

From: [Roger G](#)
To: [Weiche, Courtney](#)
Subject: Case #WMPA23-005 and WRZA23-007 (3180 Makayla Way)
Date: Thursday, November 30, 2023 8:17:24 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.]

Courtney Weiche, Senior Planner, Washoe County

The Master Plan for Washoe Valley is Rural, not Rural Residential. The current owner was well aware of his Rural zoning prior to purchase evidenced by the recorded Parcel Map surveyed by him - please refer to Item 1) of our prior objection included below. It is difficult to keep Washoe Valley as the Master Plan intended - we request that the County deny this application.

Abutting properties include the State of Nevada to the north with Davis Creek Regional Park to the west of that parcel and further west U.S. Forest Service lands. On the east is also Federal lands, first I580, then also all land this side of Washoe Lake and beyond. South are additional Federal lands connecting to lands across from Bowers Mansion State Park. These are all large land holdings that fit the Rural master plan for Washoe Valley. Further, the subject property includes apparent historic lands of the Ophir Mill - for which some caution ought to be considered.

Thank you,

Roger & Karen Gash
3135 Old U.S. 395 N.
Washoe Valley, NV 89704

//////////PRIOR OBJECTION FOLLOWS//////////
Courtney Weiche
Senior Planner, Washoe County Services Department

Subject matter: Washoe County Development Application OC Parcel Map 1

We appreciate our meeting June 5, 2023, regarding the parceling of APN 046-042-06. As long time neighboring homeowners of APN 046-031-03, we object to any parceling of this GR zoned property. Our objection is consistent with the county master plan for our area to emphasize the rural and historical importance of Washoe Valley.

Comments:

1) The Application shows the Professional Consultant is Art O'Connor. A few years ago, Parcel Map 5207A was recorded pertaining to two adjoining parcels then co-owned with the subject APN. The surveyor for this map is apparently the same Art O'Conner who now owns the subject APN under Application. Known then, and now, the zoning is GR - one residence allowed. Regarding this Application, see NOTES 3 on this Parcel Map:

“A.P.N. 046-042-06 is limited to not more than two single family residences.”

This limitation exceeds its GR zoning, apparent wishful development thinking on the part of the then owner, but certainly record title was established for a limitation less than the three parcels application - known to O'Connor both then and now.

- 2) The property is included in an area considered “wetlands” by the County several years ago - likely confirmed by test holes for septic systems seen then full of water.
- 3) The property may well have been a part of the historic Ophir Mill that operated during the Comstock Lode mining era. Materials from that mill were subsequently removed twice for re-milling, hauled by the Virginia & Truckee Railroad. Prior disturbance of this property is evident.
- 4) Increased number of vehicles turning before oncoming traffic – especially when I580 is re-routed for weather, wind, or accidents.

Roger & Karen Gash
3135 Old U.S. 395 N.
Washoe Valley, NV 89704

From: [Amanda Gunn](#)
To: [Weiche, Courtney](#)
Cc: [Derek Gunn](#)
Subject: Case Number WRZA23-0007 - 3180 Makayla Way
Date: Monday, February 5, 2024 1:33:46 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 Courtney!

Quick question. My husband and I who live at A.P.N. 046-032-13 were the only 2 people to attend Mr. O'Connor's "neighborhood meeting" (besides his realtor.) Upon reading the following was submitted by him-

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. The neighborhood meeting was held on April 22, 2023, from 10:00 am to 11:00 am. The applicant indicated only one neighboring property owner(s) attended and no comment cards were submitted. The applicant relayed the attendee stated they prefer to see the subject parcel remain open space/cow pastureland but recognized the privately owned parcel has the right to develop and/or pursue the requested amendments for their property consistent with adjacent parcels, subject to the required approvals by the County.

I want to make it clear that what Mr. O'Connor stated above is absolutely false. Neither my husband or I ever stated anything near what is above. We expressed great concern for the property being re-zoned and attempting to subdivide the property into 3 separate parcels. We were never given the opportunity or any information to submit a comment or comment card. Had we been provided that information we would have absolutely submitted our concerns. We do not believe that Makayla way is a sufficient access point for that amount of traffic. We have major concerns about the construction and infrastructure that already needs to happen for Makayla way to be sufficient for the current allotment of 2 single family residences let alone any more residences. The current easement also comes very close to our pastures and structures, and is how we solely access one of them. That amount of traffic would make walking our horse to its pasture extremely dangerous and possibly out of the question. I have other concerns as well, but not sure this is even the right place to put them all, I can only imagine how busy you are. Thank you for all the hard work you do for our community!

I will be at the meeting with my husband and would like to voice my concerns. Should I send you my concerns before the meeting tomorrow or just bring them with me? Sorry for the long email, this is all new territory for me.

Thank you,

Mandy Gunn
D&M Sales and Marketing
775-846-6099

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW: Case Number WMPA23-0005 and Regulatory Zone Amendment Case Number WRZA23-0007 (3180 Makayla Way)
Date: Monday, February 5, 2024 3:27:12 PM

another

Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

-----Original Message-----

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, February 5, 2024 2:28 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Case Number WMPA23-0005 and Regulatory Zone Amendment Case Number WRZA23-0007 (3180 Makayla Way)

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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-----Original Message-----

From: Pam Cheung <pamc817@gmail.com>

Sent: Sunday, February 4, 2024 6:09 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Case Number WMPA23-0005 and Regulatory Zone Amendment Case Number WRZA23-0007 (3180 Makayla Way)

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To whom it may concern:

We are homeowners of 3190 Ophir Hill Road, and are duly opposed to the proposed subdivision of 3180 Makayla Way. We love Washoe Valley for the rural feel, and purchased our home just last year because of this.

Please do not allow subdivisions and new construction create overpopulation here!

Thank you.

The Cheung Family

From: [Jason Strull](#)
To: [Weiche, Courtney](#)
Cc: [Rachel Hahn](#); [Derek Gunn](#); [Mandy Gunn](#)
Subject: Re: 3180 Makayla Way APN 046-042-06 neighbor hood meeting
Date: Thursday, February 1, 2024 7:36:57 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[3180 Makayla Easement Presentation.pptx](#)

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Hi Courtney,

Good morning and thank you for the reply. Please feel free to discuss with the applicant, Mr O'Connor, and share the previous attached documents with the planning commission. I have not been to a planning meeting before. I prepared the following presentation to present as public comment as well, that I was planning on sending in before the Friday cutoff.

It is a quick powerpoint presentation overview focused on the parcel and easement/access issues for consideration. Can we please include this presentation to public comment and use it to present during public comment? I understand I will only have 3 minutes of public comment. I feel the presentation will help detail our concerns effectively within this time period. If more time is allowed to discuss, happy to use it.

Thank you very much for the attention to this and if you have any questions or comments, please feel free to reach out.

