Indoor
Date: Tuesday, October 31, 2023 9:02:16 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please grant approval for the indoor arena at Silver Circle Ranch. It would be a huge asset; a much needed & welcome addition to the equestrian community!

Blessings,

Chaplain Lis

Lisa Mays

A-MAYS-ING EQUINE

at Bee Leaf Farm

“Life is sweet, enjoy the ride!”

775.745.0840

From: [Curtis Pingree](#)
To: [Curtis Pingree](#), [John Johnson](#), [Christina Cox](#), [Danae Doh](#), [Doreen John](#)
Subject: [Oppose to WSP23-0029](#)
Date: Monday, October 16, 2023 7:02:12 PM

NOTICE: This message originated outside of Washoe County - DO NOT CLICK on links or open attachments unless you are sure the content is safe!

Dear Members of the Board of Adjustment:

I have lived at 2400 Diamond J Place, Reno, NV for more than 21 years. I am opposed to WSP23-0029 because this wonderful section of Reno has been disrupted by ProPony's business which has increased traffic, manure, dust, and flies.

The Nelsons mostly kept their own horses here. The neighborhood was peaceful. If there was horse boarding here it was very low key. The owners' daughter wrote that 4 horses were here in 2019.

That is about the number I had seen since I moved in. In 2019 Nelsons owned a 30 acre ranch here with lots of pasture.

During covid ProPony bought 12.5 acres from the heirs and only 3 acres of that are pasture.

A second access from the parcel onto Holscomb Ranch is being used that does not meet NDOT safety requirements. There were no night activities before - now unshielded extremely bright stadium type lights glare onto residential properties and Holscomb Ranch Lane.

Last year their SLP for a 25 horse commercial stable was denied by the Board of Adjustment.

Last year their ADMIN permit to build this same 15,500 square foot ugly industrial indoor arena was denied by the Board of Adjustment.

This SLP must be denied since the facts have not changed - 25 horses are too many for the fraction of the Silver Circle Ranch they bought. The indoor arena is completely out of character with our residential neighborhood.

A commercial stable for 25 horses or more and an indoor arena would be detrimental to the character of this neighborhood and injurious to the adjacent properties.

In addition this site is not physically suitable for the intensity of 25 horses or for the increase in velocity and amount of runoff in a FEMA flood zone from the metal indoor arena and 20-foot fire road.

The picture below shows that there is no screening along the south COMMON PROPERTY line with 3600 Holscomb Ranch's residence.

It shows that there is no screening along the north property line that faces the residence on the Flying Diamond Ranch.

The proposed massive indoor arena would be directly across the street from the residential property of the Flying Diamond Ranch.

Multiple houses on Fairview Rd. are directly above the site of the proposed indoor arena.

The staff report page 8 is not correct that "The site is large and isolated from neighboring properties".

The purpose of WCC 110.412.40 is to protect the health and safety of the neighborhood.

A solid decorative fence and landscaped buffer to "achieve maximum screening" is required along the entire south COMMON PROPERTY line with 3600 Holscomb Ranch.

1 tree every 50 feet is required along the north property line.

Screening must be installed.

Thank you,
Darian Pingree



From: [Bill Vanderbeek](#)
To: [Olander, Julee](#)
Subject: Opposed to WSUP23-0029
Date: Monday, October 30, 2023 9:10:57 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi my name is Bill Vanderbeek and I live on Lakeside Drive. I can see the horse facility, and will see the the proposed metal arena building from my property. It will be an eyesore to our neighborhood. A commercial enterprise should not be allowed in this neighborhood and the number of horses boarded there seems to be increasing.

The traffic on show days impacts Lakeside Drive and Holcomb Lane tremendously and the road was not designed for the level of use required for such a facility. The parking access gate being used to exit Holcomb Lane is being used illegally. There are so many things being done against code to make this horse facility into a business. It should not be allowed to move forward.

The water flow from the property and the land uphill is going to be restricted by the footprint of the totally enclosed metal arena building such that it will cause undue erosion due to the increased water flow in the reduced stream bed width. There is already a problem and this building will only make it worse.

This horse facility was never a commercial venture previously, and should not be allowed to exist in our residential neighborhood.

This SUP must be denied as it was previously in 2022. If any of the people willing to grant this waiver lived in our neighborhood they certainly would not allow it !

Yours sincerely ,
Bill Vanderbeek (local home owner)

[Sent from Yahoo Mail for iPhone](#)

October 23, 2023

Washoe County Board of Adjustment
1001 E. 9th Street, Building A, 1st Floor,
Reno, NV 89512

Re: Case WSUP 23-0029

Dear Board Members:

I am very concerned regarding the proposed building in the above captioned case in the Dry Creek drainage which is within the FEMA Flood Plain. Flooding of Dry Creek allows significant amounts of water to overflow into the Last Chance Ditch. Debris from Dry Creek washes down the ditch and can plug the ditch culvert at Thomas Creek Road flooding that roadway and other properties in the area.

High water on Dry Creek is not an unusual occurrence. I wanted to share the above experiences with the Board because I am very concerned with adding any kind of structure will impede flood waters flowing down in the drainage damaging adjacent properties.

The following information is taken from my daily log for January 8th, also February 14, 2019:

Sunday, January 8, 2017 -

I left Sparks at 12:30 p.m. and got on I-80 at Sparks Blvd. Gregg was blocked off. I got onto I-580 then got off at Virginia Street where Thomas Creek goes under Virginia Street. Water was breaking over the roadway. I got to the car dealership and found 6 inches of water going over Virginia Street. There were road crews working just south of Holcomb Ranch Road. There was a foot of running water over Holcomb Ranch Road at Virginia Street and flowing into the vacant parcel to the north and then into Reno Auto-Mart. I drove through the water. Thomas Creek, where it crossed the road at the Casazza Ranch was only up about eight inches and not backing up over the road. The creek must have been clogged with debris just south of the Casazza Ranch-house and over-flowing the Lake Drainage Ditch, to making the flow go to the east and flood out Virginia Street. All the irrigation ditches are full and over-flowing. There is not flood problem on Thomas Creek but is in the irrigation ditches and laterals.

I went back over Windy Hill to see what Dry Creek looked like. I was sure the flash-boards on the Last Chance Ditch were still open. The rain was

really coming down. The pond was 1/3 full. I was sure it would be full tomorrow and I need to cut a supplementary ditch to let the water out.

I left my Thomas Creek Road home about 2:00 p.m. I went toward Windy Hill. At the creek in the 3400 block of Holcomb Ranch Road, the water was not over the road but the stream on the south and north side was about 40 to 50 feet wide and moving fast. There was a large puddle at Young's curve blocking the east bound lane. When I got to Dryden Lane, there was a huge flow of water coming through the white house and corrals at the south west corner of Dryden and Holcomb Ranch. There was a line of more than a dozen cars on the east bound lane of Holcomb Ranch Lane waiting to pass the pond in the road with instructions from the sheriff. It was evident that the water was overflowing the Last Chance Ditch on Thomas Creek Road south of my house. Dry Creek was a torrent and probably four or five feet above the ditch level. I am sure the Steamboat Ditch was over-flowing in the hills above. There was a lot of water moving in the culvert under the road at Dry Creek and into the pond to the north side of the road. Further on down at the intersection of Holcomb Ranch Road and Lakeside were about 30 cars being held back by four or five sheriff's vehicles and a dozen deputies were on hand. I was able to go through and head on down Lakeside to Windy Hill to McCarran and then to the I-580 freeway to I-80. The North Truckee Drain Ditch was backing up against the bridge at O'Callahan and Sparks Boulevard.

At 7:30 p.m. Washoe County called for evacuations from Holcomb Ranch Road along Thomas Creek Road to Foothill; Dryden Lane, Fairview Lane, LeMay Lane. There again it was because irrigation ditches overflowed into the roadways. It was raining heavily then but I decided to try to get to Thomas Creek Road by the freeway and South Virginia Street and Dixon Lane in the morning.

Thursday, February 14, 2019 -

We went to dinner at the Italian restaurant just north of Windy Hill. The rain flooded Dry Creek, it was up three feet and other drainages were also up.

Thank you for considering my concerns.



Donald L. Drake
10000 Thomas Creek Road,
Reno, Nevada 89511

From: [Ari Krause](#)
To: [Olander, Julee](#)
Subject: Support for Silver Circle Ranch Indoor Arena
Date: Wednesday, November 1, 2023 10:46:55 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

I hope all is well.

It was lovely to meet you at the meeting on October 26th. Thank you for making the time to attend in person and for sharing some of Planning's perspective on these issues.

I am writing in support for Silver Circle Ranch's SUP application for their indoor arena. They are meeting all county requirements for the project and for their business. Large metal buildings are not out of character for the area. They have stated that the indoor will not mark an increase in their business activities, it will not mean more horses boarded, more lessons or more events. It will allow them to have consistent activities year round which are vital to the health of the equines there and to the ability of students of all ages who participate to progress in a safe environment.

