

BRIEF OF APPELLANT CITIZENS FOR SPANISH SPRINGS

Appeal from Planning Commission Recommendation to Approve Application
WDCA24-0004: Housing Affordability Package 2.5a

Board of County Commissioners Meeting

November 19, 2024

Relief Sought

Appellant Citizens for Spanish Springs requests that the Board of County Commissioners grant this appeal, reverse the Planning Commission's decision to recommend approval and deny application WDCA24-0004 (Housing Affordability Package 2.5a).

Standing

The County staff objects to the standing of Citizens for Spanish Springs, i.e., the legal right of Citizens for Spanish Springs to bring this appeal. This procedural move is staff's attempt to shut down this appeal without allowing the Board of County Commissioners to decide the appeal on its merits.

The argument by staff is that the members of Citizens for Spanish Springs are not affected by the Code amendments proposed in Housing Affordability Package 2.5a and thus Citizens for Spanish Springs has no standing. The residents are affected, however. As proof, the County held community meetings on Housing Affordability Package 2.5a on June 24, June 26 and July 1, 2024. The meetings

were scheduled to take place from 5:00-6:00 pm, but due to public interest the meetings ended at approximately 6:30 pm. The June 24 meeting was attended via Zoom by 71 people and in person by 14 more. Two days later, 55 people attended the June 26 meeting via Zoom. Five days later, approximately 41 people attended the third meeting in person.

The holding of community meetings with residents is an admission by the County that residents of the County have a stake in Development Code amendments. The number of attendees at the community meetings is evidence that residents strongly believe they will be adversely affected by the County's plan to lay down the red carpet for developers to build duplexes, triples, four-plexes, cottage courts and bunk houses in single-family neighborhoods as a matter of right and without notice to any neighbors.

Staff complains nonetheless that Citizens for Spanish Springs allegedly lacks standing because it is only comprised of "unknown and unnamed individuals" who "claim" to own property. *Staff Report, pp. 5 & 6 of 13*. The appellant is not unnamed or unknown individuals. The appellant is Citizens for Spanish Springs. In *Nat'l Ass'n of Mut. Ins. Cos. v. State Dep't of Bus. & Indus.*, 524 P.3d 470, 478 (Nev. 2023), the Nevada Supreme Court affirmed that a voluntary-member association may establish standing by showing injury to its members, even though the association itself suffered no direct injury. This is known as "representational

standing.” The three-part test for representational standing is “(a) its members would otherwise have standing to sue in their own right; (b) the interests it seeks to protect are germane to the organization's purpose; and (c) neither the claim asserted nor the relief requested requires the participation of individual members in the lawsuit.” *Id.*

(a) Members’ standing to appeal in their own right

NRS 278.3195(1) provides that an “aggrieved” person has standing to appeal. WCC 110.910.02 defines “aggrieved person” as a person or entity who has suffered a substantial grievance in the form of the “denial of or substantial injury to a personal or property right.”

In the instant appeal, the aggrieved appellant is an association representing its members. In the federal case law precedents from which *Nat’l Ass’n of Mut. Ins. Cos.* is drawn, the Ninth Circuit held in *Nat’l Council of La Raza v. Cegavske*, 800 F.3d 1032, 1041 (9th Cir. 2015) that the court was not convinced that an injured member of an organization must always be specifically identified in order to establish standing for the organization. The Nevada Supreme Court cited to *Nat’l Council* and held that representational standing is established when an organization provides a list including names of members.

Citizens for Spanish Springs has at least 96 members. A list is attached. The list gives the residence addresses where the members own property. Also attached

are copies of member sign-in sheets and signed petitions attesting to members' opposition to the County's efforts to amend the Development Code.

Rather than having 96 individuals hire 96 attorneys to advocate for and to defend their personal and property rights, residents banded together under the name Citizens for Spanish Springs to have one lawyer represent their mutual interest in stopping bad planning that adversely effects the residents' personal and property rights. The formation of the group is significant in the eyes of the law. In *Nat'l Ass'n of Mut. Ins. Co.* the court held that the fact that people asked for an organization to intervene and advocate for their rights is itself evidence of member injury. *Id.* at 479.

Attached is a map indicating the locations of residences of members of Citizens for Spanish Springs. The map shows that the members live in or in close proximity to regulatory zones where "affordable"/"attainable" housing types would be built. If the Code amendments proposed in Housing Affordability Package 2.5a are adopted, these "middle housing" types would be built in regulatory zones where they previously could not be built in the absence of a special use permit. The current requirement of a special use permit protects the residents by giving them notice and an opportunity to be heard.

The staff on the other hand is fond of the concept of "streamlining", which means eliminating protections for existing residents in the current Code. The

members of Citizens for Spanish Springs are aggrieved and would have standing in their own right because the amendments proposed by Housing Affordability Package 2.5a would eliminate their personal and property right to be heard in opposition as to any proposed apartment project.

The members of Citizens for Spanish Springs are aggrieved and would have standing in their own right because Spanish Springs valley has limited infrastructure upon which the members depend and the amendments at issue would allow accelerated urbanization of the valley and overtaxing of the valley's available water, sewer, streets and roads.

The members are aggrieved and would have standing in their own right because they own and reside on property either in, or in close proximity to, regulatory zones that the County is attempting to transform into multi-family rental properties, which adversely affects the value, use and enjoyment of the members' properties.

The members are aggrieved and would have standing in their own right because they built or purchased their homes in reliance upon, and as protected by, existing regulatory zones in the Development Code, and there is no substantial or material change in circumstances to justify amendments to allow apartments to be built as of right in suburban residential and neighborhood commercial zones, instead of only with a special use permit, as provided in the current code.

In *Citizens for Cold Springs v. City of Reno*, 125 Nev. 625, 218 P.3d 847 (2009), citizens, taxpayers, residents, and property owners in Cold Springs challenged Reno's annexation of Cold Springs on grounds that the urbanization and development planned by Reno¹ would adversely affect their rural community and its limited water supplies and infrastructure. Reno tried and failed to get the residents' case dismissed on standing grounds. The court held that Nevada statute allows for citizens to challenge annexations based on both current *and reasonably ascertainable future adverse effects*. *Id.* at 632, 218 P.3d at 851. The court pointed out that in its prior decision in *Hantges v. City of Henderson*, 121 Nev. 319, 322-23, 113 P.3d 848, 850 (2005), the court had determined that citizens who were not property owners of the subject land had standing to challenge an agency's

¹ In the companion case of *City of Reno v. Citizens for Cold Springs*, 126 Nev 263, 266, 236 P3d 10, 12 (2010), the court said: "Cold Springs is a predominately rural area located north of Reno. It is a closed hydrographic basin that traps water and sewer outflow within its confines. Because of the closed nature of Cold Springs' water services and infrastructure, there are limited water supplies and sewage disposal available to its citizens. In 2005, the City passed a zoning ordinance that annexed approximately 6,800 acres of undeveloped land in Cold Springs. The City annexed this land because developers proposed substantial urbanization in the area, including 13.5 million square feet of new commercial space and 6,860 new residential units." The *Citizens for Cold Spring* cases thus arose in a context that bears some similarity to the County's attempt to urbanize Spanish Springs today.

findings on a redevelopment plan. *Id.* The court had held in *Hantges* that Nevada statutes allowing challenges to land use decisions by a local governing body should be interpreted broadly to serve their protective purpose “consistent with our prior rulings that citizens have standing to challenge land-use decisions.” *Id.* at 323, 113 P.3d at 850 (citing *City of Reno v. Goldwater*, 92 Nev. 698, 700, 558 P.2d 532, 533 (1976) (observing that the standing of taxpayers and residents living in close proximity to the subject land was “beyond question”).

In *Citizens for Cold Springs* the court cited with approval the following cases on standing: *Construction Ind. Ass'n, Sonoma Co. v. City of Petaluma*, 522 F.2d 897, 903 (9th Cir. 1975) (holding that two landowners challenging a housing and zoning plan have standing to sue on their own behalf because they had “already suffered or are threatened with a direct injury”); *Cowan v. Board of Com'rs of Fremont County*, 143 Idaho 501, 148 P.3d 1247, 1255 (Idaho 2006) (holding that adjoining landowner had standing to challenge a proposed subdivision because when one alleges that his property might be adversely affected by a land-use decision, the nature of the harm, be it real or potential, is sufficient for standing purposes); *Benton County v. Friends of Benton County*, 294 Ore. 79, 653 P.2d 1249, 1257 (Or. 1982) (affirming a land-use agency’s decision granting standing to a landowner and explaining that the inquiry as to adverse effect and the likelihood of injury is a factual determination, while noting that in that specific

instance, the likelihood of damage was remote but was not too remote for consideration); *Jenkins v. Swan*, 675 P.2d 1145, 1150 (Utah 1983) (holding that an allegation of adverse effect requires some “causal relationship alleged between the injury to the plaintiff, the governmental actions and the relief requested”). The holdings of these cases are consistent with standing being granted for Citizens for Spanish Springs in this appeal.