Cheers,

On Wed, Jan 31, 2024 at 12:15 PM Weiche, Courtney <CWeiche@washoecounty.gov> wrote:

Hi Jason,

I would like to discuss your concerns with the applicant prior to responding. Can you confirm you would like the below email and attachments to be distributed to the Planning Commission and included as part of the record for their consideration?



Courtney Weiche

Senior Planner, Planning & Building Division | Community Services Department

cweiche@washoecounty.gov | Direct Line: 775.328.3608

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW:
Date: Monday, February 5, 2024 4:08:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

For you.



Julie Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, February 5, 2024 3:36 PM
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: bobsueburke <bobsueburke@sbcglobal.net>
Sent: Monday, February 5, 2024 2:40 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.]

Washoe County Planning Commission
1001 E. 9th Street
Reno, NV 89512

Subject: Opposition to Rezoning and Master Plan Amendment WMPA23-0005/WRZA23-0007- Parcel 046-042-06

To Washoe County Planning Commission,

I am in strong opposition to the proposed rezoning and master plan mentioned above which seeks to change its classification from General Rural to Medium Density Rural. Preserving the scenic landscape and maintaining the rural feeling of Washoe Valley is very important to me as that is the reason my wife and I moved here. The same goes for many of my neighbors.

The open space feel and the affect on local wildlife and water resources would be greatly compromised and I would certainly hate to see these disappear.

The historical significance of the town of Ophir/ Ophir Mill would also be greatly compromised.

Again, my wife and I are in strong opposition to this rezoning and master plan amendment.

Thank you for taking my viewpoint into account.

Robert and Susan Burke
20 Maranatha Road
Washoe Valley, NV 89704

From: [Roger G](#)
To: [Weiche, Courtney](#)
Subject: Question re O'Connor Trust zoning amendment
Date: Thursday, February 1, 2024 10:57:59 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.]

My wife and I met with you quite a while ago when this first came up and later provided two objections.

Mention was made at our meeting that the County could deny this outright. It appears this is now headed beyond that and a question: Has this application met all of that is required to be approved and does the County support this change?

You mentioned at our meeting that the change of zoning would allow 4 parcels - is this correct?

Thanking you in advance for a response,

Roger Gash
rcgash@gmail.com or 775-315-3192

Rachel Hahn
3170 Makayla Way
Washoe Valley, NV 89704
rachelmhahn@gmail.com
02/04/2024

Washoe County Planning Commission
1001 E. 9th Street
Reno, NV 89512

Subject: Opposition to Rezoning and Master Plan Amendment WMPA23-0005/WRZA23-0007
- Parcel 046-042-06

Dear Washoe County Planning Commission,

I hope this letter finds you well. My name is Rachel Hahn. I live at 3170 Makayla Way. I wish I could be present at the meeting to speak, however I am a nurse at Renown, serving the community for the last 15 years and will be working.

In addition to the previous submitted concerns of my husband, Jason Strull, I am writing to express my own concerns and express strong opposition to the proposed rezoning and master plan amendment for the parcel, 046-042-06, seeking to change its classification from General Rural to Medium Density Rural.

I understand the importance of balanced development that respects the values and character of our community. In this regard, I believe that the proposed rezoning fails to align with Washoe County's core values, particularly in preserving scenic landscapes and maintaining a rustic and rural feel. The unique charm and character of our region contribute significantly to its appeal, and I am concerned that the proposed changes may compromise these essential qualities.

One of my primary concerns is the potential impact on the protection and improvement of water resources. The subject property, with its substantial water rights, serves as a crucial buffer to Washoe Lake. Preserving this buffer is vital not only for environmental reasons but also for the overall well-being of our community. Any alteration to the current zoning may jeopardize the delicate balance that exists between development and the preservation of our water resources.

Moreover, the historical significance of the Town of Ophir/Ophir Mill, marked just approximately 100 feet from the property, further underscores the importance of preserving the existing landscape. The historic marker is not only a testament to our rich history but also a scenic point that enhances the cultural and visual appeal of the area. Any changes to the zoning could potentially compromise the integrity and beauty of this historically significant location.

In conclusion, I urge the Washoe County Planning Commission to carefully consider the long-term consequences of the proposed rezoning and master plan amendment. It is crucial to prioritize the preservation of scenic landscapes, the maintenance of a rustic and rural atmosphere, and the protection of water resources. I believe that finding a balance between development and preservation is possible without compromising the essence of our community.

Thank you for your attention to this matter, and I hope you will take into account the concerns of the community members who live nearby and who value and cherish the unique qualities that make Washoe Valley and Washoe County a special place to live.

Sincerely,

Rachel Hahn

Planning Division: 775.328.6100 | Planning@washoecounty.gov

Visit us first online: www.washoecounty.gov/csd



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Jason Strull <jasonstrull@gmail.com>

Sent: Monday, January 29, 2024 9:37 PM

To: Weiche, Courtney <CWeiche@washoecounty.gov>

Cc: Rachel Hahn <rachelmhahn@gmail.com>; rpelham@washoecounty.gov; Derek Gunn <derekgunn1@gmail.com>; Mandy Gunn <amanda.gunn@getitnowshop.com>

Subject: Fwd: 3180 Makayla Way APN 046-042-06 neighbor hood meeting

[**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 Courtney,

I hope all is well. I don't know if you remember me, but I met with you and Roger Pellham last year at the county planning office on May 4th, 2023. I had originally Zoomed with you and then Roger joined in person. This was after the neighborhood meeting which we (Jason and Rachel) did not attend as we were out of town for a cousin's wedding in Mexico.

Mr Pellham said he was on the way out and retiring, but below is the email I sent him and also Cc'd to Art O'Connor. I thought about adding Mr O'Connor again to the Cc, but things have gotten very tense, and the easement has been a serious point of contention between us. I have added our next-door neighbors Mandy and Derek Gunn to the Cc. We all share access to the easement (Makayla Way), which lies on our property, APN 046-032-14.

I saw under the meeting resources the additional details regarding Mr O'Connors project. Please include my below correspondence under section LU1.2 as strong disagreement and opposition to the master plan amendment and rezoning. This has not been included in the supplement documents, and I believe it should be included as our Neighbor Roger Gash's comments were included.

Since purchasing the property, Mr O'Connor has expressed his desire to subdivide the parcel as soon as possible. I have attached an email thread detailing this in depth, see "Gmail 3180 Makayla Way". We strongly oppose this rezoning, as I believe it would allow Mr O'Connors parcel to be subdivided.

The access to Mr O'Connor's property is through an easement on our property. The intent of the easement is for 2 single family houses. The easement is also shared with an equestrian easement to access BLM lands through our property and Mr O'Connors property. We believe that if Mr O'Connors property is subdivided this will increase traffic to the area and potentially impact the equestrian easement to public lands. We also don't feel the intent and prescription of the easement is right to allow this impact. Since Mr O'Connor has moved in, he has taken it upon himself to pour road base and rock/gravel on the easement. This has created an unsafe situation to ride horses on and has been a point of much contention between myself and Mr O'Connor.