I am concerned about the tendency in Washoe County to allow a minority of community members to dictate what others can do with their property. It unreasonably removes the property owner's rights to fulfill the intended use of their property. I think it is the county's duty to protect residents from harassment rather than allowing community members to utilize the county's platforms and processes to do the harassing for them.

If neighbors want to see less of the business' activities, doesn't it actually make sense to allow the construction of the indoor arena so that more of the business' activities can move inside and out of public view?

I hope that the county will protect the property rights of a property owner to fulfill the intended use of her property since she is meeting all county requirements and it's a property zoned for horses that has historically been used for boarding horses.

Best,
Ari

From: [mindy fontius](#)
To: [Olander, Julee](#)
Subject: In support of the Pair of Aces Indoor Riding arena
Date: Wednesday, November 1, 2023 6:36:08 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am writing to voice my full support of the indoor riding arena at Pair of Aces riding facility. We have been riding there for almost 3 years and every winter and spring there are numerous days that are not safe to ride in the outdoor area due to weather. Last winter my daughter was only able to ride 4 times with the amount of snow we had. These missed opportunities are frustrating for the kids and set them back compared to other locations that can offer year round riding. The same number of horses are at the barn whether they get to ride or not and the indoor area would allow the opportunity for year round skill development. Horses and riding have had a longstanding roll in Reno and the opportunity to continue to have competitive and recreational riders with solid academy training should be available.

Melinda, Tom and Allison Warley

November 1, 2023

Washoe County Board of Adjustment
1001 East Ninth Street, Building A
Reno, NV 89512

RE: Special Use Permit Case Number WSUP23-0029

To whom it may concern,

I am writing in support of Pro Pony, LLC, for their request for a special use permit for a commercial stable and construction of an indoor arena. As a neighbor who lives approximately ½ mile from the site, I believe the benefits of the stable far outweigh the concerns that have been raised.

First and foremost, with the abundance of negatives in our world today, youths riding and learning about horses is a positive activity that we should all support. Having grown up with horses, I know firsthand how beneficial this is. The young riders learn responsibility, camaraderie, and how to work with others. They develop lifelong friendships. They are outdoors and exercising and having a great time. We need to support businesses that provide this opportunity for our young people.

I also wholeheartedly support their request to build an indoor arena. Having a horse is a year-round activity, not just limited to fair weather. Horses must be groomed, exercised, and trained regularly. In our climate, the ground is often frozen or covered in snow. Trying to lunge or ride a horse in these conditions is dangerous for both the rider and the horse. Having an indoor arena would provide good footing for the horses. Additionally, the kids would be able to ride in a sheltered environment when the weather is inclement.

I drive by the ranch on a daily basis. When they have events, like clinics, the effect on the surrounding neighborhood is minimal. All of the parking is on site and traffic is not affected. Unless you are a horse person, you might not even notice.

Thank you for this opportunity to comment on this request.

Sincerely,
Lynn Crosswhite
3450 Lone Tree Lane
Reno, NV 89511

October 30, 2023

Julee Olander

Dear Ms. Olander,

My name is Franny Lepori and I am writing this letter in regards to the proposed indoor arena that will be located on Holcomb Ranch Lane.

My grandchildren are fourth generation Nevadans. My husband and I started a construction company here in the Reno-Sparks area when we were in our early 20's. We love Reno and the surrounding areas.

We have built, remodeled, designed and improved many properties and buildings. Some of our projects have been an asset to the community and some have not. Due to the nature of our business I try to remain neutral on many projects. The indoor arena is not one of the projects that I feel I am able to remain silent about. I feel very strongly that this riding arena will add so much value to our community. This is particularly true since the sad closing of Rancharrahs arena and stables.

Preserving open spaces in our hometown is necessary and important to our community. So many downtown projects include spaces both green and gray because of the importance to quality of life. We live in the West, rodeos, wild horses, mountains, deserts, lakes, rivers...outdoors.

Horses are important to society in so many ways. I understand that not everyone loves them, but helping folks foster that connection provides so many positives. Horses have an extraordinary ability to help humans. Equine therapy works by enhancing the quality and productivity of human lives. Horses teach us to be authentic, being present in the moment, it keeps us away from our electronic devices, they require us to set boundaries and respect the boundaries of others, they teach us the value of a hard day's work, they teach us to trust and often overcome fear. The list is endless, but the bottom line is that in a world gone crazy, we need anything and everything to stay grounded and engaged in the good life. I especially feel this is true for today's youth. I was the owner/director of a Preschool for many years, and I currently sit on the board for a non-profit horse rescue that helps special needs children, was named Horses for Heroes, donates time to the Boys and Girls Club for Truckee Meadows (of which I was a board member and President for many years), and so much more.

This property needs to remain available and open. It is a beautiful area that is being overbuilt with homes and we are losing the feeling of ranch life. Please help keep this special place available for all those looking for refuge from daily life, those who have spent hundreds if not thousands of hours training with their equine companions, those who keep their sanity by spending quality time with their horses, friends and family.

A barn is a sanctuary in an unsettled world, a sheltered place where life's true priorities are clear. When you take a step back, it's not just about the horses – its about love, life and learning.

Thank you for your time and consideration. If you would like to speak to me directly, my cell phone number is 775-230-8052. Again, thank you.

Franny Lepori
465 Mil Drae Lane, Reno, NV 89511

From: [Elizabeth Jones](#)
To: [Olander, Julee](#)
Subject: Arena for Pair of Aces stable
Date: Thursday, November 2, 2023 12:38:26 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

I wanted to send an email in support of the indoor arena that Silver Circle Ranch has requested to build for the horsemanship program at Pair of Aces stable. I am a local farrier and have been to Pair of Aces stable as well as other horse farms in that neighborhood to trim horses. I moved to Reno from the midwest, and I was pleased to see horse properties so close to town. This area is such a treasure to the Reno community for people who want to board their horses nearby and to have their kids get involved with horses. Without the services in this area, you are probably aware that horse owners and those who take lessons would have to drive much further to access boarding and horsemanship lessons.

Some neighbors may be concerned with the appearance of such a building, but I have seen first hand how well maintained the facilities are at Silver Circle Ranch. I am actually surprised that a facility of this caliber did not already have an indoor arena. Having boarded my own horses, I have experienced how important an indoor arena is to being able to keep my horses trained and in shape during the winter. I visited the stable where I boarded my horses the same days every week, and I could always ride, no matter what the weather is. Parents and children are busier than ever today, and being able to take a lesson no matter what the weather is year round is crucial to the development of future equestrians.

Horses also have a major impact on the local economy, so it is not just something fun for these kids and adults to do. Horses are also a big part of the local culture, not just from the rodeo but also events like the annual Pony Express ride and the other horse communities located around Reno. People who interact with animals regularly also often become more empathic people who have a stake in their communities.

I hope you will help to facilitate the approval for the arena at Silver Circle Ranch.

Elizabeth Jones
Dreamwalker Hoof Care
303-875-9448

From: [Carolyn Junta](#)
To: [Olander, Julee](#)
Subject: Indoor Arena at Silver Circle
Date: Thursday, November 2, 2023 9:45:25 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I am writing in support of the Indoor Arena at Silver Circle. I believe our Greater Reno community would benefit greatly from this facility. It will allow youth and adults of all ages to learn, compete and grow in knowledge of our unique area and its blessings.

As you are aware, we can have harsh winters, and summers that frequently interrupt our ability to ride and learn and relate to our horses which bless our lives so greatly.

I have learned this first hand as I am older,(77 years young) and only started joining the equine community 2 years ago after a bout with Breast Cancer. Mrs. Witmer, and all the wonderful men and women, as well as the horses have taught me much about relationships, canrig for others and the joys of relating to, caring for and riding horses. We missed many months of these activities last year especially because of the inclement weather. The indoor arena would have made a great difference.

Our youth especially will be able to learn without breaks in this activity. It is a part of the real world that could never be replaced by the "virtual" world and this is especially important during these times.

Thank you for your consideration and work on this project.

Sincerely,

Carolyn Junta, PT

From: [Stella A Pappas](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
Subject: opposed to wsup 23-0029
Date: Thursday, November 2, 2023 12:45:31 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear members of the Board of Adjustment,

My name is Stella A. Pappas. My husband, Harry J. Pappas and I live at 8770 Lakeside Dr., just around the curve when Holcomb Ranch Road turns into Lakeside Dr.

We are opposed to ProPony's Special Use Permit application.

We purchased our home because we need the peace and quiet we presently enjoy at our home. ProPony's expanded business will negatively impact our family.

At the recent neighborhood meeting hosted by ProPony we tried to find ADA parking as both my husband and *had to use walking canes at that time. We could not find any such parking.*

*Also, in a handout ProPony claimed "No increase in traffic" from their operations. That is untrue! It defies common sense
And is untrue on its face.*

In 2019 this property was quiet. There were no more than 4 horse at the subject location.