Accordingly, the members would have standing individually as aggrieved persons and Citizens for Spanish Springs satisfies the first prong of representational standing.

(b) Interests being protected are germane to the organization’s purpose

In *Nat’l Ass’n of Mut. Ins. Cos.* the court held that the second element of representational standing -- the interests of the association are germane to its purpose -- is designed to assure that the association has a sufficient stake in the resolution of the dispute to provide vigorous advocacy. Citizens for Spanish Springs was formed to oppose Housing Affordability Package 2.5a and thus exists to advance the interests of residents who are its members. Citizens for Spanish Springs has provided vigorous advocacy by appearing before the Planning Commission and filing the instant appeal. Citizens for Spanish Springs will continue to provide vigorous advocacy by appearing on November 19, 2024 before the Board of County Commissioners.

- (c) **The claim asserted and the relief requested do not require the participation of individual members in the lawsuit.**

Citizens for Spanish Springs is seeking the rejection of the Planning Commissions' findings and reversal of the recommendation for approval of Housing Affordability Package 2.5a. The court held in *Nat'l Ass'n of Mut. Ins. Cos* that individual participation is less significant in a declaratory judgment case where an association seeks declaratory relief for its members, rather than monetary damages, because declaratory relief is "properly resolved in a group context." *Id.*, at 480. Declaratory relief actions do not require "tailored proof of how a regulation will impact each member." *Id.* Similarly, this appeal does not seek damages or other individual relief on behalf of any member. This appeal seeks relief that is "properly resolved in a group context" because it seeks reversal of a government action affecting everyone in Spanish Springs, or actually, everyone living in unincorporated Washoe County. This appeal is akin to a declaratory relief action rather than an action for damages. Accordingly, in line with the court's holding in *Nat'l Ass'n of Mut. Ins. Cos.*, Citizens for Spanish Springs satisfies all three elements of representational standing.

Grounds for Reversal

On September 3, 2024, Citizens for Spanish Springs appeared through its counsel, with local residents, to speak in opposition to the proposed amendments to the Development Code in County-sponsored Housing Affordability Ability

Package 2.5a. As the hearing began, the chair announced that staff would be receiving extra time for its presentation. Before Citizens for Spanish Springs and residents rose to speak, the chair admonished them that they would have 180 seconds each, and no more, and to behave themselves or the chair would take appropriate action. The audience had been behaving appropriately and the lecture was uncalled for, but the incident highlights the difficulty of gaining a level playing field for this appeal.

A point stressed by staff during the hearing was that planning commissioners needed to make only one of four possible findings (i.e., agree with one of four possible justifications) for Housing Affordability Package 2.5a to be recommended for approval. For Commissioners Flick and Kennedy, even one finding was a bridge too far. They announced they could make none of the four findings. Commissioner Pierce could make only one finding. Three commissioners – Nelson, Owens and Barnes -- said they could make two findings. Only Commissioner Lazzareschi said he could make all four findings. The outcome was a 5-2 vote recommending approval, though it was obvious the commissioners as a group had difficulty going along with the staff's argument that commissioners should have no problem making all four findings. Despite the divided Planning Commission, in their Staff Report to this Board on this appeal, staff asserts that

they “strongly believe” that all four findings could be made. *Staff Report, p. 7 of 13.*

Respectfully, Citizens for Spanish Springs and its members strongly believe that none of the four findings could be made.

This Board does not need to make any findings of its own. In considering a final action on a Planning Commission recommendation, the Board of County Commissioners need only make part of the record this Board’s rejection of the findings provided in the Planning Commission's final recommendation. This Board also can make other findings it may deem relevant, but there is no requirement to do so. *See WCC 110.818.35.*

Citizens for Spanish Springs differs with staff at a fundamental level. The staff characterizes Housing Affordability Package 2.5a as “reducing” “regulatory barriers” to housing. To the residents of Spanish Springs, the existing Code is not a “regulatory barrier.” The existing Code protects their interests. It means that the rules that they followed when they purchased or built their homes in Spanish Springs will be followed by others in the future, as they should be.

Frankly, if this Board truly felt the existing Development Code was merely a “regulatory barrier”, this Board would not have adopted the Code in the first place.

As Citizens for Spanish Springs views it, the staff is obsessed with its goal of urbanizing every part of Washoe County (with the exception of Lake Tahoe, of

course) in the name of “affordable”/“attainable” housing. This obsession overlooks the commitments of residents who bought homes and land in Spanish Springs in reasonable reliance on the expectation that they would be able to raise their families in a countrified setting of traditional single-family detached homes. Staff’s obsession overlooks the protection to residents provided by the Code’s current requirement that a special use permit must be obtained in most regulatory zones for apartment housing.

On September 3rd some but not all of the planning commissioners overlooked the personal and property rights of residents and made subjective “findings” that ignore the reality as to the effect of steering development in the valley into multi-family housing, aka “middle” housing. It is respectfully requested that this Board reject those findings for the following reasons:

1. The proposed amendments are inconsistent with the Master Plan

One of the problems with the “finding” by some planning commissioners that the Code amendments are “consistent” with Envision Washoe 2040 Master Plan is that this finding ignores elements of the Master Plan that contradict the finding. For example, large areas of Spanish Springs are in rural residential and suburban residential land use designations in the Master Plan. Many members of Citizens for Spanish Springs live in these areas. The plan states, at p. 57:

The intent of the Suburban Residential designation is to provide for a predominantly residential lifestyle with supporting mixed use nonresidential

and residential uses, including commercial, public and semi-public facilities; and parks and open space. A further goal of this group is to protect the stability of existing unincorporated neighborhoods and to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns. Developments proposed within the Suburban Residential designation should promote the development of walkable, mixed-use communities that meet the daily needs of residents, balance jobs and housing, offer a high quality of life, reduce the need for automobile trips, encourage the utilization of public transit and result in the creation of distinctive and attractive communities that create a strong sense of place.

Citizens for Spanish Springs finds that allowing apartments to be built as a matter of right in, or in close proximity to, their rural residential or rural suburban neighborhoods conflicts with preserving “the stability of existing unincorporated neighborhoods.” It also conflicts with “smart growth development.” The amendments proposed by WDCA24-0004 therefore conflict with the Master Plan.

Significant areas of Spanish Spring are designated by the Master Plan as rural. As the attached map and lists show, a number of members of Citizens for Spanish Springs live in these areas. The policy of the Master Plan is to “maintain the rural character of communities in the Rural Area.” *See* Master Plan, p. 61.

This is exactly what Citizens for Spanish Springs is attempting to do on this appeal. WDCA04-0004 is inconsistent with the Master Plan because it does not attempt to maintain the character of the rural areas.

To the extent the Master Plan addresses different housing types to meet the asserted demand, there is a dearth of evidence that apartments that are built

pursuant to WDCA24-0004 would make even a small dent in the satisfying the alleged demand. Thus, it is inconsistent with good planning to propose that existing residents sacrifice their personal and property rights for no reasonable purpose.

2. The proposed amendments do not promote public health, safety, welfare and the purpose of the Development Code

The Development Code (Chapter 110 of Washoe County Code) is of course massive in size, covering hundreds of ordinances in many subject areas. It is therefore incredibly overbroad, vague and ambiguous – in fact, almost meaningless -- for a planning commissioner to make a “finding” that a particular development is “consistent” with the Development Code.

With that in mind, Article 104 of Chapter 110, in WCC 110.104.00, states that the purpose of the various County bodies who enforce the Code, including this Board of County Commissioners, is to oversee a “system for ensuring that growth occurs in a responsible manner in order to protect the health, safety, and welfare of the County and its residents.” Respectfully, in the view of Citizens for Spanish Springs, WDCA24-0004 is not an example of responsible growth, nor does it protect the health, safety and welfare of the residents. For the reasons previously given above, the health, safety and welfare of the members of Citizens for Spanish Springs is *not* protected in WDCA24-0004. The County’s invitation to developers to build apartments rather than single-family detached homes in suburban

residential, neighborhood commercial, and other areas *as a matter of right without a special use permit* is not responsible growth. To be responsible growth, it must take into account the quality of life and the personal and property rights of *existing residents*, not merely those who the County is trying to attract to the “affordable”/“attainable” housing.

Notably, only one out of seven planning commissioners found WDCA24-0004 to be consistent with the Development Code. Six out of seven therefore concluded that the proposed amendments are not consistent with the Code.

3. The amendments are not justifiable as a “response to changed conditions”

The “changed conditions” between the Spanish Springs of a decade ago and the Spanish Springs of today relate to growth. The side-effects of growth in the valley have been typical of other areas experiencing rapid growth: issues with infrastructure, traffic, water, sewer, congestion and public services, to name a few. There is no reason to add fuel to the fire by encouraging developers to build multi-unit housing under these conditions.