I am not trying to stop Mr O'Connor from building his own house and using his property for his own enjoyment. I just don't want to be unjustly impacted.

Thank you and look forward to any of your comments.

Cheers,

Jason Strull

3170 Makayla Way

Washo Valley NV

775-313-2520

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

From: Jason Strull <jasonstrull@gmail.com>

Date: Fri, Apr 21, 2023 at 5:29 PM
Subject: 3180 Makayla Way APN 046-042-06 neighbor hood meeting
To: art@oceng.com <art@oceng.com>
Cc: <rpellham@washoecounty.gov>, Rachel Hahn <rachelmhahn@gmail.com>

Hi Art,

I hope you had a great week! Thank you for the flyer last week. Sorry for the late notice, but unfortunately, Rachel and I will be out of town on Saturday, 04/22/2023, the date of your meeting.

I looked on the Washoe County neighborhood meeting site, <https://neighborhood-washoe.hub.arcgis.com/>, and did see your project on the calendar but no supporting documentation.

Your parcel is accessed through an easement through our property, APN 046-032-14. You have mentioned your intent on subdividing your parcel, but without knowing the full intent of your project, we cannot state a definitive opinion either way. As it stands, we do have some questions and serious concerns about you doing this.

I was unable to submit feedback on the website, but attached is an open letter detailing our general concerns and stance.