Since ProPony bought their property, they have been operating 14 hours per day. Even nearby Les Schwab Tires closes at 6pm.

The full measure of ProPony's traffic impact must be measured from what was here previously- very little traffic

With 4 boarding horses.

Now with 35 horse, 10 lesson horses and unlimited operating hours 7 day a week, the client trips to that location will be 60-100 trips per day! Few Persons would like their neighbor in a residential area to have that much traffic in and out of their adjacent driveway.

*Holcomb Ranch Lane is a narrow two lane roadway with no adjacent paving and dangerous. Our fence has been crashed into
7-8 times, most recently four weeks ago.*

In addition, ProPony is using an unsafe second access to Holcomb Ranch Lane into their operations. NDOT's safety spacing rule is being violated and this is threatening all of us in the neighborhood.

Also, a proposed industrial/commercial metal indoor arena adjacent to Holcomb Ranch Lane is

totally out of place for our residential neighborhood. It will be unsightly and rather commercial looking!

Please deny this Special Use Permit application. ProPony's business boarding and training 35 plus horses is totally out of place for our residential neighborhood.

Sincerely.

Stella A. Pappas

Sent from [Mail](#) for Windows

From: [DeeDee Desiderio-Schula](#)
To: [Olander, Julee](#)
Subject: Indoor Arena Silver Circle
Date: Thursday, November 2, 2023 10:26:48 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

Please consider allowing an indoor area to be built at Silver Circle Ranch. Our area is in need of a facility that is dedicated to the wellbeing and advancement of horsemanship. What a wonderful asset to our neighborhood.

I own a home on Timothy Dr, about a block in a half from Silver Circle Ranch. I would love to be able to ride in an indoor area in the winter. I am in full support of adding this upscale indoor facility to improve our neighborhood.

Thank you for your time and consideration.

Sincerely,

DeeDee Desiderio Schula

General Manager

Sports West Athletic Club and Spa

<https://www.oneworldoneclub.com>

Take the tour of Sports West Athletic Club

<https://bit.ly/3cXCikj>

Take a tour of Spa West -Luxury Spa

<https://bit.ly/3zvrDYm>

From: [Quinn Young](#)
To: [Olander, Julee](#)
Subject: Indoor Arena for Pair of Aces Stables
Date: Thursday, November 2, 2023 1:22:00 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon:

I am in support of the indoor arena at Pair of Aces Stables. I am a current rider at Pair of Aces and have been for almost 2 years. The barn is a very warm and friendly environment which is contributing to mental health for our community. I interact with different ages of riders and am impressed by the kindness and caring of each other. It brings me great joy to be able to ride there.

The indoor arena would be a great addition to the barn which would allow for riding during inclement weather. Last year's winter prevented riding for most of the winter. Riders still came by for unmounted lessons but the benefits of interacting with the horses, and the lessons from being on horseback, are so valuable. Please consider approving the indoor arena at Pair of Aces.

Thank you,
Quinn Young
quinnyoung26@gmail.com
775-861-6475

From: [Ari Krause](#)
To: [Olander, Julee](#)
Subject: Support for Silver Circle Ranch Indoor Arena
Date: Wednesday, November 1, 2023 10:46:55 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

I hope all is well.

It was lovely to meet you at the meeting on October 26th. Thank you for making the time to attend in person and for sharing some of Planning's perspective on these issues.

I am writing in support for Silver Circle Ranch's SUP application for their indoor arena. They are meeting all county requirements for the project and for their business. Large metal buildings are not out of character for the area. They have stated that the indoor will not mark an increase in their business activities, it will not mean more horses boarded, more lessons or more events. It will allow them to have consistent activities year round which are vital to the health of the equines there and to the ability of students of all ages who participate to progress in a safe environment.

I am concerned about the tendency in Washoe County to allow a minority of community members to dictate what others can do with their property. It unreasonably removes the property owner's rights to fulfill the intended use of their property. I think it is the county's duty to protect residents from harassment rather than allowing community members to utilize the county's platforms and processes to do the harassing for them.

If neighbors want to see less of the business' activities, doesn't it actually make sense to allow the construction of the indoor arena so that more of the business' activities can move inside and out of public view?

I hope that the county will protect the property rights of a property owner to fulfill the intended use of her property since she is meeting all county requirements and it's a property zoned for horses that has historically been used for boarding horses.

Best,
Ari

From: [Planning Counter](#)
To: [Washoe311](#)
Cc: [Olander, Julee](#)
Subject: RE: Pro Pony Opposition, please review
Date: Wednesday, November 1, 2023 10:30:18 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Washoe311,

Received. The comment is part of the record and the planner, Julee Olander, processing the application has been forwarded the comment.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, November 1, 2023 9:32 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Pro Pony Opposition, please review

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Carol Bond <cbond@dicksonrealty.com>
Sent: Tuesday, October 31, 2023 7:31 PM
To: peter@cpnv.com; Julian, Kathie M. <KJulian@washoecounty.gov>; Christensen, Don <DChristensen@washoecounty.gov>; Washoe311 <Washoe311@washoecounty.gov>; Pierce, Rob <RPierce@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>
Subject: Pro Pony Opposition, please review

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear members of the Board of Adjustment,

I am writing regarding the Pro Pony development proposed on Holcomb Ranch Lane. My husband and I live in close proximity to the proposed large commercial development. We are very concerned as there have been no material changes in the facts presented to the board last year, when the development was not rejected.

Clearly - the proposal needs to be rejected again. There is much concern over the contamination of the ground water by the accumulation of urine by the large number of horses proposed for the size of the property. In addition, having the indoor facility approved in a flood zone is a major concern for the neighborhood.

Traffic on Lakeside Drive/Holcomb Rand cannot handle a commercial operation of this size for the safety of the community, and this is absolutely a major concern.

To reiterate, my husband Sheldon Schenk and I are opposed to the development.

Thank you in advance for reviewing carefully.

Sincerely, Carol Bond, and Sheldon Schenk

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From: [Kirsten Kos](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch
Date: Wednesday, November 1, 2023 2:27:23 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

We are neighbors of the Silver Circle Ranch - our house is on Dixon Lane. We are **absolutely in support** of their efforts to build an indoor riding arena. It will not loom over the road, as other structures on Holcomb Ranch Lane do, and it will not increase traffic in the area as it is being built for the riding community that already exists at the Silver Circle Ranch. What it will do is provide children and adults in our community with the opportunity to pursue their passions for riding in a safe, comfortable environment, either when the winter is bitter or when the summer sun is just too strong.

Please vote for permission to be given to Silver Circle Ranch to build the outdoor arena - it will be so good for the horses and riders (who are mostly children and teens) in this community.

Kirsten Kos
Michael Kos

From: [Nikki Landa](#)
To: [Olander, Julee](#)
Subject: In Support
Date: Wednesday, November 1, 2023 12:58:09 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon Ms. Olander and the Washoe County Board of Adjustment,

I am writing to express my strong support for the Silver Circle Project and their proposal to construct an indoor arena. I believe that this facility will enhance the quality of life for so many children and young adults in our community. I have seen first hand the positive effects that this organization provides to so many in our community, and an indoor arena will only increase that. Silver Circle has shown a commitment to working with the community to ensure a positive and harmonious coexistence. As a neighbor, I am in full support of this project and ask for your approval.

Thank you,
Nikki Landa

From: [Greta Mestre](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#); [Washoe311](#)
Cc: [Kent Robison](#); [Michaela Jones](#); [Austin Slaughter](#); [Ashley DeHaven](#); [Jill Brandin](#); [steve mestre](#)
Subject: Opposition to proposed special use permits: WSUP23-0029 (Pro Pony)
Date: Wednesday, November 1, 2023 2:04:56 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Members of the Board of Adjustments,

My husband Steve and I have lived in our home on Fairview Road, just up the street from the former Nelson Ranch and adjacent to the Silver Circle Ranch for 30 years. I would like to set the record straight regarding the previous usage of the former Nelson properties which included the 12.5-acre Silver Circle Ranch and the 17.3-acre Nelson Residence.

Our company, Mestre's Lawn Service, has maintained the lawns of the former Nelson residence since the early 1990s and continues to do so for the new owner. We have had a presence on the property for 30 years. We know how both parcels were used and the claim that the Silver Circle Ranch was a "Historic" commercial stable is simply not true. The Nelsons kept a handful of their own horses at Silver Circle and grazed those horses on the 14-acre pasture at their residence on Fairview Rd. There were NEVER 35 horses jammed into that 12-acre parcel made up of steep hillsides and a critical flood zone.

Pro Pony claims that the property has been used as it is being used today. That claim is incorrect and it is really frustrating to watch this attempt to install a high-level commercial operation off a very busy and narrow road, in a rural residential neighborhood...all for financial gain.