Regarding the staff’s argument that the goal is “a more desirable utilization of land within the regulatory zones”, the staff is simply substituting its subjective judgment as to what is desirable in place of the people who live there. Even assuming an “increased demand for more diverse and accessible housing options” as described by the Staff Report, that demand does not translate into a right to

demand that apartments be built in Spanish Springs to satisfy that demand. The indiscriminate application of these amendments to everywhere in Washoe County (except Tahoe) is not good planning; it is poor planning that displays a disregard for the personal and property rights of existing residents.

4. The amendments would cause adverse effects

Again, only one of seven commissioners found that there were allegedly “no adverse effects” in recommending approval of WDCA24-0004. It was clear to the rest of the commissioners that adverse effects will occur.

For example, apartments would appear in single-family suburban residential zones without any notice to existing residents. Residents would have no right even to object to apartments being built in their neighborhoods.

Families who came to Spanish Springs for a rural and semi-rural lifestyle, who bought their land and single-family detached homes and who invested their time and money to have a “sense of place” would be sold out in the name of “affordable”/“attainable” housing. Their property values and use and enjoyment of their homes and land will be adversely effected as well.

Summary

Pursuant to WCC 110.818.35, Citizens for Spanish Springs respectfully requests that this Board grant this appeal.

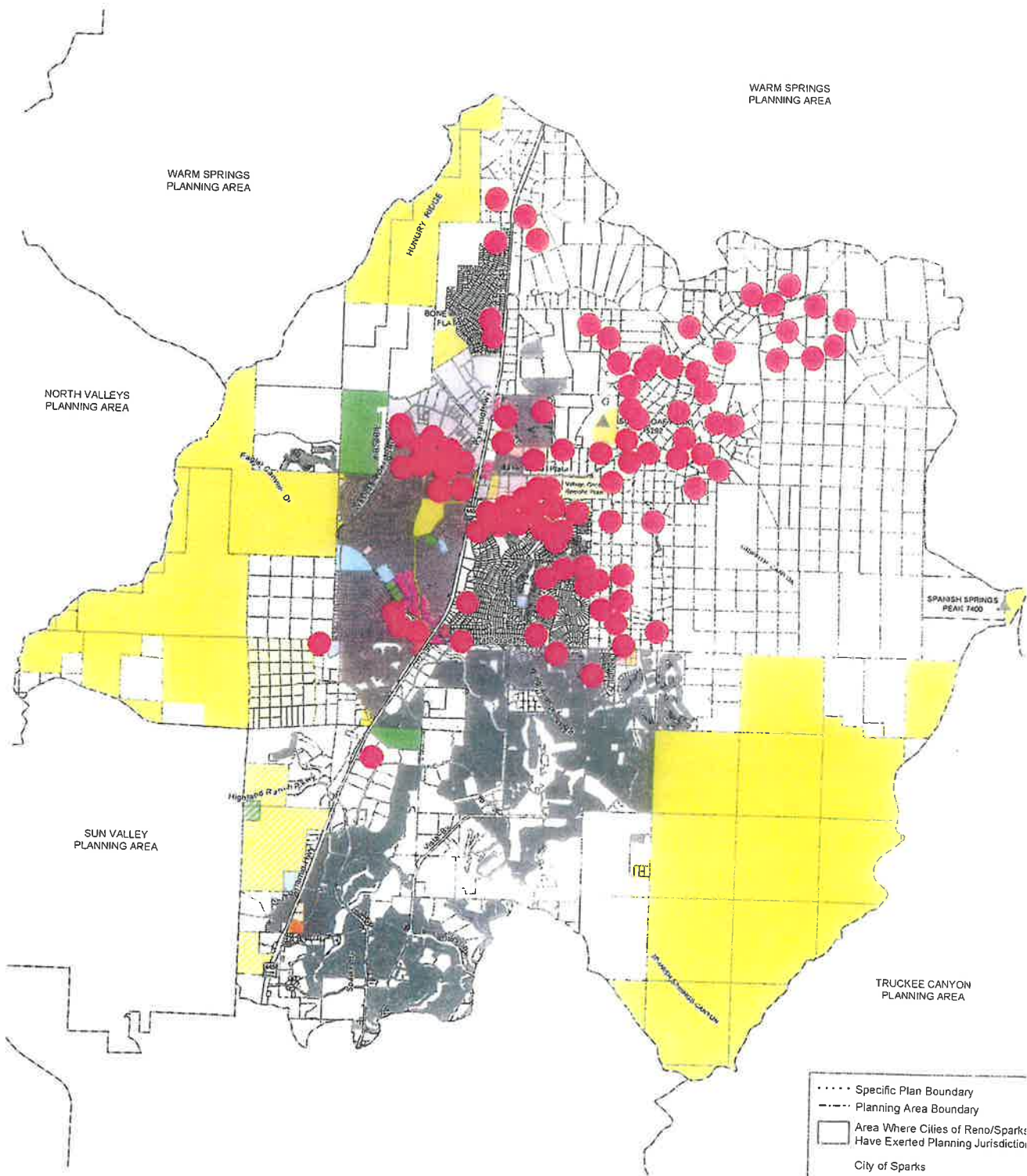
It is further requested that the Board reject the several findings made by some, but not all, members of the planning commission.

It is further requested that the Board reverse the Planning Commission recommendation for approval and that this Board deny application WDCA24-0004.

DATED: November 12, 2024 LAW OFFICES OF MARK WRAY

By /s/ Mark Wray

Attorney for CITIZENS FOR SPANISH SPRINGS



Names on Dotted Map Spanish Springs

Diana & Alan Loeffler - 11685 Paradise View Dr.
Donald Phillips Jr - 3009 Segre Ct
Ann Seder – 225 Hercules Dr
Marilyn Lawrence Leckbank – 5700 Winnemucca Ranch Rd
Michael & Kathi Sauers – 3085 Barranca Dr
David Koliha – 250 Quivera Lane
Lydia & Ron Miranda – 290 Saintsbury Ct
Jennifer Vaught – 3295 Genil Ct
Karl Sweder – 225 Hercules Dr
Dyanne Read – 650 Encanto Dr
Rob Holps – 5038 Dolores Dr
Thomas Nason - 1187 Rancho Mirage Dr
Meghan & Chris Westin – 670 Playa Place
Robert Russell – 7883 Jacinto Ave
Ken & Teresa Theiss – 177 Echaniz Ct
Mary Abrahamson – 1419 Laughing Chukar Lane
Terri Rondalcit – 751 Louden Ct
Dan Freshman – 603 Calle De La Plata
Dan Herman – 11275 Campo Rico Ln
Gail Russel – 7883 Jacinto Ave
Danya & Kevin MacDonald – 11925 Canyon Dawn Dr
Mitchell Volt – 11607 Hacienda Ridge Way
Frank Blazek – 810 Encanto Dr
Adam & Cindy Gilbert – 810 Encanto Dr
Nav Balwa – Calle De La Plata
Trish Swain – 15 N Desert Springs Cr
Erika Schreiber – 63 Marilyn Mae
Chris & Elizabeth Spezia – 9732 Pyramid
Tim Denning – 115 Carefree Dr
William Kaufmann – 8915 Benedict Dr
Mary Sheppard – 55 Wootton Downs Dr
Scott Peters – 560 Valle Verde
Jeff Holzauer – 7892 Jacinto Ave

Bernie & Keenynn Allan – 1338 Weizen Dr
Shantel Michell 4141 Black Hills Dr
Dave & Heather Rials – 758 Snowdrop Ct
Justin & Brittany Miller – 8495 Eaglenest Rd
Dennis & Brittany Erickson – 7909 Navasota Ct
Christi Johnson – 1450 Talon Ct
Jim & Dawnee Olson – 325 Omni Dr
Sean Winewiliel – 1267 Saron Dr
Terry & Sandra Jennings – 40 Desert Peak Court
Sarah Manghamn – 378 Omni Dr
Matt Farrell – 30 Horse Springs Dr
Ciara Goines = 1345 Lublin Dr
Craig & Leslie Comstock – 7550 Shadow Lane
Debra Wood – 5335 Santa Rosa Ave
Lawrence Powers – 6700 Coyote Call Trail
Richard Lew – 5655 Grass Valley Road
Gail & Carl Whisman – 435 Alamosa Dr
Judith Gannoe – 327 Onmi Dr
Nancy Rose – 326 Omni Dr
Theresa Rose 329 Omni Dr
Nancy Ellis – 219 Bartmess
Kimberly & Dale Anelo – 11640 Eagle Peak Dr
Mindy Rice – 2322 Ruddy Way
Michael & Diane Craig - 421 Desert Chukar
Mary PapaAndreas – Campo Rico Ln
Michael Swarts – 300 Shady Valley Rd
Linda Brown – 10 Caterpillar Ct
Patricia Solero - 4792 Caymus Dr
Miraim Golaszewski – 4792 Cosmunes Ct
Ken Golaszewski - 1287 Bellatrix Way
Carl & Merida Johnson - 11885 Paradise Hills Ct
Steven & Kathy Tedford – 12225 Pebble Bluff Dr
Kathy Davis – 971 Yellowhammer Dr
Nancy Ridders – 165 Carlene Dr
Thomas & Cheryl Lemke – 11780 Eagle Peak Dr