Thank you and look forward to your comments,

Jason Strull

3170 Makayla Way Washoe Valley NV

jasonstrull@gmail.com

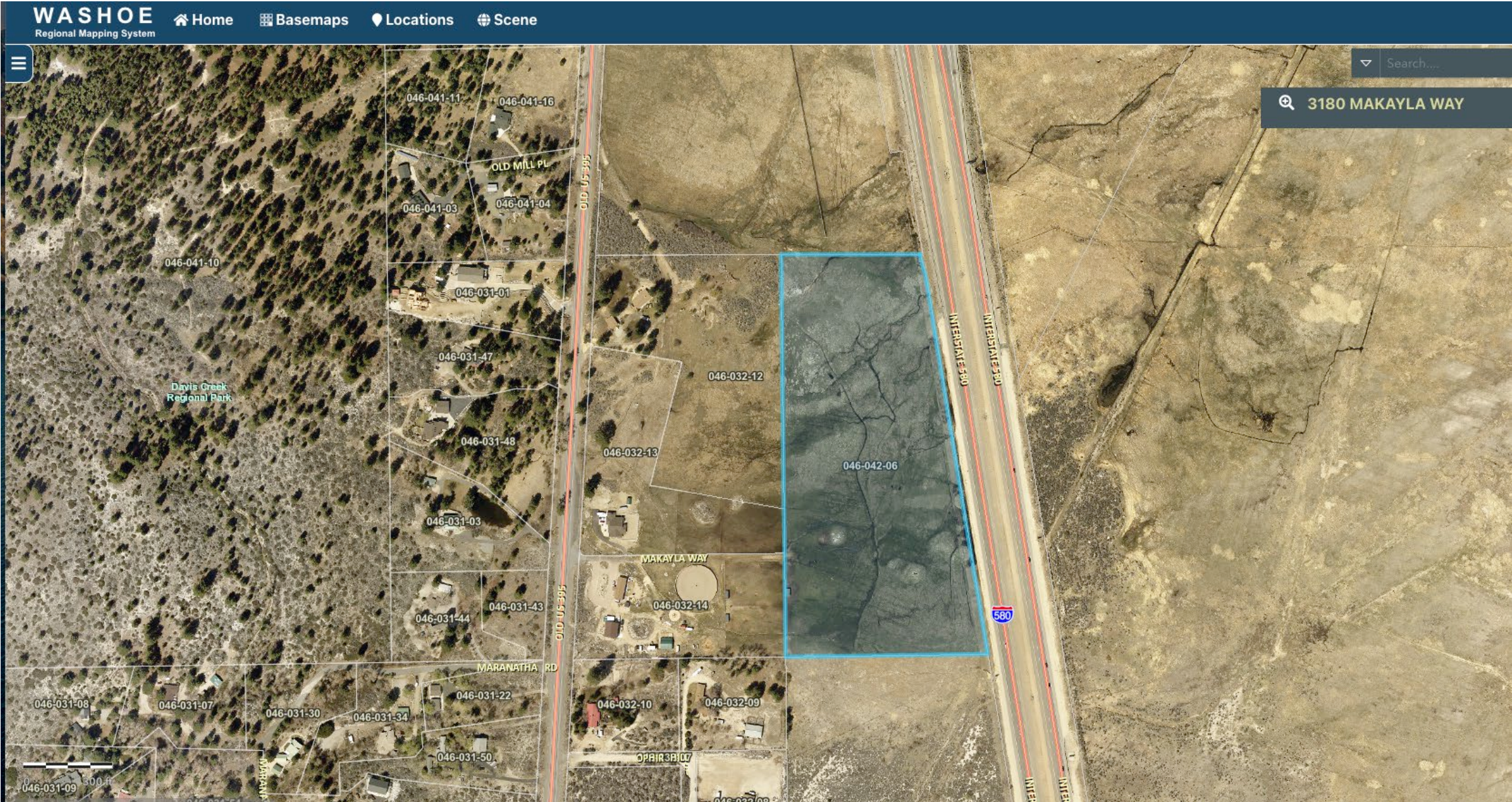
(775)313-2520

February 6th Planning meeting Easement to 3180 Makayla Way

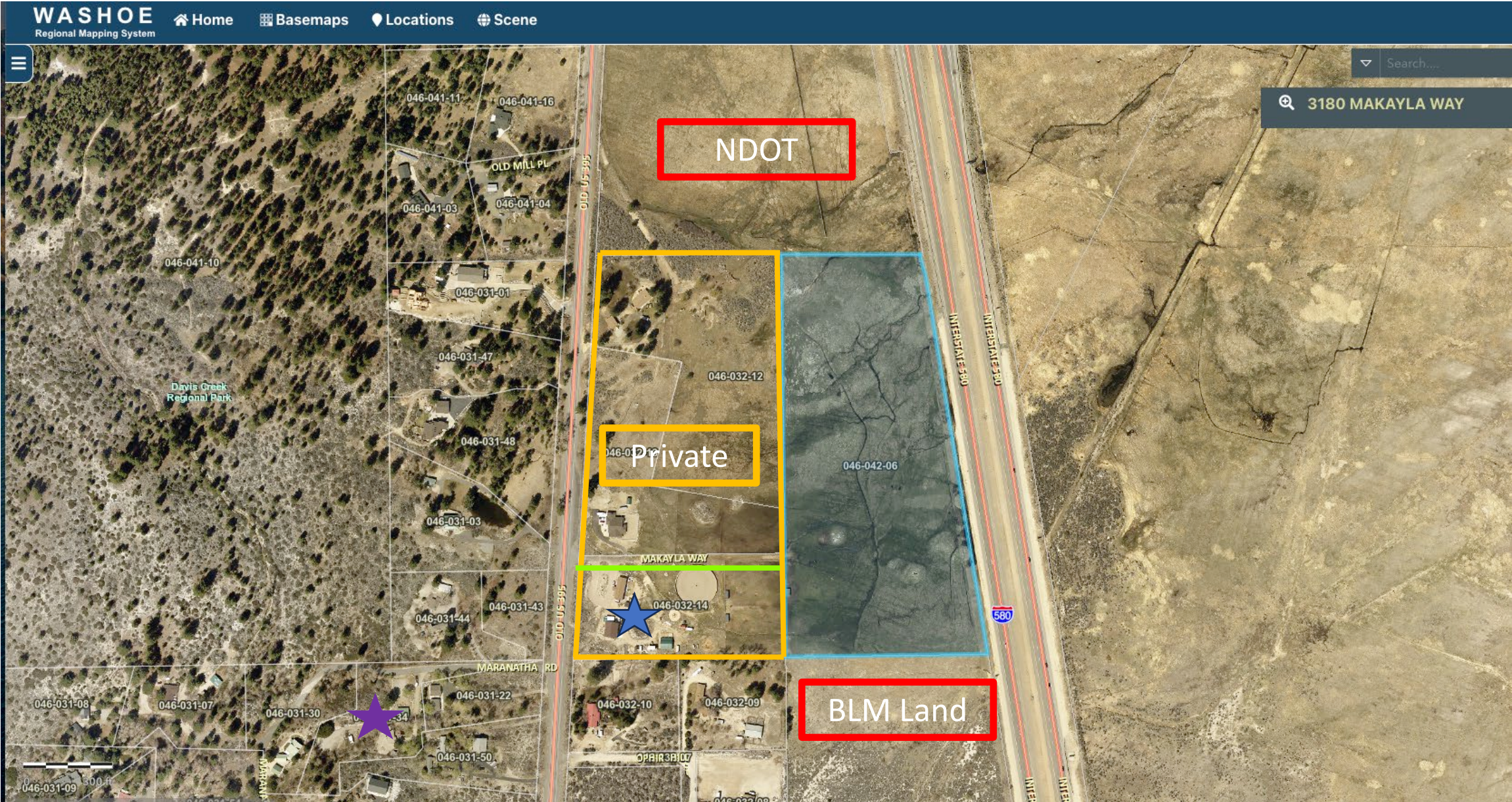
Jason Strull

3170 Makayla Way

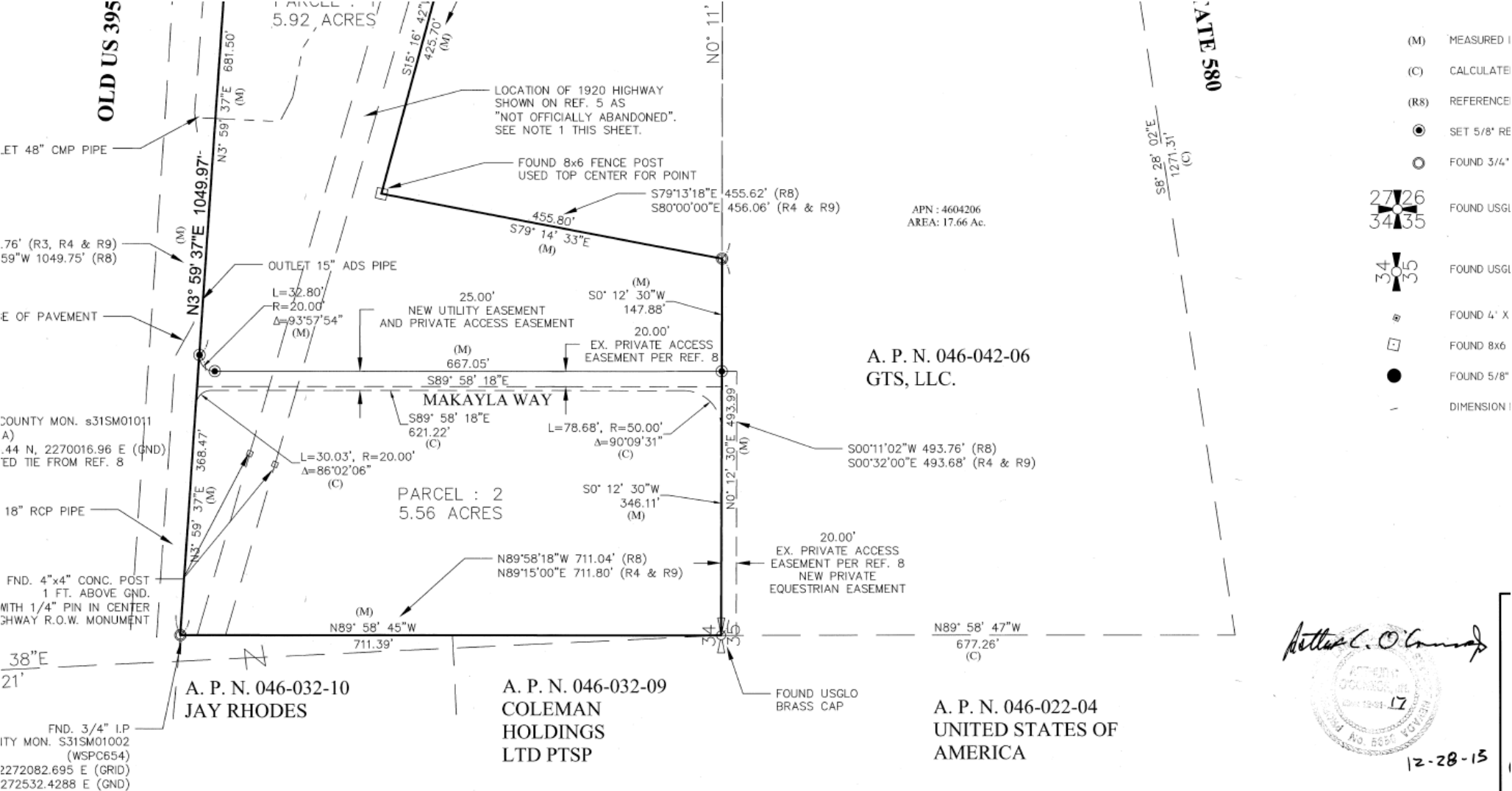
3180 Makayla Way Overhead view



3180 Makayla Way Overhead view



Plan documents showing Access Easement to APN 046-042-06 from Parcel Map 5207 2015