The traffic on Holcomb Lane is already dangerous for walkers and bike riders due to high levels and ever-increasing traffic. Cars, on a weirdly frequent basis drive off the side of the road into ditches. I am aware of at least two such crashes along the front of the Silver Circle Ranch within the last few months.

The swarms of flies in the summer months since ProPony began operating several years ago have been disgusting and horrendous. The noise and commotion of their weekend events is disruptive and they negatively impact the use and enjoyment of the neighboring properties.

I want to be clear that we love horses, we love livestock, we love the rural environment in which our neighborhood is located. My comments have nothing to do with the joy that horses bring to children and adults. We try to attend the Reno Rodeo every year. Other nearby riding operations have successfully co-existed with the neighbors and continue to be respectful of the impacts their programs make on the neighborhood. Steve and I do not oppose a stable with a few horses and some riding lessons but the massive scale of the building, planned programs, and number of horses kept in a sensitive watershed are just too much! We are opposed to a permitted expansion of this operation.

The operators of Pro Pony and the Silver Circle Ranch have not been good neighbors and this location is not appropriate for what ProPony, LLC is proposing. Please deny the request for a special use permit to board 35 horses, and the construction of a 13,500 SF indoor riding arena structure.

Thank you for your service to our community and for your time!

Respectfully,

Greta Mestre
3801 Fairview Rd
Reno, NV 89511
775-560-7500

From: [Dalynne Moore](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch indoor facility
Date: Wednesday, November 1, 2023 1:31:12 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I am writing you because I cannot attend the meeting tomorrow as I had to fly to Tennessee for a family emergency.

I want to share with you my story about building a covered arena at my home on Timothy Drive. I was sued by some of these same people and spent a lot of money defending my rights and the lies that were spewed about me and my project. Mr Lazetich and his wife were especially difficult to deal with. They were constantly spreading mistruths about the case.

We eventually went to court and I completely prevailed on all counts. The judge stated that equestrian facilities are usual and customary in this area and that a covered arena was therefore approved. She noted that there were several indoor and outdoor arena's already in the area. The judge even ordered them to pay damages but I had signed an agreement that I would not collect damages so I had to deny the order. Some of the things I went through was having the street we lived on blocked by Pete as he spoke at length with someone. When I asked him to move he told me to wait or go around. (The only way around was through a deep ditch.).

When my daughter or I walked our horses down to Mrs. Jorst's property to ride he would honk his horn to startle our horses. Once he did it and my daughter was nearly thrown from her horse. Once we won the case he would flip me off as I drove by him, even with my young great nieces in the car! I could go on and on with examples of what this man did to me, along with his cronies. I felt unsafe in my own neighborhood at times.

When the Silver Circle project sent me their proposal I was thrilled to give my support to them. We need places for people to learn to ride and for those to practice their riding. Now with Ranch Harrah closing their facility it is even more important than ever! We need indoor facilities to allow riders to ride regardless of the weather conditions and/or time of day.

This is a horse community! People all around here have horses and ride wherever they can. Mr. Lazetich has cattle spread all over this area. We don't complain when they get out and eat our plants or block the road. We help to get them back where they belong. That is what this area is about. Silver Circle has been a part of this community for many years, boarding horses and training equestrians. Adding a beautiful indoor arena is going to be a benefit to all those who love to ride. We need places like this!

Thank you for your time I hope this gives you insight into what this small group of people have done to others and are now doing to this wonderful business. If you have any questions I can be reached via my phone 775-848-8612.

Sincerely,

Dalynne Moore
9000 Timothy Dr

From: [Gary Owens](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; thomas.clay67@gmail.com; [Christensen, Don](#); [Pierce, Rob](#)
Cc: [Olander, Julee](#); [Washoe311](#)
Subject: Opposed to WSUP23-0029
Date: Wednesday, November 1, 2023 2:16:56 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I'm opposed to this commercial business in my neighborhood (I live within sight of the property, fortunately cross-wind of it most times).

Besides the many points in the long opposition document, I wish to point out a few items that seem to be misrepresentations and/or omissions. I find these very concerning, given that Pro Pony's actions seem to indicate a careless approach to following the rules.

Zoning is residential

The neighborhood is zoned residential, with things like stables as accessory uses. Since neither the owner or operator live there, or have plans to live there, seems like this flatly violates the code.

Claimed need for exercise for horses in inclement weather

There are plenty of neighborhood cows and horses that hang out in pastures all winter. How often are the horses at Pro Pony really confined to their stalls? What did the horses at the "historic" Silver Circle ranch do? Maybe they had more room on the actual "historic" (and larger) Silver Circle ranch to frolic in the snow. I don't recall any ice storms per-say in the neighborhood, if there are impervious surfaces with ice problems, there are heating systems for that (one would wish to avoid chemical de-icers so close to the creek and to livestock). And if it's so inhumane to keep horses inside for a day or two, why aren't there legal requirements for indoor exercise arenas for everybody keeping a horse?

And if it's just exercise, is such a large arena required? No, a horse walker enclosure would be a small fraction of 13,500 square feet, and one can get walk/trot models. At the neighborhood meeting, Liz Reader claimed that classroom learning goes on during snow days presently.

Claimed desire to save the neighborhood from greedy developers

item 5. on page 6 of Exhibit "2" - the SUP application: (pg 67 of the comments).
"silver Circle Ranch presents a ripe target for developers..."

Given that it's only 12.56 acres, and HDR is minimum 2.5 acres per lot, that's 5 lots max, even assuming the flood plain is built upon. Further, given the slope bisecting the site, that's not buildable either, so we're really talking 2 or 3 homes. Thus the alarmism about "small lot-sized parcels with homes – all for profit – creating high density growth, considerably more traffic and noise (barking dogs, yelling people, screeching tires, automotive alarms, the background vehicular noise, etc.)." is frankly grasping for straws.

People building million dollar+ homes on 2.5 acre+ lots just don't do that kind of stuff.

And is Pro Pony LLC a non-profit? No indication of that in the NV Secretary of State's entity lookup.

On the proposed (already purchased) pre-fab metal structure.

[A] At the neighborhood meeting, it was represented that the re-design would incorporate free-flooding panels, so that flood water would just flow through the building, allowing it to be lowered, though necessitating the ADA restroom being built somewhere else.
Is this (flood panels) still in the design? I cannot find it.

[B] If there is no more ADA restroom in the arena, and since we were assured (at the neighborhood meeting) that the arena is "just an indoor riding area and NOT an events center" so the spectator viewing area (second floor of bump-out) is not needed, and if the building is designed to flood (so the bump-out isn't really usable for storage), then why have the 35.5 foot long bump-out at the South-West of the arena? These steel buildings can easily be modified.

Removing the bump-out would allow shrinking the footprint and put the building further back from Holcomb Ranch Rd, cut a little off water runoff, and maybe save a few trees in the process.

[C] While I appreciate lowering the building from its original crazy height and saving some trees, a little more judicious site work could shave another foot or two of elevation off the height.

[D] No water retention plans for the building that I can see. Building such a huge structure one really ought to be considerate of downstream neighbors and have something to catch and slow the release of a large precipitation event, more of which are expected due to continued climate change.

signage

Isn't the existing sign enough? Must we have a commercial business logo on a huge building in a residential neighborhood?

We're assured "no increase in traffic", "select group of private patrons", etc. - if the existing customers can find it now, replacement customers ought to be able to.

Please *explicitly forbid* the logo/signage on the building.

On 35 horses:

Setting aside for the moment the issue of whether even 25 horses is too much for this property, the appraisal (exhibit "18", pg 265 of comments) and MLS listing (exhibit "17", pg 260 in the comments) says "existing 28 stall horse barn".

Where are the extra 7 horses (to be) kept?

Did Pro Pony undertake some unauthorized construction?

pg 356 of comments.

item 9. on Elizabeth Reader's statement says "There are 25 horses on the property under my care, and I do not have any plans to increase this number."

So why do we now have this number of 35 horses?

Does Pro Pony/Pair of Aces intend to just do whatever they want, regardless of any of their representation or government rules, permits, etc.? Looks like it.

renewables/sustainability:

With such a huge structure, the carbon footprint of all the steel and big pickups hauling big horse trailers has to be large. How about a fair number of solar panels on the reasonably unshaded portions of the roof?

Gary Owens
8895 Lakeside Drive

From: [WILLIAM SCOTT](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
Subject: Opposed to WSUP23-0029
Date: Wednesday, November 1, 2023 2:42:51 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

> Having had horses in this beautiful rural southwest area for 74 years, I am ADAMANTLY OPPOSED to approval of the WSUP23-0029 Pro Pony/Pair of Aces Stable application.

>

> On February 23, 2022 the Board of Adjustment voted 4-1 to deny WSUP21-0036 and WADMIN21-0016. This should have been honored, but no, now here we are again. Not much has changed. They're still in a FEMA Zone AE flood plain. They're still zoned HDR - NOT COMMERCIAL and Pro Pony is still trying to ram their enormous 30' high unnecessary 13,560 sq foot, featureless, steel commercial structure into our area. Now they want to add another 10 horses to their already filled to capacity boarding facility.