John & Angel Helming – 415 Metkovich Cir
Melody & Mark Chutter – 750 Quintero Lane
Christopher & Davi Burke – 75 Quivera Lane
Bruce Parks – 228 Bartmess Blvd
Robert & Susan – 2440 La Mancha
Deanna Bragg – 2300 Contrail St
Rob Hoooper 5050 Dolores
Jessica & Justin TenPenny – 595 Valle Verde Dr
Carlos & Evelyn – La Macha
Jamie Shepler – 50 Desert Peak Ct
George Gosar – 3040 Barranca Dr
Gloria Fennimore – En Canto Dr
Kurt Hall – 250 Agua Fria Dr
Brian Goates – 35 Sky Canyon
Kathy Arentz – 300 Quivera Ln
Michael Krause Theresa Bell – 650 Calle De La Plata
Carl Whisman – 435 Alamosa Dr
Merl (Guy) Gessop 2 – 200 Agua Frida Dr
Dyanne Reed - PO Box 4475
Salvadore Munoz – 640 Alamosa Dr
Barbara Sheppard – Family Trust Encanto
Roger Canary – 561 Calle De La Plata
Sharon & John Schneider – 2450 View Point Dr

SIGN IN SHEET

DATE

- Print Name MaryAnn Nichols Signature MaryAnn Nichols Date 8-16-24
✓ Address 760 Desert Plains Sparks Ph# 775-425-1138 email mnichols1138@charter.net
- Print Name Joni Hammond Signature Joni Hammond Date 8-16-24
✓ Address 6829 Peppergrass Dr Sparks Ph# 541-379-9891 email joni.mike.duck@bathel.com
- Print Name VALERIE USREY Signature Valerie Usrey Date 8-16-24
✓ Address 4597 Chromium Ct Sparks Ph# 775-800-1619 email Bicwxx41@gmail.com
- Print Name Dale & Kim Angelo Signature Kim Angelo Date 8/16/24
✓ Address 11640 Eagle Peak Dr. Ph# 775-448-6063 email laketahoe1011@gmail.com
- Print Name Tawni Olson Signature Tawni Olson Date 08/16/2024
✓ Address 1269 Saxon Dr. Ph# 661-964-9931 email tawni.olson@yahoo.com
- Print Name Thomas Sangster Signature Thomas Sangster Date 8/16/2024
✓ Address 750 Encanto Dr. Sparks Ph# 919-450-5922 email Thomas@TNT Ranch NV Co
- Print Name Adam Gilbert Signature Adam Gilbert Date 8/16/2024
✓ Address 810 Encanto Dr Sparks Ph# 775-303-2133 email agilbert@att.net
- Print Name _____ Signature _____ Date _____
Address _____ Ph# _____ email _____
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Address _____ Ph# _____ email _____
- Print Name _____ Signature _____ Date _____
Address _____ Ph# _____ email _____

Please pass along
SIGN IN SHEET DATE

Print Name Dawnlee Olson Signature Dawnlee Olson Date 8-16-2024

✓ Address 325 Omni Dr Sparks Ph# 661-713-3971 email dawnlee.olson@ycfhd.com

Print Name Judy Gannoe Signature Judy Gannoe Date 8/16/24

✓ Address 327 Omni Dr Sparks Ph# (775) 309-2394 email TJGannoe@outlook.com

Print Name Cheryl + Tom Lemke Signature Cheryl Lemke Date 8/16/24

✓ Address 11780 Eagle Peak Dr Sparks Ph# 775-622-9289 email Tlemke66@sbglobal.net

Print Name Roger Edwards Signature Roger Edwards Date 8/14/24

X Address 3405 War Paint Ph# 775-24840 email rvedwards47@gmail.com

Print Name Janet Butcher Signature Janet Butcher Date 8/16/24

✓ Address 4415 Cordoba Blvd Ph# 775-843-6208 email jbutcher400@charter.net

Print Name ELAINE GRIMES Signature Elaine Grimes Date 16 Aug 2024

✓ Address 5025 WINE CELLAR DR Ph# 408-345-9163 email egrimes@grimesonline.com

Print Name SALLY Zamora Signature Sally Zamora Date 8-16-24

X Address 141 Ashley Way Ph# 775-851-5078 email sawz@renco9.com

Print Name Deborah Walker Signature _____ Date 8-16-24

✓ Address 7590 Desert Plains Dr Ph# (408) 888-4827 email DebbieisaJoy@aol.com

Print Name Robert Chisholm Signature _____ Date 8-16-24

✓ Address 21 Vale Sparks NV Ph# 775-2335665 email Bob02003H@aol.com

Print Name Ronald L Nichols Signature Ronald Nichols Date 8-16-24

✓ Address 7606 Desert Plains Dr Ph# 775-200-4300 email ronnichols1138@charter.net

Print Name Randy Osmon Signature _____ Date 8/16/24

✓ Address 785 Desert Plains Dr Ph# 707-888-3317 email Randyosm@ycfhd.com

SIGN IN SHEET

DATE

| | | | | | |
|------------|-------------------------------|-----------|-----------------------|-------|---------------------------------|
| Print Name | <u>Lindsey Moser</u> | Signature | <u>Lindsey Moser</u> | Date | <u>8/16/2024</u> |
| Address | <u>12320 Ocean View Dr</u> | Ph# | | email | <u>lindseymoserpa@gmail.com</u> |
| Print Name | <u>Rosalie Ogburn</u> | Signature | <u>Rosalie Ogburn</u> | Date | <u>8-16-24</u> |
| Address | <u>4455 Desert Vista Ct</u> | Ph# | | email | <u>rco2@att.net</u> |
| Print Name | <u>DeAnna (Dee) Bragg</u> | Signature | <u>DeAnna Bragg</u> | Date | <u>8/16/2024</u> |
| Address | <u>2300 Central St Sparks</u> | Ph# | <u>708-596-0312</u> | email | <u>dannabragg@att.net</u> |
| Print Name | <u>Nikki Simmons</u> | Signature | <u>Nikki Simmon</u> | Date | <u>8/16/2024</u> |
| Address | <u>4460 Desert Vista Ct</u> | Ph# | <u>702-249-1006</u> | email | <u>4mlshomes@gmail.com</u> |
| Print Name | <u>Terrell Ogburn</u> | Signature | <u>Terrell Ogburn</u> | Date | <u>8/16/24</u> |
| Address | <u>4455 Desert Vista Ct</u> | Ph# | | email | <u>rco2@att.net</u> |
| Print Name | <u>Terry Plys</u> | Signature | <u>Terry Plys</u> | Date | <u>8-16-24</u> |
| Address | <u>2510 Nimbus Ct. Sparks</u> | Ph# | <u>775-219-4381</u> | email | <u>terryplys@yahoo.com</u> |
| Print Name | <u>Mary Pollard</u> | Signature | <u>Scott Finley</u> | Date | <u>8-16-24</u> |
| Address | | Ph# | <u>775-848-0561</u> | email | <u>acceptlife@sbcglobal.net</u> |
| Print Name | <u>Vicki Woods</u> | Signature | <u>Vicki Woods</u> | Date | <u>8/16/24</u> |
| Address | | Ph# | <u>775-225-1926</u> | email | <u>vwoods@woodsvenues.com</u> |
| Print Name | | Signature | | Date | |
| Address | | Ph# | | email | |
| Print Name | | Signature | | Date | |
| Address | | Ph# | | email | |
| Print Name | | Signature | | Date | |
| Address | | Ph# | | email | |

SIGN IN SHEET

DATE

Print Name KRISTY WHITEHOUSE Signature  Date 8/16/24

✓ Address 341 DESERT CHUKAR DR ⁵³⁰ Ph# 867-3099 email KRISTY.WHITEHOUSE48@GMAIL.COM