Plan documents showing Access Easement to APN 046-042-06 from Parcel Map 5207 2015

APN 046-042-06 Currently zoned GR
General Rural

- Mr O'Connor Arguing that the parcel is mis-zoned
- From the previous maps, the parcel is "land-locked" remote
- Note 3, doesn't comply with GR zoning
- From Washoe county code 110.106:
Rural defined as:
 - Remote
 - Significant Open space
 - Suitable for Agriculture/grazing
 - Large lots
 - 1 dwelling/40 acres
- **Easement will become overburdened based on original intent**

NOTES

1. DEFECTIVE TITLE TO HIGHWAY CONVEYED BY DEED FROM WINTERS TO THE STATE OF NEVADA RECORDED IN BOOK 56 PAGES 83 & 84, WASHOE COUNTY RECORDS. PER REFERENCE 9, ACTUAL TITLE WAS HELD BY VIRGINIA AND GOLD HILL WATER COMPANY. WASHOE COUNTY ASSESSOR ROLLS INDICATE WINTERS DID NOT OWN PROPERTY IN THE SE1/4 OF THE NE1/4 OF SECTION 34.THEREFORE, NO ABANDONMENT IS REQUIRED.
2. A.P.N. 046-042-06 NOT BEING PARCELED. THIS PARCEL SHOWN BECAUSE NEW EASEMENT IS BEING CREATED FOR BENEFIT OF A.P.N. 046-032-II, AS SHOWN. OWNER IS SAME AS OWNER OF LAND BEING PARCELED.
3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP, ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06.
4. A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE TWO EXISTING SINGLE FAMILY RESIDENCES ON A.P.N. 046-042-12, ONLY, IS HEREBY GRANTED FOR THE EXISTING DRIVEWAY. THIS EASEMENT CONSISTS OF A NON-DESCRIBED TRIANGULAR AREA WITH VERTICES APPROXIMATELY 20 FEET ALONG THE WESTERLY AND NORTHERLY PROPERTY LINES FROM THE NORTHWEST CORNER OF PARCEL I. GRANTING OF THIS EASEMENT SHALL NOT PRECLUDE THE USE OF THIS OLD HIGHWAY 395 ACCESS BY THE OWNERS OF THE PARCEL I CREATED BY THIS MAP.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

Access Easement to 3180 Makayla Way Overhead view



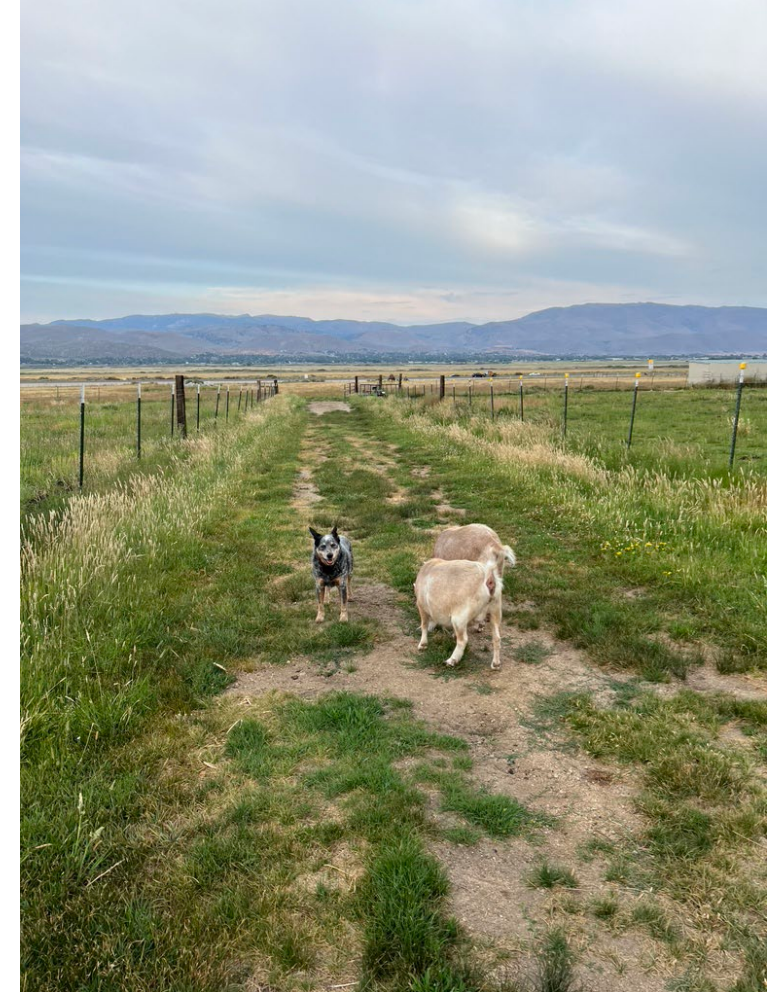
Access Easement to 3180 Makayla Way 1/31/2024



Access Easement to 3180 Makayla Way 1/31/2024



Access Easement to 3180 Makayla Way



Thank you for the time and consideration



Jason and Rachel
3170 Makayla Way
Washoe Valley NV
jasonstrull@gmail.com
(775)313-2520

From: Weiche, Courtney
To: Roman, Brandon
Subject: FW: A new Service Request has been created [Request ID #154353] (Planning Commission/Board of Adjustment) - Washoe County, NV
Date: Tuesday, February 6, 2024 9:41:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

From: Planning Counter <Planning@washoecounty.gov>
Sent: Friday, February 2, 2024 2:59 PM
To: Lloyd, Trevor <TLloyd@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #154353] (Planning Commission/Board of Adjustment) - Washoe County, NV

Hi Courtney. I think this public records request is related to your washoe valley MPA/RZA



Eric M. Young, Senior Planner.
Planning & Building | Community Services Department
eyoung@washoecounty.us | Office: 775.328.3613
Visit us first online: www.washoecounty.us/csd
For Building call (775) 328-2020
For Planning call (775) 328-6100
Email: Building@washoecounty.us
Email: Planning@washoecounty.us

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, February 2, 2024 10:06 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #154353] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

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

Respectfully,



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: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, February 2, 2024 10:04 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #154353] (Planning Commission/Board of Adjustment) - Washoe County, NV

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Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	154353
Date/Time	2/2/2024 10:04 AM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Case Number WRZA23-0007 (3180 Makalya Way) From: Wayne and Denise Barlow 3105 Old US Hwy 395 N, Washoe Valley, NV 89704 Phone: 775/745-9213 or 775/745-9999 It has been brought to my attention that the Planning Commission has not received any objection to the above referenced property. When in Fact I know of at least two objection emails have been issued. We are now submitting our objection for the following reasons. 1. The property was purchased as rural property. 2. Envision Washoe County 2040 Master Plan, page 107, Policy 5.1 states: Maintain large lot sizes outside of the TMSA and prohibit land use changes that would result in a parcel less than 5