>

> This app is WRONG for our area now and for the future. Once a commercial node slips in it's like a cancer and is sure to spread.

From: [Anna Vivian](#)
To: [Olander, Julee](#)
Cc: [Liz Reader](#)
Subject: Outdoor Arena for Pair of Aces Stables
Date: Wednesday, November 1, 2023 11:37:25 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Julee,

My name is Anna Vivian and I am a mom of a rider at Pair of Aces Stables. I am writing to you in support of the indoor arena being built. My daughter has been riding for about three and a half years and I have first-hand witnessed how much weather conditions play a major role in the sport. In the warmer months, the riders have amazing progress and growth when they are able to consistently ride and train. In the colder months, when the harsh weather does not permit them to ride and train consistently their progress takes a big hit. Having an indoor arena would help solve this for the riders and allow them to fully train year-round so they can grow their skills and perform to the best of their abilities. Also, my daughter's mental health suffers when she can't ride because this sport and horses are her passion.

The horses would also greatly benefit from having an indoor space to exercise throughout the winter. When the weather does not allow them to be ridden regularly their physical and mental health suffers. From what I've seen they get a lot of pent-up energy and when they are finally able to be ridden, they can be a bit wild creating a potentially dangerous situation for themselves and the rider. An indoor arena would allow them to be properly exercised year-round and solve this issue creating a healthy and safe place for everyone (horse and rider) to train.

As for the physical location of the arena it would be tucked away in the lower part of the property and would be surrounded by the beautiful mature trees already there. The area is known for its beautiful ranches and barns. It would not be an eyesore or stand out in the neighborhood, but would add to the beauty of the property and the neighborhood.

Again, I am asking you to please approve this indoor arena for Pair of Aces Stables as it **WOULD GREATLY** benefit so many of us in the community by solving the issues that arise when the weather does permit outdoor riding. Please let me know if you have any questions or there is anything else I can do to help get this approved.

Regards,
Anna Vivian
775-815-2536

From: [Antonia Bauerlein Sehnert](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
Cc: [Jill Brandin](#)
Subject: Opposed to WSUP23-0029
Date: Wednesday, November 1, 2023 7:15:13 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Having lived in the Holcomb Ranch area (Diamond J) for almost 8 years, I've had a chance to get to know a number of other property owners. We are all keenly aware of issues pertaining to the water supply, the source where it comes from, who has rights, what the purity levels are, what are long term concerns. Of course there is a major concern over protecting the water. Then there is the grandiosity of what ProPony is proposing, and also what they have already begun to do without appropriate clearances. The government codes are there to protect the area from detrimental influences. The idea that the residents must step up and fight to protect our property, because the governing body won't do it by simply adhering to the rules, is really disturbing. Please protect us from this intrusion upon the health and well being of this wonderful neighborhood.

From: [Nancy Flanigan](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
Subject: Opposed to WSUP23-0029
Date: Wednesday, November 1, 2023 3:46:44 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear members of the Board of Adjustment:

I am Nancy Flanigan and live at 2750 Holcomb Ranch Ln.

I have lived here 50 years and knew Warren Nelson.

There is nothing about Pro Pony's commercial business in our residential neighborhood that honors Warren's memory. Warren lived here. The owners of Pro Pony don't live here.

The Nelsons's Silver Circle was a 55 acre ranch with his and a few friends horses.

They did not have night operations disrupting our quiet enjoyment.

They did not have an industrial indoor arena next to Holcomb Ranch Lane - that size and type of building only belongs along South Virginia.

You denied this last year. Please deny it this year as the facts have not changed.

From: [Scott K. Greene, DVM](#)
To: [Olander, Julee](#); witmers2@live.com
Subject: In Support of the proposed Inclement Riding Arena at the Historic Silver Circle Ranch
Date: Wednesday, November 1, 2023 6:32:24 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

I am writing in support of the indoor riding arena at the Silver Circle Ranch owned by Landess and Bruce Witmer. I've been a practicing equine veterinarian in the Reno-Sparks area for 35 years. Although I do not provide veterinary services to horses at the Silver Circle ranch, I did work there during the late 1980 thru early 2000s. The ranch was a working boarding and training facility with a consistent population of 20+ horses. The local area is in dire need of more facilities that enable horse owners to have safe riding facilities through out the year. This is especially true during the heat of summer and the winter months when inclement weather is the norm. I have numerous clients and patients that live in this area of Reno, as it has been a mecca for livestock and horse owners since the time the area was developed. It should be noted that there are 3 other comparable buildings (in height and square footage) in the area that function as private indoor riding facilities, hence this proposed structure is not unique to the area. These other buildings are not including the Ranch Harrah indoor arena that has recently closed. The proposed building does not detract from the community, as the owner of Silver Circle have been very conscientious in the design and proposed placement of the structure. I strongly support the approval of the permit for this building, as an additional inclement riding facility is a much needed addition to our community.

Sincerely, Scott

Scott K. Greene, DVM
PO Box 60009
Reno, NV 89506
sgreenedvm@aol.com
ph: 775-826-6233
SensibleHorseDentistry.com

From: [Michaela Jones](#)
To: [Olander, Julee](#)
Cc: [Celeste Hernandez](#); [Ashley DeHaven](#); [Kent Robison](#)
Subject: Opposition to Pro Pony LLC's Special Use Permit Application (WSUP23-0029)
Date: Thursday, November 2, 2023 6:49:57 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning, Julee,

Please include the correspondence below in the public comment for the above-referenced matter. Thank you very much.



Mitchell Fink

5:36 PM

To: Julane Cc: Janelle >

RE: Pro Pony applicant for SUP

Hi Julane,

We met with the applicant, and they are required to submit a traffic trip generation letter to determine the traffic impact that the Silver Circle Ranch generates. We have not received this trip generation letter yet to make any determinations. It is my understanding that this Special Use Permit Application was submitted to bring the nonconforming historical commercial stable use for High Density Rural zoning

into conformance with the current code requirements and for authorization to build a steel building to cover one of the existing horse areas to protect from inclement weather conditions. Based upon this information, it appears that the Ranch is not expanding, therefore there should not be an increase in traffic beyond what the operation currently generates.

Michaela Gia Jones (Davies), Esq.
ROBISON | SHARP | SULLIVAN | BRUST

From: [Marianne Merriam](#)
To: [Olander, Julee](#)
Cc: [witmers2](#); [Roger Merriam](#)
Subject: Support for Silver Circle Indoor Arena
Date: Wednesday, November 1, 2023 3:57:12 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To Whom it may concern:

We are very close neighbors, 1/4 mile north on Lakeside Drive, from the Silver Circle Ranch and Riding Academy. We would like you to vote Yes! in favor of their proposal to build a new indoor riding facility.

By approving this indoor arena you will be allowing the ranch and horse riding heritage of this Reno community to continue in a healthy, safe manner. This indoor arena is necessary for the children and adults who board at Silver Circle Ranch to be able to safely continue their equestrian education and exercise in inclement weather and extreme temperatures.

This arena is required for the continued health of the entire Washoe County horse riding community. The rate at which we are losing so many equestrian properties in the region, due to them being subdivided and/or existing barns being torn down, shows how much encouragement our County Officials need to provide to property owners that are willing to build similar facilities. As stewards of this region's heritage, I sincerely urge you to exercise your mandate to protect this heritage, by voting to approve the indoor arena for the Historical Silver Circle Ranch!

Sincerely,
Marianne and Roger Merriam
8600 Lakeside Dr, Reno, NV 89511

4430 Fairview Road
Reno, NV 89511

Washoe County Board of Adjustment
1001 E. Ninth Street
Reno, NV 89512

November 1, 2023

Re: Silver Circle Ranch

Dear Commissioners,

I am opposed to the indoor horse area that is proposed by Silver Circle Ranch (SCR).

SCR is in a residential neighborhood. The horse arena is not for private use, but will operate as a business amenity. Property in this area is inappropriate for use as a business investment and allowing the horse arena sets precedent for infiltration of other businesses.

Also, I advocate for the trees. The area of the proposed arena has at least 25 magnificent, mature trees. Many, if not all these trees would die (i.e., be cut) for the proposed arena. Conservatively guessing, each tree is 50, or more, years old. Cumulatively, the arena could mean the end of over a thousand years of nature's work for the benefit of a few horse owners.

Trees play an important role in carbon sequestration and temperature regulation, support biodiversity, and provide natural, aesthetic pleasure. I surmise that many microenvironments that support numerous organisms will be destroyed if these trees are cut.

I am a proponent of climate mitigation and building efficiency and electrification (BEE). Mankind can no longer afford to do business as usual, without thought to the harms to our environment and effect on our climate. I see no environmental benefit to SCR's proposed horse arena. Destroying the trees on the property harms the environment and I suspect the owners have given little thought or consideration to BEE measures such as solar power for electricity and heat pumps for heating and cooling.