Print Name KEN WHITEHOUSE Signature  Date 8/16/24

✓ Address 341 DESERT CHUKAR DR ⁵³⁰ Ph# 219-0306 email MADDOG-KWKW@SBCGLOBAL.NET

Print Name PAUL RODRIGUEZ Signature _____ Date _____

✓ Address 331 QUAIL COUNTRY WAY Ph# 408.910.2919 email PABLOA@ER6@QMAIL.COM

Print Name FRANCISCO CONTRAS Signature  Date 8-16-24

✓ Address 580 COPISTERA DR Ph# (795) 224-2265 email CONTRAFRAN1031@YAHOO.COM

Print Name Mike + Kathi Sauer Signature  Date 8-16-24

✓ Address 3085 Barranca Dr Ph# _____ email mksauers@att.net

Print Name PAM BOYD Signature  Date 8/16/24

✓ Address PO Box 34804 Reno, NV ⁸⁹⁵³³ Ph# 775-842-5300 email pstell@juno.com

Print Name Frances Kerjanski Signature  Date 8/16/24

✓ Address 959 Red Falcon way Sparks ⁸⁹⁴⁴¹ Ph# 775-771-7011 email francy10363@bellsouth.com

Print Name James Schultz Signature  Date 8-16-24

✓ Address 2334 Ruddy way ⁸⁹⁴⁴¹ Ph# 775-846-4503 email CapnJeb1996@YAHOO.COM

Print Name MITCHELL VOGT Signature  Date _____

✓ Address 11607 Hacienda Road Reno Ph# 775-378-2560 email mivair@msn.com

Print Name Anderson Signature  Date 8/16/24

✓ Address Mariannechoe@gmail.com Ph# _____ email _____

Print Name Jamee Shepler Signature  Date 8/16/2024

✓ Address 50 Desert Peak Ct. Ph# 661-714-7591 email jameedison23@gmail.com

SIGN IN SHEET

DATE

Print Name MARIA FRANCO Signature M Franco Date 8-16-24

✓ Address 7926 ZORITE DR 775-732
Ph# 8076 email eaglebeing@yahoo.co

Print Name CARL SCOTT Signature _____ Date 8-16-24

✓ Address 3025 LIVORN DR ^{SPARKS} 775-
89434 Ph# 622-0805 email cascoth@~~gmail~~gmail.com

Print Name Rhonda Roy Signature Rhonda Roy Date 8-16-24

✓ Address 1946 Halite DR Ph# 775-440-8100 email Rhonda.Roy8@gmail.com

Print Name Jessica Tenpenny Signature Jessica Tenpenny Date 8-16-24

✓ Address 595 Valle Verde Dr. Ph# 775-233-7079 email #rocking95@yahoo.co

Print Name JENNY STERLING Signature Jenny Sterling Date 8-16-24

✓ Address 3880 Barranca DR Ph# 775-770-4453 email Krista42@yahoo.com

Print Name Bill Geiger Signature William D. Geiger Date 08-16-24

Address Nancy Rickers ^{165 Carlene Dr}
Ph# 775-225-5504 email geigerbill69@gmail.com

Print Name Nancy Rickers Signature Nancy Rickers Date 8-16-24

✓ Address 165 Carlene Dr Sparks 89436 Ph# 775-225-5506 email grantastisbcglobal.net

Print Name Robert Long Signature Rob Long Date 8-16-24

✓ Address 2440 La Mancha Ph# (408) 221-5507 email rblongiii@gmail.com

Print Name Louisa Hammons Signature R Louisa Hammons Date 8/16/24

✓ Address 410 Nicole Dr Ph# _____ email rlouisa@sbcglobal.net

Print Name Trudi Bush Signature Trudi Bush Date 8/16/24

✓ Address 310 MAYACAMAS Ct Ph# 775-720-7615 email kbtransport@sbcglobal.net

Print Name Johnny Hammons Signature Johnny Hammons Date 8-16-2024

✓ Address 410 Nicole Dr Ph# _____ email johnny.hammons@sbcglobal.net

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

✓ Address 435 ALAMOSA DR Ph# 925 389 0552 email CLW4751720@GMAIL.COM

Print Name CARL WHISMAN Signature Carl Whisman Date 8/11/2024

✓ Address 435 Alamosa Dr Ph# 925 email bwhwhisman@gmail.com

Print Name Gail L. Larsen Signature Gail Larsen Date _____

✓ Address 7316 Blackmore Way Ph# _____ email gail.larsen@ymail.com

Print Name _____ Signature _____ Date _____

✓ Address 327 Omni Dr. Sparks Ph# (775) 324-2394 email Teri Gance @ outlook.com

Print Name Judith A. Gance Signature Judith A. Gance Date 8/12/24

✗ Address _____ Ph# _____ email _____

Print Name EARL MORLEY Signature Earl Morley Date Aug 12, 24

✓ Address 120 SPRING RIDGE Ph# 775-443-1206 email earl.morley@yahoo.com
Sparks, NV

Print Name _____ Signature _____ Date _____

✓ Address 326 Omni Dr Sparks Ph# 775-771-6606 email NROSE1018@SBCglobal.net
89441

Print Name NANCY ROSE Signature Nancy Rose Date 8-8-24

Address 3605 Oakridge Dr Ph# 775-626-6318 email jillkaras0402@yahoo.com

Print Name Jill Karas Signature Jill Karas Date 8/14/24

✓ Address 329 OMNI DR Ph# _____ email roseteri51@gmail.com

Print Name THERESA ROSE Signature Theresa Rose Date 8/15/24

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

✓ Address 11640 Eagle Peak Dr. Ph# _____ email laketahoe1011@gmail.com

Print Name Kimberly Angelo Signature K Angelo Date 8/12/24

✓ Address 11640 Eagle Peak Dr Ph# _____ email Capt 7976@gmail.com

Print Name Dale Angelo Signature Dale Angelo Date 8/12/24

✓ Address 2322 BUDDY WAY Ph# _____ email M407C.HORS@yaho.com

Print Name MINDY RICE Signature Mindy Rice Date 8-12-24

Address _____ Ph# _____ email _____

Print Name Diane Craig Signature Diane Craig Date 8/12

✓ Address 421 Desert Chukar Ph# 402 981 2407 email md95051@aol.com

Print Name Michael CRAIG Signature Michael Craig Date 8/12/24

✓ Address 421 Desert Chukar Dr Ph# _____ email _____

Print Name Vicki Woods Signature Vicki Woods Date 8/11

Address 5655 Grass Valley Rd. Ph# 775-225-9266 email vwoods@woodswoods.us

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

- Address 5055 Diorite Court Ph# 805-457-2991 email priscilla-reedy@email.com
Print Name Priscilla Jane Reedy Signature Priscilla Jane Reedy Date 08/16/24
- ✓ Address 719 BARTWESS Ph# 775-629-432 email neclis50@siglobal
Print Name NANCY SUE ELLIS Signature Nancy Ellis Date 8/16/2024
- ✓ Address 3882 Overbrook Dr Ph# 775-626-7593 email how325@siglobal.net
Print Name BARBARA Bowman Signature Barbara Bowman Date 8/16/24
- Address _____ Ph# _____ email _____
Print Name Shirley Patter Signature Shirley Patter Date 8-16-24
- Address 1569 W. W. W. Ph# 775-3341 email porterhugh@yahoo.com
Print Name LEE WHIPPLE Signature Lee Whipple Date 8-16-24
- Address 1420 LORRAINE Ph# 775-350-0312 email _____
Print Name Helaine Munson Signature Helaine Munson Date 8/16/24
- ✓ Address 5079 Diorite Court Ph# 805-279-7090 email hmunson@yahoo.com
Print Name JEANNE SIMPSON Signature Jeanne Simpson Date _____
- ✓ Address 5072 Diorite Court Ph# 775-622-0719 email j.simpson2204@gmail.com
Print Name PATRICIA McDOWELL Signature Patricia McDowell Date 8/16/24
- ✓ Address 1040 TABLE MOUNTAIN CT. Ph# 775-351-9052 email fmcdowell1496@gmail.com
Print Name 1040 1 Signature _____ Date _____
- ✓ Address 1040 TABLE MOUNTAIN CT Ph# 830-906-8603 email MAX95far22@gmail.com
Print Name LINDA D PARSHALL Signature Linda Parshall Date 8/16/24
- Address _____ Ph# _____ email _____

AM

SIGN IN SHEET

DATE

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name MARY PAPANDREAS Signature *Mary* Date 8/16/24