From: Weiche, Courtney
To: Roman, Brandon
Subject: FW: A new Service Request has been created [Request ID #154352] (Planning Commission/Board of Adjustment) - Washoe County, NV
Date: Tuesday, February 6, 2024 9:41:45 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

From: Planning Counter <Planning@washoecounty.gov>
Sent: Friday, February 2, 2024 3:00 PM
To: Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #154352] (Planning Commission/Board of Adjustment) - Washoe County, NV



Eric M. Young, Senior Planner.
Planning & Building | Community Services Department
eyoung@washoecounty.us | Office: 775.328.3613
Visit us first online: www.washoecounty.us/csd
For Building call (775) 328-2020
For Planning call (775) 328-6100
Email: Building@washoecounty.us
Email: Planning@washoecounty.us

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, February 2, 2024 10:02 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #154352] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

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

Respectfully,



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: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, February 2, 2024 10:01 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #154352] (Planning Commission/Board of Adjustment) - Washoe County, NV

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

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	154352
Date/Time	2/2/2024 10:01 AM
Type	Planning Commission/Board of Adjustment
Address	9270 LOST VALLEY RD, Reno
Origin	Control Panel
Comments	To whom this may concern: This email is in reference to the notice of public hearing I received in the mail. I live at 3055 Old US Highway 395 N across from the mentioned case location above. I wish to officially give comment about the proposed amendments. I believe that what ever is legally allowed should be allowed, but I don't not believe there should be any amendments that fall outside the scope of what is currently allowed. If the owner of the land can parcel and build a set number or properties currently, that should suffice and there should be no amendment to extend or allow for additional properties to be built or parcelled out. Thanks,
Submitter	DEWEESE, GLENN R

From: [Derek Gunn](#)
To: [Clark, Michael](#); [Weiche, Courtney](#)
Cc: [Jason Strull](#); [Rachel Hahn](#); [Mandy Gunn](#)
Subject: Re: WMPA23-0005 and WRZA23-0007 - 3180 Makayla Way - Planning Comments
Date: Thursday, February 1, 2024 5:58:29 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[parcel_map.tif](#)

[**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 all,

My name is Derek Gunn, as Jason mentioned we share Makayla Way and its easement/access with Jason/Rachel, and Mr. O'Connor.

We concur with Jason and Rachel's concerns. I will be brief, with our thoughts. My wife Amanda and I will be at the meeting, and plan on reading this information below.

The Parcel Map for APN 046-042-06 (Mr O'Connor's property), along with our property and Jason/Rachel's property was prepared by Mr. O'Conner (attached).

It clearly states on Notes #3, that Makayla Way is a private access and utilities (public and private) for the benefit of A.P.N. 046-042-06 and the two parcels being created by this map, only. Makayla Way will use the existing drive access from Old Highway 395. Use of this easement by A.P.N. 046-042-06 is limited to Not more than two single family residences

This clearly states that A.P.N 046-042-06 with access through Makayla way is only to be used for two single family residences only. Not subdivided, no additional residences, etc.

Again, this map was prepared by Mr. O' Conner and should answer any questions if this land can be subdivided using Makayla Way as the access, which it clearly cannot.

Thank you again very much for your time, and we look forward to meeting you on Monday at the meeting.

Derek and Amanda Gunn

On Thu, Feb 1, 2024 at 3:24 PM Clark, Michael <MEClark@washoecounty.gov> wrote:

Hello Jason –

Let me ask county staff a few questions and I'll get back to you.

I've had donkeys and mules out in Washoe Valley, great animals.

Thanks,

Mike

From: Jason Strull <jasonstrull@gmail.com>

Sent: Tuesday, January 30, 2024 8:00 AM

To: Clark, Michael <MEClark@washoecounty.gov>

Cc: Rachel Hahn <rachelmhahn@gmail.com>; Derek Gunn <derekgunn1@gmail.com>; Mandy Gunn <amanda.gunn@getitnowshop.com>

Subject: WMPA23-0005 and WRZA23-0007 - 3180 Makayla Way - Planning Comments

[**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 Commissioner Clark,

I am writing to you in hopes you can help at the upcoming Planning Commision Meeting, February 6th 2024.

Myself and my wife, Rachel, live at 3170 Makayla Way, APN 046-032-14. I have added our next door neighbors Dereck and Mandy Gunn to the Cc. We are all your constituents. Together we all share the Easement with Mr Art O'Connor that is Makayla Way.

Mr O'Connor is trying to change the zoning on his parcel so he can subdivide it. He has

made this expressly clear since he has purchased his property at 3180 Makayla way, I have attached an email thread detailing this.

The access to Mr O'Connor's property is through an easement on our property, which is Makayla way. The easement is also a shared equestrian easement, to access BLM lands. We use the easement daily to access the adjoining BLM lands to walk the dogs, donkeys and goats, and ride our horses. We have 4 horses, 2 rescue miniature donkeys, 6 goats and 3 dogs.

The biggest concern for us, is that if the property is subdivided, it could affect our access to public land and create more traffic and congestion in our area. Additionally the easement itself has become a point of contention, with Mr O'Connor modifying it by dropping gravel and road base. This has created a safety concern for us as we can no longer trot or lope our horses on our own this portion of our property. As you can imagine, this has created a lot of issues between myself and Mr O'Connor.

I saw in the supporting documents that there was no comments under section LU1.2. Please know this is not correct as an email, attached with attached letter, was sent to the then planner Roger Pellham in April of 2023 expressing concern and opposition to the project.

I hope at the February 6th planning meeting we can count on you to oppose this zoning change as we feel the access through the easement is not with its original intention and it will change the rural and country feel that we all love about the area.

Thank you Commissioner Clark for your attention on this, I included some pics below of Mr O'Connor dumping the gravel, and us and the animals on the local BLM lands we got to through the easement.

Thanks again,

Jason Strull

3170 Makayla Way

Washoe Valley NV 89704

(775)313-2520

5207A

REFERENCES

1. DEED TO GTS, LLC. FILED 27 MARCH 2014 AS DOCUMENT NO. 4338656, WASHOE COUNTY RECORDS
2. FINAL ORDER OF CONDEMNATION FILED 29 AUGUST 2013 AS DOCUMENT NO. 4274497, WASHOE COUNTY RECORDS.
3. RECORD OF SURVEY NO. 33 FOR ED CLARK FILED 3 NOVEMBER 1947, WASHOE COUNTY RECORDS.
4. RECORD OF SURVEY NO. 131 FOR ED CLARK FILED 3 AUGUST 1949, WASHOE COUNTY RECORDS.
5. RECORD OF SURVEY NO. 1961 FOR LYNN MARTIN FILED 4 DECEMBER 1987, WASHOE COUNTY RECORDS.
6. RECORD OF SURVEY NO. 4141 FOR FALCON CAPITAL, LLC., FILED 17 SEPTEMBER 2002, WASHOE COUNTY RECORDS.
7. RECORD OF SURVEY NO. 4180 FOR FALCON CAPITAL, LLC., FILED 14 JANUARY 2003, WASHOE COUNTY RECORDS
8. RECORD OF SURVEY NO. 4217 FOR FALCON CAPITAL, LLC., FILED 24 MARCH 2003, WASHOE COUNTY RECORDS.
9. DEED TO VIRGINIA AND GOLD HILL WATER COMPANY, FILED 25 JUNE 1872 IN BOOK 4, PAGE 178, WASHOE COUNTY RECORDS.