Sincerely,

Robbin Palmer, Ph.D.

From: [Antonia Bauerlein Sehnert](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
Cc: [Jill Brandin](#)
Subject: Opposed to WSUP23-0029
Date: Wednesday, November 1, 2023 7:15:13 PM

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To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julee](#)
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To: [Olander, Julee](#); witmers2@live.com
Subject: In Support of the proposed Inclement Riding Arena at the Historic Silver Circle Ranch
Date: Wednesday, November 1, 2023 6:32:24 PM

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Scott K. Greene, DVM
PO Box 60009
Reno, NV 89506
sgreenedvm@aol.com
ph: 775-826-6233
SensibleHorseDentistry.com

From: [Marianne Merriam](#)
To: [Olander, Julee](#)
Cc: [witmers2](#); [Roger Merriam](#)
Subject: Support for Silver Circle Indoor Arena
Date: Wednesday, November 1, 2023 3:57:12 PM

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November 1, 2023

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Sincerely,

Robbin Palmer, Ph.D.

From: [Quinn Young](#)
To: [Olander, Julee](#)
Subject: Indoor Arena for Pair of Aces Stables
Date: Thursday, November 2, 2023 1:22:00 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon:

I am in support of the indoor arena at Pair of Aces Stables. I am a current rider at Pair of Aces and have been for almost 2 years. The barn is a very warm and friendly environment which is contributing to mental health for our community. I interact with different ages of riders and am impressed by the kindness and caring of each other. It brings me great joy to be able to ride there.

The indoor arena would be a great addition to the barn which would allow for riding during inclement weather. Last year's winter prevented riding for most of the winter. Riders still came by for unmounted lessons but the benefits of interacting with the horses, and the lessons from being on horseback, are so valuable. Please consider approving the indoor arena at Pair of Aces.

Thank you,
Quinn Young
quinnyoung26@gmail.com
775-861-6475

From: [Elizabeth Jones](#)
To: [Olander, Julee](#)
Subject: Arena for Pair of Aces stable
Date: Thursday, November 2, 2023 12:38:26 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

I wanted to send an email in support of the indoor arena that Silver Circle Ranch has requested to build for the horsemanship program at Pair of Aces stable. I am a local farrier and have been to Pair of Aces stable as well as other horse farms in that neighborhood to trim horses. I moved to Reno from the midwest, and I was pleased to see horse properties so close to town. This area is such a treasure to the Reno community for people who want to board their horses nearby and to have their kids get involved with horses. Without the services in this area, you are probably aware that horse owners and those who take lessons would have to drive much further to access boarding and horsemanship lessons.

Some neighbors may be concerned with the appearance of such a building, but I have seen first hand how well maintained the facilities are at Silver Circle Ranch. I am actually surprised that a facility of this caliber did not already have an indoor arena. Having boarded my own horses, I have experienced how important an indoor arena is to being able to keep my horses trained and in shape during the winter. I visited the stable where I boarded my horses the same days every week, and I could always ride, no matter what the weather is. Parents and children are busier than ever today, and being able to take a lesson no matter what the weather is year round is crucial to the development of future equestrians.

Horses also have a major impact on the local economy, so it is not just something fun for these kids and adults to do. Horses are also a big part of the local culture, not just from the rodeo but also events like the annual Pony Express ride and the other horse communities located around Reno. People who interact with animals regularly also often become more empathic people who have a stake in their communities.

I hope you will help to facilitate the approval for the arena at Silver Circle Ranch.

Elizabeth Jones
Dreamwalker Hoof Care
303-875-9448

From: [Carolyn Junta](#)
To: [Olander, Julie](#)
Subject: Indoor Arena at Silver Circle
Date: Thursday, November 2, 2023 9:45:25 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I am writing in support of the Indoor Arena at Silver Circle. I believe our Greater Reno community would benefit greatly from this facility. It will allow youth and adults of all ages to learn, compete and grow in knowledge of our unique area and its blessings.

As you are aware, we can have harsh winters, and summers that frequently interrupt our ability to ride and learn and relate to our horses which bless our lives so greatly.

I have learned this first hand as I am older,(77 years young) and only started joining the equine community 2 years ago after a bout with Breast Cancer. Mrs. Witmer, and all the wonderful men and women, as well as the horses have taught me much about relationships, canrig for others and the joys of relating to, caring for and riding horses. We missed many months of these activities last year especially because of the inclement weather. The indoor arena would have made a great difference.

Our youth especially will be able to learn without breaks in this activity. It is a part of the real world that could never be replaced by the "virtual" world and this is especially important during these times.

Thank you for your consideration and work on this project.

Sincerely,

Carolyn Junta, PT

From: [Stella A Pappas](#)
To: [Julian, Kathie M.](#); peter@cpnv.com; [Christensen, Don](#); [Pierce, Rob](#); [Olander, Julie](#)
Subject: opposed to wsup 23-0029
Date: Thursday, November 2, 2023 12:45:31 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear members of the Board of Adjustment,

My name is Stella A. Pappas. My husband, Harry J. Pappas and I live at 8770 Lakeside Dr., just around the curve when Holcomb Ranch Road turns into Lakeside Dr.

We are opposed to ProPony's Special Use Permit application.

We purchased our home because we need the peace and quiet we presently enjoy at our home. ProPony's expanded business will negatively impact our family.

At the recent neighborhood meeting hosted by ProPony we tried to find ADA parking as both my husband and *had to use walking canes at that time. We could not find any such parking.*

*Also, in a handout ProPony claimed "No increase in traffic" from their operations. That is untrue! It defies common sense
And is untrue on its face.*

In 2019 this property was quiet. There were no more than 4 horse at the subject location.

Since ProPony bought their property, they have been operating 14 hours per day. Even nearby Les Schwab Tires closes at 6pm.

The full measure of ProPony's traffic impact must be measured from what was here previously- very little traffic

With 4 boarding horses.

Now with 35 horse, 10 lesson horses and unlimited operating hours 7 day a week, the client trips to that location will be 60-100 trips per day! Few Persons would like their neighbor in a residential area to have that much traffic in and out of their adjacent driveway.

*Holcomb Ranch Lane is a narrow two lane roadway with no adjacent paving and dangerous. Our fence has been crashed into
7-8 times, most recently four weeks ago.*

In addition, ProPony is using an unsafe second access to Holcomb Ranch Lane into their operations. NDOT's safety spacing rule is being violated and this is threatening all of us in the neighborhood.

Also, a proposed industrial/commercial metal indoor arena adjacent to Holcomb Ranch Lane is

totally out of place for our residential neighborhood. It will be unsightly and rather commercial looking!

Please deny this Special Use Permit application. ProPony's business boarding and training 35 plus horses is totally out of place for our residential neighborhood.

Sincerely.

Stella A. Pappas

Sent from [Mail](#) for Windows

From: [DeeDee Desiderio-Schula](#)
To: [Olander, Julee](#)
Subject: Indoor Arena Silver Circle
Date: Thursday, November 2, 2023 10:26:48 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello Julee,

Please consider allowing an indoor area to be built at Silver Circle Ranch. Our area is in need of a facility that is dedicated to the wellbeing and advancement of horsemanship. What a wonderful asset to our neighborhood.

I own a home on Timothy Dr, about a block in a half from Silver Circle Ranch. I would love to be able to ride in an indoor area in the winter. I am in full support of adding this upscale indoor facility to improve our neighborhood.

Thank you for your time and consideration.

Sincerely,

DeeDee Desiderio Schula

General Manager

Sports West Athletic Club and Spa

<https://www.oneworldoneclub.com>

Take the tour of Sports West Athletic Club

<https://bit.ly/3cXCiKj>

Take a tour of Spa West -Luxury Spa

<https://bit.ly/3zvrDYm>

From: [Quinn Young](#)
To: [Olander, Julee](#)
Subject: Indoor Arena for Pair of Aces Stables
Date: Thursday, November 2, 2023 1:22:00 PM

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Thank you,
Quinn Young
quinnyoung26@gmail.com
775-861-6475

From: [Donna Mathis](#)
To: [Olander, Julee](#)
Subject: Indoor Arena Project
Date: Thursday, November 2, 2023 1:42:30 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I am part of the staff at Silver Circle Ranch. I support the building of the this indoor arena arena. I believe I speak on the behalf of all the staff at Silver Circle Ranch when I say It's very unsafe that we don't have an indoor arena right now therefore it's unsafe for the horses and our riders to ride in & on icy & winter conditions & in some cases it prevents us from riding at all which delays our rider's development skills, puts some of our employees out of work and is therefore is unsafe for the horses to not get exercised daily/weekly. These horses needs to be exercised 4-5 days a week to maintain their health & to keep them from getting injuries & other health issues. For example they can stock up from standing in the stall (their legs can swell) among other injuries can come from standing in the stall all winter. It's crucial that we have this indoor arena especially with the brutal winter we had last winter.

