



## Board of Adjustment Action Order Special Use Permit Case Number WSUP23-0029 (Silver Circle Ranch)

Decision: **Failure to Approve**  
Decision Date: November 2, 2023  
Mailing/Filing Date: November 6, 2023  
Property Owner: Pro Pony LLC  
Staff Planner: Julee Olander, Planner  
Phone: 775.328.3627  
E-Mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**Special Use Permit Case Number WSUP23-0029 (Silver Circle Ranch)** – For hearing, discussion, and possible action to approve a special use permit to bring an existing legal non-conforming commercial stable to board 35 horses into conformance with Washoe County Code and to allow for the construction of a 13,500 SF indoor riding arena structure. The applicant is also requesting modifications to remove the requirement for paved parking surfaces to allow non-paved surfaces (110.410.25(e)), and to waive landscape standards for commercial uses (110.412.40(a-d)).

- Applicant/Property Owner: Pro Pony LLC
- Location: 3400 Holcomb Ranch Ln.
- APN: 040-670-12
- Parcel Size: ±12.56 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: 93% High Density Rural (HDR) & 7% General Rural (GR)
- Development Code: Southwest Truckee Meadows
- Commission District: Authorized in Article 302, Allowed Uses and Article 810, Special Use Permits

Notice is hereby given that the Washoe County Board of Adjustment failed to approve the above referenced case number.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department  
Planning and Building Division

  
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Trevor Lloyd  
Secretary to the Planning Commission

To: Pro Pony LLC  
Subject: WSUP23-0029  
Mailing Date: November 6, 2023  
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TL/JO/AA

Applicant/Owner: Pro Pony, LLC, witmers2@gmail.com

Representative: Soils Engineering, hugh10000@aol.com

Action Order xc: Elizabeth Hickman, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Steve Clement, Assessor's Office; Rob Wimer/ Mitchell Fink/ Alexander Mayorga, Engineering and Capital Projects; Brittany Lemon, Truckee Meadows Fire Protection District; Northern Nevada Public Health, James English