✓ Address CAMPORICO LN Ph# 775-458-8003 email MARYPOPPINS30@HOTMAIL.COM

Print Name MICHAEL CRAIG Signature *Michael* Date 8/16/24

✓ Address 421 DESERT CHUKAR DR. Ph# _____ email _____

Print Name ALEX CORTEZ Signature *Alex* Date _____

✓ Address MYSTIC SAGES DR Ph# 832 372 3301 email AJCORTEZ@LIVE.COM

Print Name Diane Craig Signature *Diane Craig* Date 8/16/24

✓ Address 421 Desert Chukar Ph# 408-987-2007 email ind9505@aol.com

Print Name MICHELLE SWARTS Signature *Michelle Swarts* Date 8/16/2024

✓ Address 300 Shady Valley Rd Ph# 510-910-9482 email msswartz@yahoo.com

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

Address _____ Ph# _____ email _____

Print Name Haidee Wiley Signature H Wiley Date 8/11/24

✓ Address 6170 Dutch Flat Rd Sun Valley NV ⁸⁹⁴³³ Ph# (775) 742-4931 email _____

Print Name Linda Ludwig Signature Linda Ludwig Date 8/11/24

✓ Address 6550 Pyramid # 68 Ph# 775-622-6778 email _____

Print Name Sandra Mills Signature Sandra E. Mills Date 8/11/24

^{not 55} Address 1413 Conductor Ct. Ph# 541-848-2257 email smills5468@gmail.com

Print Name Aaron Rushing Signature Aaron Rushing Date 8/11

^{not 55} Address 1645 Sawtooth Trl Ph# 360-503-1697 email _____

Print Name Brandi Getz Signature B Getz Date 8-11-24

✓ Address 2807 Falcon Ridge Dr. Ph# _____ email bgetzil@gmail.com

Print Name Linda Brown Signature Linda Brown Date 8-11-24

✓ Address 10 Caterpillar Ct. Ph# 209 988-0724 email spritzit@velocitar

Print Name TOM LAMIESON Signature T Lamieson Date 8-11-24

✓ Address 8036 MIRAMAR CT Ph# 440 7598 email _____

Print Name Karen Wiig Signature Karen Wiig Date 8/11/24

✓ Address 1485 Selmi Dr. Ph# 775 433-4739 email trwiig@radco.com.com

Print Name Tevin Ruiz Signature Tevin Ruiz Date 8/11/24

✓ Address 1485 Selmi Dr. Ph# 916-769-4582 email ashliMagalst@gmail.com

Print Name Ashli Magalst Signature Ashli Magalst Date 8/11/24

Address _____ Ph# _____ email _____

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

Address 3750 Caymus Dr. Ph# _____ email psolero@yahoo.com

Print Name Patricia Solero Signature Patricia Solero Date 8/11/24

Address 4792 Cosumnes Ct Ph# 6364840802 email ksmg670@sbcbglobal

Print Name Miriam Golaszewski Signature Miriam Golaszewski Date 8-11-24

Address 4792 Cosumnes Ct Ph# 6364840801 email mrq670@yahoo.com

Print Name Ken Golaszewski Signature Ken Golaszewski Date 8-11-24

Address 1287 Bellatrix Way Ph# 775-657-9022 email farleypg@yahoo.com

Print Name Gayle E Farley Signature Gayle E Farley Date 8-11-24

Address 1287 Bellatrix Way Ph# 775/657-9022 email Farleypg@yahoo.com

Print Name Patrick Farley Signature Patrick Farley Date 8/11/24

Address _____ Ph# _____ email _____

Print Name Casey Loral Signature Casey Loral Date 8/11/24

Address 6515 Ogale Ct. San Valley Ph# 775 432-9767 email cillard1020@gmail.com

Print Name Case Johnson Signature Case Johnson Date 8/11/24

Address 11885 Paradise Hills Ct Ph# 951 818-1164 email ELJMKJ@ATT.NET

Print Name Merida K Johnson Signature Merida K Johnson Date 8/11/24

Address 11885 Paradise Hills Ct Ph# 951 818 4104 email mkjclj@att.net

Print Name Juan Harris Signature Juan Harris Date 8/11/24

Address 6798 Wild River Way Ph# 434 286 2729 email Ktsnrama@gmail.com

Print Name Amy Villacruz Signature Amy Villacruz Date 8/11/24

Address 1279 Texas Sky Sparks Ph# 719-2167012 email Yvisaker57@gmail.com

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

- ✓ Address 435 ALAMOSA DR Ph# 925 683 6105 email Bmhwhisman@gmail.com
Print Name Bmhwhisman Signature BMHWhisman Date 8/11/24
- Address _____ Ph# _____ email _____
Print Name Joanne Bialczek Signature Joanne Bialczek Date 8/11/2021
- ✓ Address 3647 Persens Dr. Ph# (775) 622-2245 email JBialczek55@gmail.com
Print Name FRANK SOLERO Signature Frank Solero Date 8/11/24
- ✓ Address 3750 AVINUS DR. Ph# _____ email frankrolero@juno.com
Print Name STEVEN TEDFORD Signature Steven Tedford Date 8/11/24
- ✓ Address 12225 PEBBLE BLUFF DRIVE Ph# 775 424 5238 email 114714TEDFORD@gmail.com
Print Name Kathy Tedford Signature Kathleen Tedford Date 8/11/2021
- ✓ Address 12225 Pebble Bluff DR Ph# (775) 424-5239 email Kathy Tedford @ Gmail
Print Name VALERIE USREY Signature Valerie Usrey Date 8/11/2024
- ✓ Address 4597 Chromium Ct. Sparks Ph# 775-800-1619 email Bmxxx41@gmail.com
Print Name MICHAEL D. USREY Signature Michael D. Usrey Date 8-11-24
- ✓ Address 4597 CHROMIUM CT Ph# 775-800-1619 email X
Print Name Lois Lund Signature Lois Lund Date 8/11/24
- ✓ Address 2460 Springland Dr Sparks Ph# 775 636 5177 email llund58@yahoo.com
Print Name Michael Harris Signature Michael E. H. Date 8/11/24
- ✓ Address 6798 Wild River Way Sparks, NV. Ph# 775-842-3376 email harris.michael@gmail.com
Print Name LANIS L. PETERSON Signature Lanis L. Peterson Date 8/11/24
- ✓ Address 6687 Fabrie dr, Sparks, NV Ph# 775-409-4444 email lanis.peterson@wind.com

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens for Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

- ✓ Address 971 Yellowhammer Dr Ph# 775.671.8812 email ruskat6050@gmail.com
Print Name Kathy J. Davis Signature [Signature] Date 8.10.24
- ✓ Address 971 Yellowhammer Dr Ph# 775.671.8812 email ruskat6050@gmail.com
Print Name Russell O. Davis Signature [Signature] Date 8.10.24
- ✓ Address 7601 Desert Plains Ph# 775.8446 email beekege@charter.net
Print Name Gretchen Beck Signature Gretchen Beck Date 8-10-24
- ✗ Address _____ Ph# _____ email _____
Print Name Carrie Mars Signature [Signature] Date 8/11/24
- Address 1230 Junction Dr Ph# 775.203.5584 email Cmars4677@ufhd.com
Print Name Gine Thinsdeau Signature [Signature] Date 8/11/24
- ✓ Address 1230 Junction Dr Ph# 775.357.7217 email gine.thinsdeau@icloud.com
Print Name Nancy Rikkers Signature Nancy Rikkers Date 08/11/24
- ✓ Address 165 Carlene Dr Ph# 775.225.5506 email gramtastic@sbeglobal.net
Print Name William D Geiger Signature William D Geiger Date 08/11/2024
- ✓ Address 165 Carlene Dr Ph# 775.225.5504 email geigerbill@gmail.com
Print Name WILLIAM M SANDRANH Signature [Signature] Date 8-11-24
- ✓ Address 2460 SPRINGLAND DR Ph# 775.240.9453 email Bill.SANDRANH@aol.com
Print Name JAMES E. STURM SR. Signature [Signature] Date 8/11/24
- ✓ Address 5173 ARINDA DR SPARKS NV Ph# 775.59436 email Jamessturm.sr@gmail.com
Print Name Denise Howard Signature Denise Howard Date 8/11/24
- ✓ Address 7797 Covered Wagon Ct Ph# 775-276-7456 email Howardjdjohn@gmail.com

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens of Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

Print Name THOMAS LEMKE Signature Thomas Lemke Date 8-16-2024
775

Address 11780 EAGLE PEAK DR. SPARKS NV, 89441 Ph# 622-9289 email TLEMKE66@SBCGLOBAL.NET

Print Name Cheryl Piker-Lemke Signature Cheryl Piker-Lemke Date 8/16/24
775 - U

Address 11780 Eagle Peak Dr Sparks, NV Ph# 622-9289 email tlenske66@sbcglobal.net

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

☺

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's
Housing Affordability Package 2.5

We are signing this petition as "Citizens ^{FOR} of Spanish Springs," to stop the amendments to
the housing laws in the Spanish Springs area.