With all that being said I can assure you it will not create any more traffic. The same regular riders in our academy will be coming. The ranch will operate the same just with safety and we can actually keep working during the winter months. If I may add this program is the best riding program I have ever been apart of & Liz and the kids truly deserve this.

Thank you for your consideration.

If you have any questions, I am more than happy to answer them to my best ability.

Thank you,
Shelby.

Sent from my iPhone

From: [Kaleigh Richards](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch indoor
Date: Friday, November 10, 2023 8:42:51 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am in support of the arena. The opportunity to ride safely year round is priceless.
Sincerely,
Kaleigh Richards

From: [Jen Rosser](#)
To: [Olander, Julee](#)
Subject: Approve the Historic Silver Circle Ranch arena
Date: Saturday, November 11, 2023 9:27:13 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee Olander
Washoe County
1009 East 9th Street
Reno, Nevada 89512
Sent via Jolander@washoecounty.gov

Dear Ms. Olander,

My family and I have lived in Reno for the past 13 years, and one of the reasons my husband and I chose to buy our home here is because we love the "horse country" area of Reno. I grew up in Truckee and always loved to go to Reno because of the horses and cows on pasture which was so peaceful and pastoral. We now live down the street from the historic Silver Circle Ranch and are very unhappy to hear that the County is not eager to approve the indoor arena in our community. So much land is being developed in Reno which is eliminating so much of our ranching and equestrian history.

Many people are looking for places to ride in Reno rather than having to drive a long distance to Spanish Springs or Gardnerville, etc. The historic Silver Circle Ranch provides a unique opportunity for all sorts of people to enjoy the amazing experience horses provide to individuals and the community. You will often see people stop their cars on the road just to watch horses in the pasture of our neighborhood. Silver Circle Ranch is a wonderful place where people should be able to ride horses year around. Having an indoor arena provides that. Having an indoor arena would provide no greater impact than what is currently on that property.

I urge you to help our community, all of the people in Reno who love horses by approving the indoor arena.

Best Regards,

Jennifer and Peter Rosser

Jen Rosser
Cell 775-842-0263

From: [Beth Williams](#)
To: [Clark, Michael](#)
Cc: [Olander, Julee](#)
Subject: support for historic Silver Circle Ranch indoor arena
Date: Saturday, November 11, 2023 2:50:40 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Commissioner Clark -

I am writing to express my strong support of the indoor arena at the historic Silver Circle Ranch. This building will allow the youth and adults of our area a year-round safe space to ride. It occupies a low lying area that is already a riding arena, and will not have impact on neighbors' sightlines - unlike many of the newly built multi-story residences in the area. An indoor arena will not add to the traffic in the area as the (already full) riding class schedule remains the same. One of their excellent instructors, Liz Reader, was the national winner of the 2023 trainer of the year award, and our local students are privileged to study with her. This historic ranch offers a lovely oasis for Northern Nevada horse lovers and an opportunity for our youth to learn leadership, sportsmanship, discipline, patience, cooperation, perseverance - all important life skills.

As your constituent, I respectfully urge you to support this project for the good of our community, and encourage your fellow commissioners to do the same.

Sincerely,

Beth Williams

15095 Perlite Dr, Reno NV 89521

(775) 750-5087

From: [Judy Robinson](#)
To: [Olander, Julee](#)
Cc: [Clark, Michael](#)
Subject: Fwd: Support Reno's Historic Silver Circle Ranch
Date: Wednesday, November 15, 2023 1:26:06 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

----- Forwarded message -----

From: **Judy Robinson** <jrobinson527@gmail.com>
Date: Wed, Nov 15, 2023 at 1:21 PM
Subject: Support Reno's Historic Silver Circle Ranch
To: <MECLARK@washoecounty.gov>

Dear County Commissioner Clark,

Please support the Silver Circle Ranch in their effort to build an indoor arena. There are few indoor arenas available in our area, and it is such a wonderful amenity to have in the coldest and hottest times of the year.

We love our community in the heart of the West, and value our horses and riding traditions here. Please support this project.

Sincerely,
Judy Robinson
16035 Scarlet Way, Reno, NV 89521

From: [Conrad Stitser](#)
To: [Olander, Julee](#)
Cc: witmers2@live.com; amcdougalnv@gmail.com
Subject: Silver Circle Ranch, indoor arena
Date: Wednesday, November 15, 2023 1:09:29 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon, Julee, My name is Conrad Stitser, I reside at 9009 Timothy Court, Reno NV. This location is about a ½ mile from the proposed arena. My wife and I support the construction of the indoor arena. It is fantastic to see the improvements that the Witmers have already made to this property. Also what a great asset to the young people in our area. Learning to ride and care for horses teaches so many life lessons. This facility is in keeping with our western heritage and rural community and its location below street level will keep it below any view corridor. The business is already in operation with staff and students, the arena will give them a safe riding area in the winter months and I don't anticipate much added traffic from the current condition. Please approve this project that supports Renos youth. Thank you, Conrad Stitser

From: [marja.marting](#)
To: [Olander, Julee](#)
Subject: historic Silver Circle Ranch
Date: Friday, November 17, 2023 4:00:26 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ms. Julee Olander and the Washoe County Board of Commissioners:

I want to write to you to put my full support behind the Silver Circle Ranch and the project they are planning. I have lived near the Silver Circle Ranch for over 30 years and my children, who are grown now, enjoyed the horseback riding lessons, which were held at the Silver Circle Ranch, for many years while they were growing up. I would like to see the new children growing up in this neighborhood to have the same pleasures my children had. I am sure that Dr. and Mrs. Whitmer will do everything to make this a wonderful place for children to learn horsemanship and make it a safe place for our neighborhood. Thank you for your consideration.

Marja Marting
11055 Vincent Lane
Reno, Nevada 89511

775-772-7179

--

thank you,
Marja Marting

From: [Emilee Nicora](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch Indoor
Date: Thursday, November 16, 2023 4:07:08 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To whom it may concern,

I want to send my support for the indoor arena at Silver Circle Ranch. I believe the indoor will be a huge asset to the horse community. The indoor will allow riders young and old to continue to develop their horsemanship. The indoor is a SAFE option for more timid riders because the horses won't be so distracted by outside factors, and provide safe ground conditions during inclement weather.

Thank you.
Emilee

Sent from my iPhone

From: [Juliene Allman](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch
Date: Friday, November 17, 2023 12:40:06 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee Olander and members of the Washoe County Board of Commissioners,

I am a neighbor writing in favor of the request by the Silver Circle Ranch to build an indoor arena at their location on Holcomb Lane. As a Reno resident since 1969, I have seen many changes throughout this county. Many of the changes that have occurred have negatively impacted our beautiful county and many have been very positive. The request for an indoor arena at the Silver Circle Ranch would have a very positive impact on our area because our equine community is in desperate need of winter riding facilities for all of our riders, both young and old.

In addition to the facility being used by our local competitive equestrian riders that truly need an indoor facility nearby, Landis Witmer has very generously offered her facility to our Mounted Horse Units throughout Washoe County to use for their monthly practices. Although we have several facilities that are available for the Mounted Horse Units during the summer, we currently have no indoor facilities for the units that would make their winter practices much more accessible, useful and safe for all of the horses and the riders on MHU teams here in Washoe County.

This facility would be a true asset to our area and is greatly needed as the only other indoor equestrian facility in the area is now gone. I encourage you to vote yes to this request as many wonderful young riders as well as our local mounted horse units from the Washoe County Sheriff's Department, Reno Police Department and Sparks Police Department would greatly benefit from an indoor facility here in the heart of Reno.

Thank you for your time.

My best,

Juliene Allman
President
Washoe County Mounted Horse Unit Auxiliary

From: [Olivia Tearnan](#)
To: [Olander, Julee](#)
Subject: Fwd: Silver Circle Ranch
Date: Monday, November 20, 2023 9:26:38 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi, Wanted to make sure you received MRD email? THX!

Hello Julee,

It's Olivia Tearnan with MRD Global Foundation, Inc.- a local non profit serving our community. Our doctors, teachers, counsellors are volunteers who treat, tutor, and help veterans, as well as children/youth in need.

Colonel Warren Gilbert, M.D., is Director of our veterans' branch. We are eagerly waiting to launch an equine therapy program at Silver Circle Ranch to treat our veterans suffering from PTSD, TBI and other combat trauma. It has become a horrific problem, often resulting in suicide. A recent statistic stated 40-44 veterans take their life each day! (The State of Veteran Suicide, 2022)

Equine Assisted Therapy (EAT) has shown success and great promise. EAT reduces anxiety, increases confidence, treats co-occurring disorders, decreases isolation, builds self-esteem, and helps individuals move on from traumatic events. MRD Foundation feels very strongly about adding and offering this program to our community. It's such a valuable and meaningful project. Any support and assistance you and your colleagues can give is greatly appreciated.