NOTES

1. DEFECTIVE TITLE TO HIGHWAY CONVEYED BY DEED FROM WINTERS TO THE STATE OF NEVADA RECORDED IN BOOK 56 PAGES 83 & 84, WASHOE COUNTY RECORDS. PER REFERENCE 9, ACTUAL TITLE WAS HELD BY VIRGINIA AND GOLD HILL WATER COMPANY. WASHOE COUNTY ASSESSOR ROLLS INDICATE WINTERS DID NOT OWN PROPERTY IN THE SE1/4 OF THE NE1/4 OF SECTION 34, THEREFORE, NO ABANDONMENT IS REQUIRED.
2. A.P.N. 046-042-06 NOT BEING PARCELED. THIS PARCEL SHOWN BECAUSE NEW EASEMENT IS BEING CREATED FOR BENEFIT OF A.P.N. 046-032-11, AS SHOWN. OWNER IS SAME AS OWNER OF LAND BEING PARCELED.
3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP. ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06.
4. A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE TWO EXISTING SINGLE FAMILY RESIDENCES ON A.P.N. 046-042-12, ONLY, IS HEREBY GRANTED FOR THE EXISTING DRIVEWAY. THIS EASEMENT CONSISTS OF A NON-DESCRIBED TRIANGULAR AREA WITH VERTICES APPROXIMATELY 20 FEET ALONG THE WESTERLY AND NORTHERLY PROPERTY LINES FROM THE NORTHWEST CORNER OF PARCEL 1. GRANTING OF THIS EASEMENT SHALL NOT PRECLUDE THE USE OF THIS OLD HIGHWAY 395 ACCESS BY THE OWNERS OF THE PARCEL 1 CREATED BY THIS MAP.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

LEGEND

- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- (R8) REFERENCED INFORMATION - NUMBER REFERS TO ITEM IN REFERENCE LIST ON THIS SHEET
- SET 5/8" REBAR WITH PLASTICAP PLS 5650
- FOUND 3/4" IRON PIPE
- ⊕ FOUND USGLO BRASS CAP SECTION CORNER
- ⊕ FOUND USGLO BRASS CAP QUARTER CORNER
- ⊕ FOUND 4' X 4" CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT WITH 1/4" STEEL PIN IN TOP CENTER AS NOTED
- ⊕ FOUND 8X6 FENCE POST
- FOUND 5/8" REBAR WITH PLASTICAP PLS 10312
- DIMENSION POINT - NOTHING FOUND, NOTHING SET

SHEET 2 OF 2

OC ENGINEERING

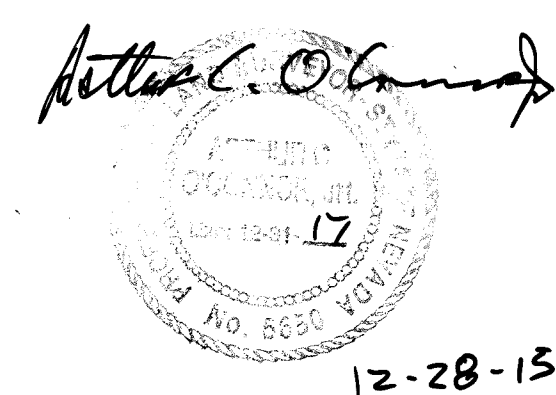
P. O. BOX 10307
RENO, NEVADA 89510
775-385-1735
E-MAIL: OEN@OCENG.COM
RENO OFFICE: 10965 DRYDEN DRIVE

PARCEL MAP
FOR
GTS, LLC.

3150 OLD HIGHWAY 395
WEST WASHOE VALLEY, NEVADA
BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872
AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.
POR. NE 1/4 SEC. 34 & NW 1/4 SEC. 35, T. 17 N., R. 19 E., M. D. B. & M.