Print Name Laney Barnett Signature [Signature] Date 07/29/24
Address 1863 La Hacienda Dr Sparks NV 89434 Ph# _____ email _____

Print Name Don Schmidt Signature [Signature] Date 7.29.24
Address 1863 LA HACIENDA DR SPARKS, NV, 89434 Ph# _____ email DSCHMIDT08@COMCAST.NE1
DSCHMIDT08@COMCAST.NE1

Print Name J. E. CABRAL # Signature [Signature] Date 7/29/2024
Address 5661 CARNELIAN WAY SUN VALLEY NV 89433 Ph# (775) 794-2286 email DINASDRAGON@GMAIL.COM

Print Name Betty Thiessen Signature [Signature] Date 7/29/24
Address 255T Portland W. Reno 89505 Ph# (775) 772-8703 email nevadacountrygirl@protonmail.com

Print Name Ron Miranda Signature [Signature] Date 7/29/24
Address 290 Saintsbury et Ph# 775-433-5964 email ramw@yahoo.com

Print Name Scott Finley Signature [Signature] Date 7/29/24
Address 40 Ramsey Way Ph# 605-877-4526 email SCOTTFINLEY@protonmail.com

Print Name Tony Grady Signature [Signature] Date 7/29/24
Address 9865 Gzinsborough Ln Ph# 775-772-0117 email gradytjp@earthlink.net

Print Name MARTIN DIRKS Signature [Signature] Date 7/29/24
Address 10040 ELLIS PARK LN Ph# 925-773-4759 email dirk8m172@gmail.com

Print Name Phil Harrison Signature [Signature] Date 7/29/24
Address 1250 Sticklebract Dr Ph# 775-424-3420 email iamphilh@sbcglobal.net

Print Name Reva Crump Signature [Signature] Date 7/29/24
Address 228 Barkness Blvd Ph# 775-622-5202 email revolabrate@gmail.com

Print Name Bruce Parks Signature [Signature] Date 7/29/24
Address 228 Barkness Ph# 775-404-1112 email bruce122@ymail.com

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's
HousingAffordability Package 2.5

We are signing this petition as "Citizens ^{FPE} of Spanish Springs," to stop the amendments to
the housing laws in the Spanish Springs area.

Print Name Lori A. Moore Signature Lori A. Moore Date 7.29.24
Reno
Address 1467 Snow Summit Dr Ph# 714.232.4764 email lammoores@aol.com

Print Name Scott Mullins Signature Scott Mullins Date _____
Address 4060 Desert Fox Dr. Ph# 357-4480 email trmullins7503@yahoo.com

Print Name J.S. McElhinney III Signature J.S. McElhinney III Date 7-29-24
Reno
Address 1181 University Ridge Dr Ph# 775-813-5152 email renoskidoc@yahoo.com

Print Name Juan Vasquez Signature Juan Vasquez Date 7-29-24
Address 1225 Bonanza Way Ph# _____ email juan.vasquez@netnet.net

Print Name Elaina McMahon Signature Elaina McMahon Date 7-29-2024
Address 9865 Shadowless Trail Ph# 1-0793-7963 email mcmahon-be@msn.com

Print Name Patricia G. Brown Signature Patricia G. Brown Date 7/29/24
Reno
Address 6152 Falabella Way Ph# 775-448-6419 email winkobrown@gmail.com

Print Name Marjorie Wells Signature Marjorie Wells Date 7/29/24
Reno
Address 110 Bridle Moor Ct, 89511 Ph# 775-279-0358 email drmjwells@duck.com

Print Name Aaron L. Klatt Signature Aaron Klatt Date 7/29/24
Reno
Address 5275 W 7th St. Apt. K155 Ph# 775-530-0430 email aaron.klatt@outlook.com

Print Name BRIAN McMAHON Signature Brian McMahon Date 7/29/24
no results
Address 9865 SHADOWLESS TRL Ph# 760-608-0963 email McMAHON_BE@MSN.COM

Print Name Drew Ribor Signature Drew Ribor Date 7/29/2024
Washoe Valley
Address 3480 Pershing Ln Washoe Valley Ph# 775-223-7899 email drewribor@gmail.com

Print Name Ursula Burnett Signature Ursula Burnett Date 7/29/24
Address 3480 Pershing Ln Washoe Valley Ph# 775-338-0092 email u.burnett@outlook.com

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's
Housing Affordability Package 2.5

We are signing this petition as "Citizens of Spanish Springs," to stop the amendments to
the housing laws in the Spanish Springs area.

Print Name JOE DIPPINZIO Signature [Signature] Date 7/29/24

Address 4080 DESERT FOX Ph# 775 233 8804 email DADDYATOR@aol.com

Print Name JASON DAVALL Signature [Signature] Date 7/29/24

Address 1135 ROSWELL RD Ph# 310 727 7789 email JDAVALL30@yahoo.com

Print Name GARY HAST Signature [Signature] Date 7-29-24

Address 6980 FORSYTHIA WAY RENO Ph# 775 972 4148 email

Print Name PENNY WHITTAKER Signature [Signature] Date 7/29/24

Address 16112 Triple Crown Dr Ph# 707 489 0401 email pwhitshop@gmail.com

Print Name LINDA KROSS Signature [Signature] Date

Address 105 VIA TROSS CT Ph# 650 255 5117 email LMK1000@icloud.com

Print Name Jennifer Everson Signature [Signature] Date 7/29/24

Address 8735 Lost Creek Ct. Ph# 559 281-2109 email jewel163@gmail.com

Print Name Catherine INGHAM Signature [Signature] Date 7-29-24

Address 4200 Hackamore Dr Ph# (775) 917 9983 email Catherine.ingham38@gmail.com

Print Name HOWARD WAYNE CAMES Signature [Signature] Date 07/29/24

Address 4200 Hackamore Dr Ph# 775 313-5096 email newshooler@aol.com

Print Name Melissa Lopez Signature [Signature] Date 7/29/24

Address 505 Sparks Blvd #127 Ph# 775 501-9804 email Fruterbye0625@yahoo.com

Print Name Joseph Schulz Signature [Signature] Date 7/29/24

Address 568 Putter Ct Incline Village Ph# 775 298-2988 email

Print Name ELAINE GRIMES Signature [Signature] Date 7/29/2024

Address 5435 WINE CELLAR DR Ph# 408 348 9163 email egrimes@grimesonline.com

**Petition against the Removal of the Cap and Bunk Housing Under Washoe County's
Housing Affordability Package 2.5**

We are signing this petition as "Citizens ^{FOR} of Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

Print Name Peline Nugent Signature Peline Nugent Date 7/29/24
Reno Address 570 Country Club Dr. #775 Ph# 815-5587 email canege@icloud.com

Print Name Suzanne Cornell Signature Suzanne Cornell Date 7/29/24
Reno Address 1006 Galaxy Way Ph# 775-813-0622 email SUZANNECORNE11@CS.COM

Print Name Darla A. Lee Signature Darla A Lee Date 7/29/24
Address 3506 Brassie Dr Sparks Ph# 775-287-5135 email da_lee@fastmail.com

Print Name Vicky McMullen Signature Vicky McMullen Date 7/29/24
Reno Address 1453 HAGAR RD, Reno Ph# 775-322-2566 email 1alphanalvick@yahoo.com

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ Ph# _____ email _____

PETITION against the passage of any type of "Apartment" duplex, triplex, or quadplex, Under Washoe County's Housing Affordability Package 2.5, Article 302. We are signing this petition as "Citizens For Spanish Springs" to stop these amendments to the housing laws in the Spanish Springs area.

Print Name DIANA Loeffler Signature Diana Loeffler Date 9-13-24

✓ Address 11685 Paradise View Dr Ph# 530-325-7494 email loefflerad@gmail.com

Print Name Donald L Phillips Jr Signature Donald Phillips Jr Date 9-13-24

✓ Address 3009 Segre Ct Ph# 775-287-5162 email dphilips12571@stgphd.net

Print Name Ann Sweder Signature Ann Sweder Date 9-13-24

✓ Address 225 Hercules Dr Ph# 775-225-0202 email ldywpiters@sbeglobal.net

Print Name Marilyn Lawrence Signature Marilyn Lawrence Date _____

Address Leck Band
5700 Winnemucca Rd Rd Ph# 510-816-5737 email leckbandwinne@gmail.com

Print Name Michael Sauer Signature Michael Sauer Date 9-13-24

✓ Address 3085 BARRANCA DR Ph# 775-425-1980 email mksauers@att.net

Print Name Kathi Sauer Signature Kathi Sauer Date 9-13-24

✓ Address 3085 Barranca Dr Ph# 775-425-1980 email mksauers@att.net

Print Name David Kohka Signature David Kohka Date 9-13-24

✓ Address 250 Quivera Lane Ph# 775-425-2468 email _____

Print Name Lydia Miranda Signature Lydia Miranda Date 9-13-24

✓ Address 240 Sutterbury Ct Ph# 831-320-5939 email LM4KDZ@yds.com

Print Name Jennifer Vaughn Signature J. Vaughn Date 9-13-24

✓ Address 3295 Cecil Ct Ph# _____ email vaughnj@yds.com

Print Name Karl Sweder Signature Karl Sweder Date 8/13/24

✓ Address 225 Hercules Dr Ph# 775-425-5528 email _____

Print Name DYANNE LI READ Signature Dyanne Li Read Date 9-13-24

✓ Address 650 ENRIENTO DR Ph# 846-3968 email NONE

PETITION against the passage of any type of "Apartment" duplex, triplex, or quadplex, Under Washoe County's Housing Affordability Package 2.5, Article 302. We are signing this petition as "Citizens For Spanish Springs" to stop these amendments to the housing laws in the Spanish Springs area.