Thank you very much.

Sincerely,

Olivia

Olivia Tearnan, Co Director M 775/848-2224
MRD Global Foundation, Inc.
www.mrdfoundationinc.org

From: [Rachel Douglass](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch
Date: Wednesday, November 22, 2023 8:06:45 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee Olander and the Washoe County Board of Commissioners,
I am writing in support of Silver Circle Ranch. I was a Personal Trainer for Jan Weatherby, who has dementia. I noticed that her depression was really getting bad and thought getting back to riding horses might help. I contacted Landess Widmer, who was more than happy to help. We brought Jan to the ranch and got her riding again. This really helped her mood. Landess is always there to help out whenever she can. The horses are excellently trained and well behaved.

Thank you for your time,

Rachel Douglass

(775) 378-5551

[Sent from Yahoo Mail for iPhone](#)

From: [Ben Vincze](#)
To: [Olander, Julee](#)
Subject: Neighbor in Favor letter for Silver Circle Ranch arena
Date: Wednesday, November 22, 2023 11:57:03 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee Olander,

I hope this email finds you well. My name is Ben Vincze and I am writing to you as a "Neighbor in Favor" of the potential Silver Circle Ranch indoor arena. My family and I were born and raised in Reno, Nevada and we have loved engaging in the diverse activities available in this wonderful city. I grew up by Bartley Ranch and went to Huffaker Elementary, so the whole Southwest part of Reno has always had a special place in my heart. I went to college in Southern California and hope to come back to the Reno area to attend medical school at UNR and call Reno my home once again.

Yesterday, my girlfriend and I went on a trail ride with my good family friend, Landess Witmer, and I was able to enjoy the Reno landscape while riding a beautiful horse. It is an amazing feeling and I would be remorseful if younger children eager to get into equestrian activities were held back because of the weather. I grew up playing tennis and was able to get a scholarship to play division 3 tennis in SoCal, but I had access to the indoor Lakeridge tennis center year round. In order to compete with Northern California players, that facility was vital to my development in tennis. Additionally, the new indoor Moana swimming facility that is being built was largely facilitated by my parents lifelong friend, Chip Hobson, so kids of all ages have a place to swim year round which is very important in this area due to the inclement weather every Fall/Winter. These are just two examples of sports that require indoor training to keep kids interested and have access to thrive and go on to do great things in the sport.

Equestrian activities have long been an integral part of our city's heritage fostering a sense of tradition and providing significant recreational opportunities for enthusiasts of all ages. I believe it is important to provide the necessary infrastructure for sports that require extensive training year round in order to compete or enjoy recreationally. Reno has so much to offer and I believe an indoor arena for the equestrian community conveniently located near Rancharrah would strengthen the city I grew up in.

Thank you for your time and consideration. I am available to discuss this matter further and provide any additional information that may assist in the decision-making process.

Sincerely,

Ben Vincze

From: [Kerry Esslin](#)
To: [Olander, Julee](#)
Subject: Silver Circle Ranch indoor arena
Date: Monday, November 27, 2023 2:11:28 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Julee,

I'm writing in Support of the little indoor arena at the historic Silver Circle Ranch. I live at 1600 Holcomb Ranch Lane and I'm right around the corner. This indoor arena can help so many children in our wonderful community and continue with the Western heritage!

Please think about how much joy and love it would bring to Reno and the children it will greatly impact!

Any questions please call or email me!

Thanks

Kerry and Scott Esslin

775-745-0022

From: [Katie Vargas](#)
To: [Olander, Julee](#)
Subject: silver circle ranch indoor arena
Date: Monday, November 27, 2023 2:48:13 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Julee,

I'm writing in Support of the little indoor arena at the historic Silver Circle Ranch. This indoor arena can help so many children in our wonderful community and continue with the Western heritage! Please think about how much joy and love it would bring to Reno and the children it will greatly impact!

Any questions please call or email me!

Thanks

Katie and Chris Vargas

775-772-8422

Sent from [Mail](#) for Windows

From: [Tommy Chagolla](#)
To: [Olander, Julee](#)
Subject: Riding arena
Date: Tuesday, November 28, 2023 9:02:15 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, my name is Tommy chagolla I work on agg tractors , and work from time to time at silver circle equestrian center, I love seeing how happy the kids are when there learning how to ride which I think is great, because I grew up with horse's , but they ride at nite some time's and in very cold weather too, it would be great if they had an indoor arena , please let this happen for the young rider's and all other's to enjoy to . Thank You very much

Sent from my iPhone

From: [Danniell McCarty](#)
To: [Herman, Jeanne](#)
Cc: [Olander, Julee](#); [John McCarty](#)
Subject: Support of Pair of Aces - Indoor Arena Project
Date: Wednesday, November 29, 2023 1:16:00 PM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Jeannie Herman,

My husband and I are voting constituents in Verdi, NV, and we are writing to support the Pair of Aces - Indoor Arena Project. This project is very important to me and my family. Being fully within Pair of Aces' legal rights to build this arena, it saddens me to see it being delayed, being it is the best for the animals, the neighborhood, and the riders.

Please advise if you have any questions on this matter I would be more than happy to discuss it further.

Respectfully,

Danniell McCarty



1285 Corporate Blvd. Suite 100
Reno, NV 89502
O: (775) 200.0707

www.luxdynamics.com

LUX dynamics will be closed on December 25^h and January 1st to celebrate the season!

Please continue to send all requests to csr@luxdynamics.com and cc me to ensure a quick response. This will guarantee you are taken care of in a timely fashion. Thank you!

~~

From: [Jamie Krahne](#)
To: [Olander, Julee](#)
Subject: Support for Reno's Historic Silver Circle Ranch
Date: Saturday, December 2, 2023 7:49:23 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning!

My husband are currently in the process of building a home at 1375 Huffaker and are very much looking forward to hearing the above mentioned project moving forward. The main reason why we bought our land is to live in an area that is surrounded by beautiful ranches and riding facilities. The traffic in this area has increased, not due to riding facilities but more and more vacant land being developed (ours included), yet the county continues to approve higher density projects without solving for the traffic it's creating but using traffic as a reason to not approve this very important project.

The commissioners role is to OBJECTIVELY view projects, confirm they align with the surrounding neighborhood and look to the residents for their input. Over 500 residents support this project, have zero concerns on traffic, no traffic study was required so it's irresponsible for commissioners who are not traffic engineers to use that as a basis to not approve.

Residents are imploring the commissioners to listen to the support and approve the project.

Sincerely
Jamie Krahne-Kulikowski

From: [Allison Brunelli](#)
To: [Olander, Julee](#)
Subject: In favor of silver circle
Date: Friday, December 8, 2023 1:00:17 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Julee, my father wanted me to forward his message to you. Here it is:

To Whom It May Concern:

Joy and Merle Bruce MD, 2333 Diamond J Pl, Reno Nevada, 89511 are endorsing the Silver Circle Equestrian Center and the proposed indoor arena on Holcomb Ranch Road by sending a:

Neighbor-in-Favor letter to Julee Olander.

We feel the project will enhance our neighborhood, not detract from it.

Thank you.

Joy Bruce
Merle Bruce MD
Dec 8, 2023.

Allison Brunelli

Sent from my iPhone

From: [Allison Brunelli](#)
To: [Olander, Julee](#)
Subject: Allison Brunelli:
Date: Friday, December 8, 2023 10:27:16 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Julee,

I have been a student of riding in Reno since 2001 and I am very familiar with the facilities and teaching available. This area has a significant need for fully equipped facilities. I live near Silver Circle (on Huffaker Lane) and am in favor of preserving Silver Circle and in favor of an indoor facility at Silver Circle. The owner, Landis Witmer, and the trainer, Liz Read, are hard working, conscientious and exemplary leaders in our industry, providing much needed coaching and mentorships to our community's aspiring equestrians. Please vote in favor of their needs.

Thank you,
Allison Brunelli
775-225-4139

From: [Planning Counter](#)
To: [Clender, Julee](#)
Subject: FW:
Date: Monday, December 11, 2023 11:42:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Julee,

Public comment for Silver Circle.

Thanks,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, December 11, 2023 11:31 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW:

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Rhonda <rgefge@nybell.net>
Sent: Saturday, December 9, 2023 2:04 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject:

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I'm a neighbor residing on Holcomb Ranch Lane for 23 years and I'm totally in favor of the silver circle equestrian facility going forward. I much prefer to have this facility rather than the owner selling this property with more construction..
homes, garages and sani huts in the road as we have on Holcomb across from norms house. So many new owners feel the need to build on every inch of there property(as the village (Dryer and Holcomb) owners using barns for car businesses, etc.
Please let's keep the country, pasture land and let the city folk go back to the city.

R.Ellwanger

Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone