

ORIGINAL

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: <u>AC15-004</u>	
Project Name: <u>TRADITIONAL MEXICAN RODEOS</u>			
Project Description: <u>MEXICAN RODEOS INCLUDING: Horse competition, horse racing, Bull riding (Jarripero) steer roping (Mexican Charreada)</u>			
Project Address: <u>6505 Ernie Ln. Reno, NV. 89510</u>			
Project Area (acres or square feet): <u>Approximately 10 Acres</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>6505 Ernie Ln. Reno, NV. 89510 unincorporated Washoe county, NV.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>076-200-10</u>	<u>± 40.33</u>		
Section(s)/Township/Range: <u>Section 23, T23N, R20E, MDM Washoe County, NV.</u>			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). <u>SB13-003</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>claudia Ortega</u>		Professional Consultant:	
Name:		Name: <u>stewart Title co.</u>	
Address: <u>6505 Ernie Lane</u>		Address: <u>376 E. Warm Spring Rd.</u>	
<u>Reno, NV.</u> Zip: <u>89510</u>		<u>Las Vegas, NV.</u> Zip: <u>89119</u>	
Phone: <u>(775) 335-6948</u> Fax:		Phone: <u>(702) 791-7000</u> Fax:	
Email: <u>ortegaclaudia74@hotmail.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>Adalberto Ortega</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Adalberto Ortega-Peralta</u>		Name: <u>Solaegui Engineers</u>	
Address: <u>6505 Ernie Lane</u>		Address: <u>715 H street</u>	
<u>Reno, NV.</u> Zip: <u>89510</u>		<u>Sparks, NV.</u> Zip: <u>89431</u>	
Phone: <u>(775) 722-3921</u> Fax:		Phone: Fax:	
Email: <u>puesta del sol ranch@hotmail.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>claudia Ortega</u>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

32 prop. owners within one mile radius

Amendment of Conditions Application

(Information may be attached separately)

Required Information

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

DOCUMENT ATTACHED IN THE BACK

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

DOCUMENT ATTACHED IN THE BACK

PROJECT NAME "Traditional Mexican Rodeos"

PROJECT DESCRIPTION: Mexican Rodeos Including; (Horse Competition, Horse Racing, Bull Riding, Steer Roping, and Mexican Charreada)

CASE NUMBER: SB13-003

PROJECT ADDRESS: 6505 Ernie Lane Reno, NV 89510

PROPERTY OWNER: Claudia Ortega

APPLICANT/DEVELOPER: Adalberto Ortega-Peralta

AMENDMENT OF CONDITIONS

-EXTENSION OF THE MONTHS

So, that the events can be held in the months of April, May, June, July, August, September, October, and November, due to climate change allowing us to start two months earlier, and three months after than the original schedule. I am asking for eight months a year. Specifically, two events per month, including one practice day a month. For a total of three days per month.

-INCREASE THE NUMBER OF SPECTATORS

Increase to 600 people in attendance for each rodeo event, and 300 people in the attendance for each practice day. Because the special use permit case No. SB13-003 was approved in April, 2013 and since then, more spectators have come to know our events and have shown the interest to learn more about the Mexican Rodeos, also we are working on conditioning the ranch to welcome this demand on new people.

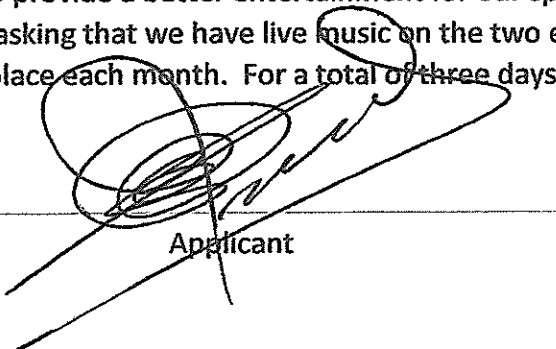
-INCREASE THE HOURS OF OPERATION

Increase hours of operation, from 12:00 noon to 8:00 pm, each rodeo event and each practice day because we have come to notice that, we are receiving new spectators and also we want to start earlier and stop by 8:00 pm because it takes time for everyone to exit the premises by 9:00 pm, as well as considering our neighbor, we do not wish to disturb them.

-INTRODUCE LIVE MUSIC

We request that you let us introduce live music (bands) from 12:00 noon to 8:00 pm, with the intension to provide a better entertainment for our spectators, as well as allowing the business to grow. I am asking that we have live music on the two events per month as well as each practice day that takes place each month. For a total of three days per month with live music.

Sincerely,



Applicant

IMPACT OF AMENDMENT OF CONDITIONS

The paved road ends on Winnemucca Ranch Road and turns into a dirt road called Road Runner Rd., this road continues for two and half miles to Ernie Lane and in one more mile we get to the Ranch, If the conditions of the business are favorable, we are going to put gravel on this dirt road to reduce the amount of dust that is produced and in this way help the environment, currently we water this road every event and practice days. Also, in the long, if the demand for our business grows other neighbors from the area can start other types of business and in this way can receive benefits.

HORSE competition Arena

Emergency Exit →

Emergency Exit ↑

GREEN AREA
Not used for event

spectators
Bleaches
Vending Area
Playground
Restrooms

Horse trailer
Parking
Barns
Spectators
Bleaches
Bull Riding Arena

Well
House
Garage

henhouse

PUBLIC PARKING
AREA

GREEN AREA
Not used for event

Green Area
Not used for event

Horse trailer
Entrance

Main Entrance

ERNIE

LANE