- Print Name Rob Horro Signature [Signature] Date 9-13-24
Address 5080 Tolson Dr. P# 775-233-2337 email CalvinHorro@gmail.com
- Print Name Thomas Nixon Signature [Signature] Date 9-13-24
Address 1187 Rancho Mirage Dr. P# 775-229-6233 email dirigo.tom@hotmail.com
Sparks NV 89456
- Print Name Ron Miranda Signature [Signature] Date 9-13-24
Address 290 Saintsbury Ct P# _____ email RIMW@Yahoo.com
- Print Name Meghan Westin Signature [Signature] Date 9/13/24
Address 670 Main Place P# 775-608-424 email mmwestin720@gmail.com
- Print Name Alan Loeffler Signature [Signature] Date _____
Address _____ P# _____ email _____
- Print Name Alan Loeffler Signature [Signature] Date 9/13/24
Address 11685 Paradise View Dr. P# 530-305-6877 email lofflerad@gmail.com
- Print Name Chris Westin Signature [Signature] Date 9/13/24
Address 1070 Playa Pl. P# 775-813-8012 email cwestin22@gmail.com
no house
- Print Name ROBERT RUSSELL Signature [Signature] Date 9/13/24
Address 7883 JACOBO AVE P# 775-396-1461 email russellelam68@gmail.com
- Print Name Kon Theiss Signature [Signature] Date 9/13/24
Address 177 Echaniz Ct P# 775-750-3098 email Kthords1951@gmail.com
- Print Name TERESA Theiss Signature [Signature] Date 9/13/24
Address 177 Echaniz Ct P# 775-750-3422 email ttheisse *washoeschool*
- Print Name Mary Abrahamson Signature [Signature] Date 9/13/24
Address 1419 Laughing Chukae Ln. P# 610-392-5085 email abrahamsonmary@yahoo.com
abr

VALI-GIC

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens of Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

Print Name Adam Gilbert Signature [Signature] Date 7/19/2024

Address 810 Encantos Dr Sparks NV 89441 email adangelbert68@ydico.co

Print Name D. DAVID L. STYZEK Signature [Signature] Date 7/19/2024

Address 620 La Calma Ct Sparks NV 89441 email george_turquoise@msn.com

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name Scott Norkman Signature [Signature] Date 7/19/2024

Address 600 Valle Verde Dr email CSG.Electric3@gmail.com

Print Name LEOTA MADDING Signature [Signature] Date 7-19-24

Address 3430 Campo Rico Ct email jim.lectari@skgglobal.net

Print Name Justin Tenney Signature [Signature] Date 7-19-24

Address 595 Valle Verde Dr email JTenney@SVC.BIZ

Print Name Jaimie Shepler Signature [Signature] Date 7/19/2024

Address 50 Desert Peak Ct. email jaimieedson23@gmail.com

Print Name Alex Sheper Signature [Signature] Date 7/19/2024

Address 50 Desert Peak Ct. email jaimieedson23@gmail.com

Print Name Dan & Joyce Engler Signature [Signature] Date 7/19/24

Address 395 Calle Limpio email trapcoachdan@gmail.com

Print Name BOBBY WAGNER Signature [Signature] Date 7/19/24

Address 2770 Lenticular Dr email BOBWagner45@gmail.com

Print Name _____ Signature _____ Date _____

Address _____ email _____

**Petition against the Removal of the Cap and Bunk Housing Under Washoe County's
Housing Affordability Package 2.5**

**We are signing this petition as "Citizens of Spanish Springs," to stop the
amendments to the housing laws in the Spanish Springs area.**

✓ Print Name DeAnna Bragg Signature DeAnna Bragg Date 7/19/24

✓ Address 2300 Contrail St, Sparks NV 89441 email deanna.bragg@att.net

✓ Print Name Lamela Darr Signature Lamela Darr Date 7/19/24

✓ Address 1553 Cloud Peak Dr Sparks NV email lameledarr@att.net

✓ Print Name DARIA PHENIX Signature Daria Phenix Date 7-19-24

✓ Address 5050 Dolores email daria.phenix@agine.com

✓ Print Name ROB HADLER Signature Rob Hadler Date 7-19-24

✓ Address 5050 Dolores Camanche Strongs @ 906 678-73 email 738-73

✓ Print Name Dave & Marie Marby Signature Marie Marby Date 7-19-24

✓ Address 12000 Campa Pico Ln 89441 email Graychost59@gmail.com

✓ Print Name Marilyn-Lawrence Leckband Signature Marilyn Leckband Date 7/19/24

✓ Address 57006 Winnemucca Ranch Rd email leckbandwinnie@gmail.com

✓ Print Name Susan Rasmussen Signature Susan Rasmussen Date 7/19/24

✓ Address 545 Capistrano Dr email SRASMUSSEN193@gmail.com

✓ Print Name Janet Butcher Signature Janet Butcher Date 7-19-24

✓ Address 9415 Cordoba Blvd Sparks 89441 email jbutcher400@charter.net

✓ Print Name Gary Butcher Signature Gary Butcher Date 7-19-24

✓ Address 9415 Cordoba Blvd Sparks NV 89441 email PorschePilot-Gary@yahoo.com

Print Name ~~XXXXXXXXXX~~ Signature ~~XXXXXXXXXX~~ Date ~~XXXXXXXXXX~~

Address ~~XXXXXXXXXX~~ email ~~XXXXXXXXXX~~

✓ Print Name Cindy Gilbert Signature Cindy Gilbert Date 7-19-24

✓ Address 810 Encanto Dr email ziggymann@att.net

**Petition against the Removal of the Cap and Bunk Housing Under Washoe County's
Housing Affordability Package 2.5**

**We are signing this petition as "Citizens of Spanish Springs," to stop the
amendments to the housing laws in the Spanish Springs area.**

Print Name Dawnree Olson Signature Dawnree Olson Date 07/19/2024

✓ Address 325 Omni Dr Sparks NV 89444 email dawnree.olson@yahoo.com

Print Name Jim Olson Signature [Signature] Date 07/19/2024

✓ Address 325 Omni Dr Sparks NV 89444 email dawnree.olson@yahoo.com

Print Name SCOTT HUTCHERSON Signature [Signature] Date 7-19-24

✓ Address 9305 ORDENTERRAL SPARKS email scott.hutcherson@gmail.com

Print Name Susan Long Signature [Signature] Date _____

✓ Address 2440 La Mancha 916-281-6300 email susanlong134@gmail.com

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ email _____

Print Name _____ Signature _____ Date _____

Address _____ email _____

Petition against the Removal of the Cap and Bunk Housing Under Washoe County's Housing Affordability Package 2.5

We are signing this petition as "Citizens of Spanish Springs," to stop the amendments to the housing laws in the Spanish Springs area.

Print Name Laure Wauter Signature [Signature] Date 7/19/24

Address 360 E Sky Ranch Blvd email l.wauter@hotmail.com

Print Name Saima Cuara Signature [Signature] Date 7/19/24

Address 360 E Sky Ranch Blvd email l.wauter@hotmail.com

Print Name Linda Macomber Signature [Signature] Date 7/19/24

Address 27 So. Spring Mtn. Cir Sparks email lmacomber1egmail.com

Print Name Scott PETERS Signature [Signature] Date 7/19/24

Address 560 VALLE VERDE DR email SLPETERS1963@

Print Name Haren Stryker Signature [Signature] Date 7/19/24

Address 626 Via Calma Ct email strykerDK1@msu.edu

Print Name Bryan Law Signature [Signature] Date 7/14/24

Address 320 Avenida Serena Ct. Sparks NV 89441 email glaucothane72@gmail.com

Print Name Bruce Parks Signature [Signature] Date 7/19/24

Address 228 Bartmess Blvd. Sparks NV 89436 email bruce122@ymail.com

Print Name ANN Sweder Signature [Signature] Date 7-19-24

Address 225 Hercules DR SPX 89441 email LDYWRITER@SBGGLOBAL.NET

Print Name Karl Sweder Signature [Signature] Date 7/19/24

Address 225 Hercules Dr Sparks 89441 email karlsweder@sbgglobal.net

Print Name Tawni Olson Signature [Signature] Date 07/19/2024

Address 1269 Saxon Dr. Sparks NV 89441 email tawni.olson@yahoo.com

Print Name Sean Winemiller Signature [Signature] Date 07/19/2024

Address 1269 Saxon Dr. Sparks NV 89441 email sean.winemiller@hotmail.com