WASHOE COUNTY

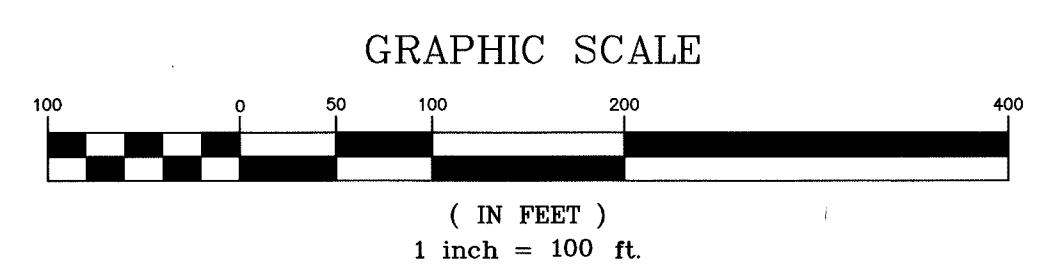
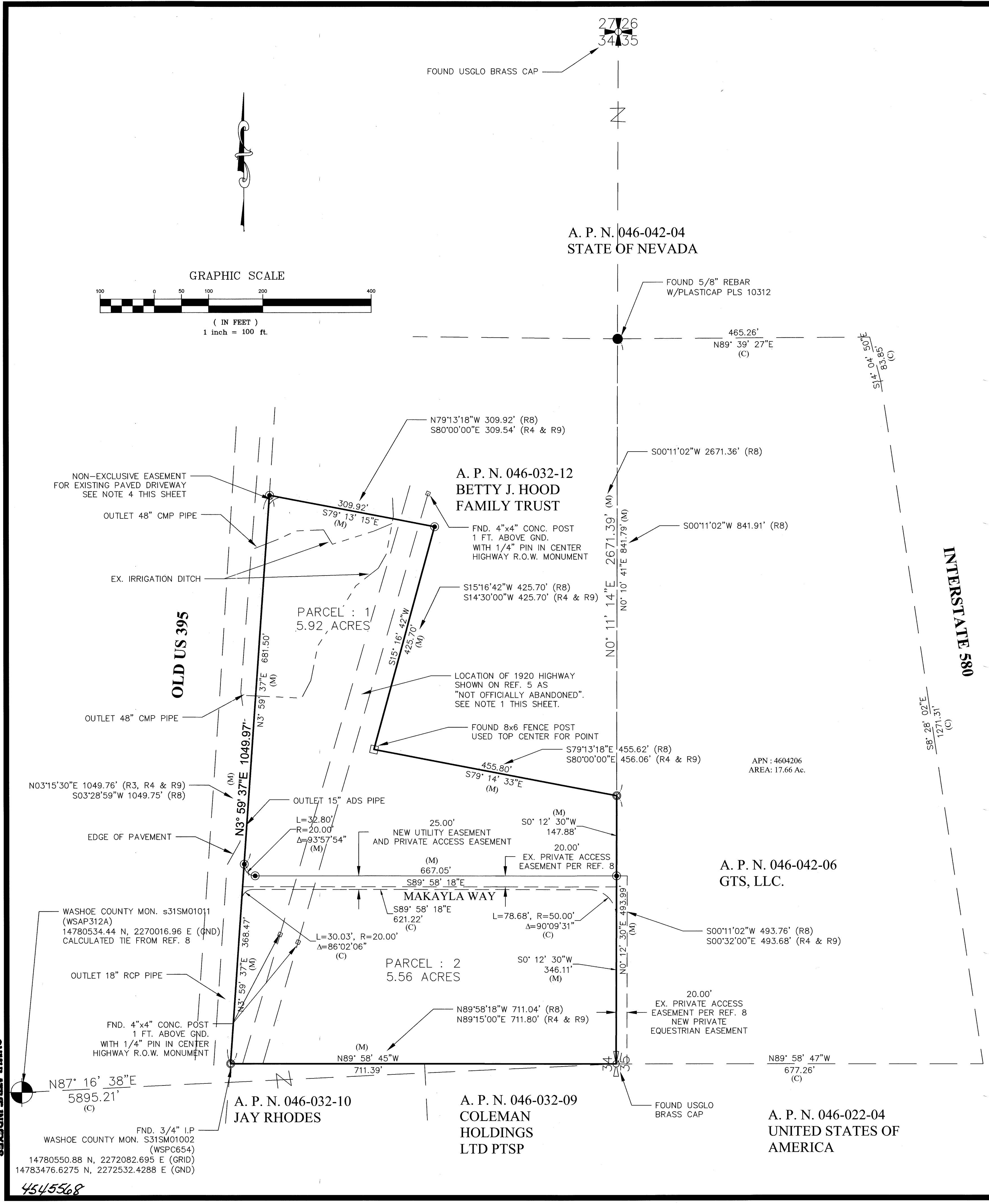
NEVADA



Parcel Map 5207A

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

5207A
CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP



4545568

Art O'Connor 313

To. Washoe

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To. Carson

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Filed for Record at request of H.A. Cheever
on 7th March A.D. 1864 at 8. P.M.

P.E. Shannon
County Recorder

Fence

Washoe

312

Range 8

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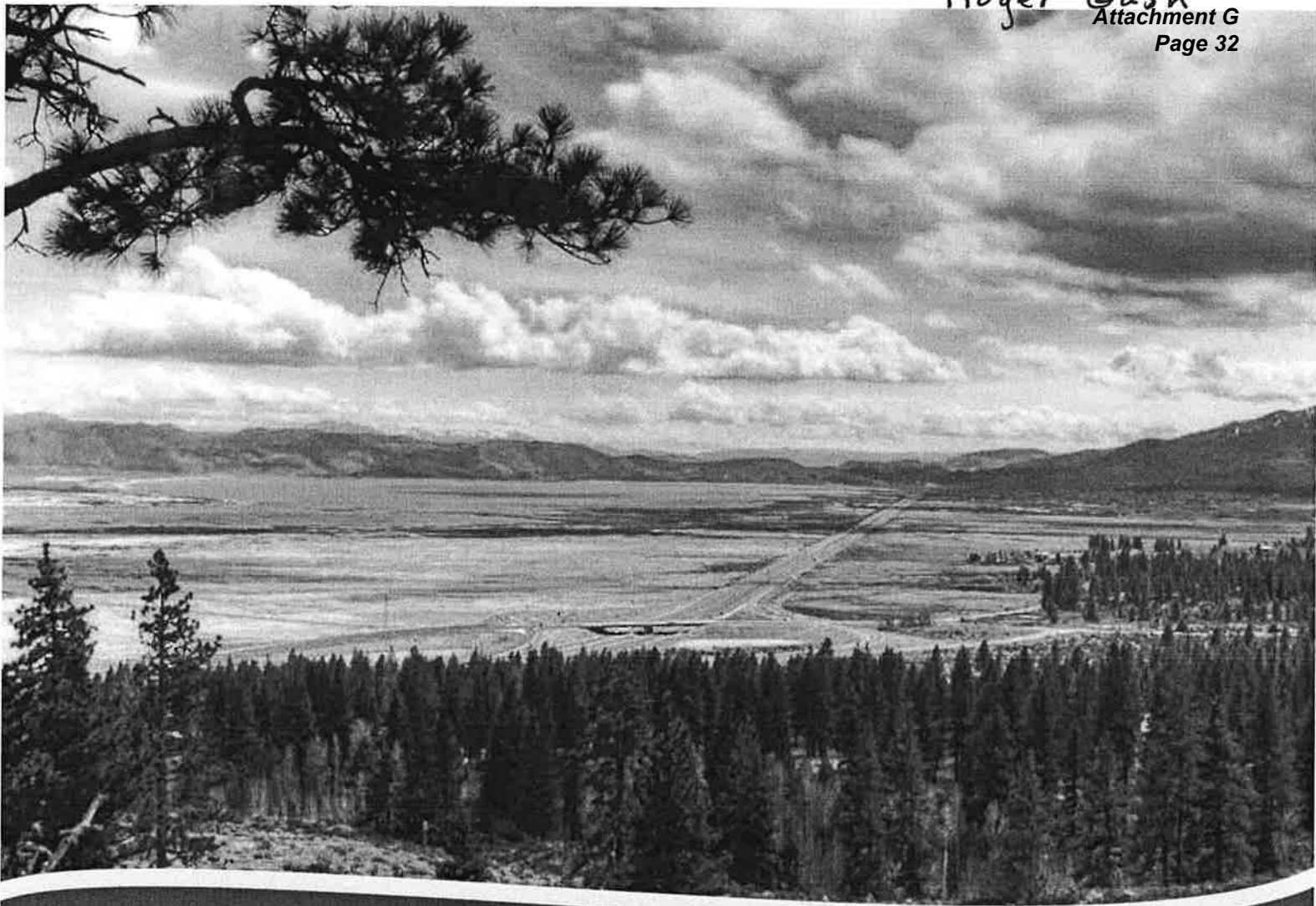
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2	5
1	4

2	4
1	3

Optic



Scale 200 Ft To an inch



DRAFT
Washoe Valley Scenic Byway
Corridor Management Plan

*A Recreation, Open Space
and Wildlife Haven*

