Olander, Juliee
PW: A new Service Request has been created [Request ID #191221] (Planning Commission/Board of Adjustment) - Washoe County, NV
Thursday, August 28, 2025 2:25:12 PM

image001.png image002.png image003.png



Eric Young

Senior Planner, Planning & Building Division

Community Services Department

eyoung@washoecounty.gov | Direct Line: 775.328.3613

My working hours: Monday-Friday 8:00am to 5:00pm

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

Planning Division: 775.328.6100 | <u>Planning@washoecounty.gov</u> CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512





Have some kudos to share about a Community Services Department employee or experies Submit a Nomination

From: Washoe311 < Washoe311@washoecounty.gov>

Sent: Thursday, August 28, 2025 1:31 PM To: Planning Counter < Planning@washoecounty.gov>

Subject: FW: A new Service Request has been created [Request ID #191221] (Planning Commission/Board of Adjustment) - Washoe County, NV

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: Washoe311 < washoe311@washoecounty.gov>

Sent: Thursday, August 28, 2025 1:29 PM

To: Washoe311 < Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #191221] (Planning Commission/Board of Adjustment) - Washoe County, NV

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Report Suspicious 2

Washoe County, NV

A new service request has been filed

Date/Time 8/28/2025 1:29 PM

Type Planning Commission/Board of Adjustment

Address Area - Washoe County

Origin Control Panel

Comments OPPOSITION TO REGULATORY ZONE

AMENDMENT CASE #WRZA25-0003 MARANGO SPRINGS

Please consider this public comment for the aforementioned proposal at your meeting of September 2.

As a resident in the proposed zoning area, I am opposed to changing APN 017-410-60 from LDR to MDR and urge the commission to reject the proposal and maintain the existing 1 unit per 8 acres zoning in order to maintain the rural, and quiet residential neighborhood. The proposal will

do the opposite of what they say they intend to

Attachment E Page 2

do to maintain the rural atmosphere.

The proposal will disrupt the neighboring area. The infrastructure to and from the proposed APN's cannot handle the increased traffic and environmental impact if approval to this request is granted.

Thank you for your consideration.

Sincerely,

Deanna Bjork 2710 Ramona Road Reno

Submitter Bjork, Deanna Washoe County, NV deannalrb@fastmail.com

View in QAlert

Washoe County, NV

From: Colleen Morissette
To: Olander, Julee

Subject: Regulatory Zone Amendment Case Number WRZA25-0003

Date: Friday, August 29, 2025 2:06:34 PM

Attachments: December 10 2018 Petition to affirm Washoe County Planners Decision to Deny Zoning Case WRZA18-004.pdf

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Report Suspicious

Dear Ms. Olander,

I am writing to you today in regard to the Regulatory Zone Amendment Case Number WRZA25-0003.

APN 017-410-60 (40 acres LRD 88%/GR 12%), APNs 050-571-24, 050-571-25 and 050-571-26 (13 acres each-MDR 84%/GR 16%).

The owners of these parcels have been trying to increase the density for a number of years (back to 2017-2018) and most recently sent out a letter threating to "sell" to a mainstream developer that would carve up this land into 1 acre's parcels if they did not get the rezoning that they are looking for.

I have attached the petition from his/their previous request in 2018 (Case WMPA18-0004 and WRZA18-0004) to change the zoning. This petition addresses the local residents' main concerns, which are still relevant today. The petition was signed by more than 88 homeowners in the area, and I am confident that most would sign again.

The proposed rezoning on paper looks like a modest increase from 12 home sites to 16. The concern is that even an increase to 16 would not be acceptable or good stewardship of the land. The 80 acres that the applicant owns is very steep and sloped with a large season stream (the no name stream) that runs through it. The topography of the land does not support this increase in usage.

The residents in this area would not benefit from additional traffic. The risk of fire is very high and there is only one way in and out of this section of town and that is down a narrow two-lane road (Toll Road).

Another concern is adding 16 more wells to this area, many residents have had to redrill to deeper depths to find potable water.

If I can answer any questions, please let me know. My husband and I have lived in close

proximity to the land in question for 20 years.

Thank you for your time and attention.

Warm regards,

Colleen

Colleen Morissette RN, CFRN Cel 210-274-2649

Email: ColleenMorissette@hotmail.com

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December 10, 2018

To:

Date:

Washoe County, Board of County Commissioners

From:

Residents of South Valley, Washoe County

Subject:

Petition-Please affirm the Washoe County Planning Commissioners (Board) Unanimous Decision on November 7th, 2018 to Deny the Proposed Master Plan Amendment Case Number WMPA18-0004 and

Regulatory Zone Amendment Case Number WRZA18-0004 (Estates at Marango Springs).

We the owners who reside and or own property in the area of the proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 off of Toll Road, are not in support of changing the Master Plan and increasing the housing density and want our opposition documented for some of the following reasons;

A. The South Valleys Area Master Plan which was approved September 9, 2010 "responds to a citizen-based desires to identify, implement and preserve the community character". Some of the key visions of the plan are; "maintain and respect the scenic and rural heritage, maintain a rural agriculture character in the landscape, provides ample open space, address the conservation of natural, scenic and cultural resources. The primary vision of the plan is to maintain, preserve and facilitate the planning area's natural and cultural heritage. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 is not compliant with the South Valley's Area Master Plan.

B. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 was unanimously denied by the Washoe County Planning Commission on November 7, 2018. In addition, the proposed Amendment was also unanimously denied by the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) on June 14, 2018.

C. Homes in this proposed development will need to be clustered together as much of the land is undevelopable due to the very steep and sloped terrain. The proposal does not match what the original community developed around 1978 which are on a minimum of one (1) acre lots. The clustered homes would therefore need to be on smaller than one (1) acre lots and therefore the low density zoning won't be followed as building on sloped terrain is not ideal or possible (see Staff Report, slope Analysis Map). The views and natural scenic beauty of the area would be destroyed with the addition of so many home on small lots. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 is not compliant with the South Valley's Area Master Plan.

D. There will be an increase in traffic in and out of the area with no plan to address evacuation in case of emergency, or every day flow of traffic. The area is very prone to fire and there have been numerous fires in the area, most recently the Bain Springs Fire. And on August, 24, 2004, numerous homes were burned in close proximity to the proposed development. Emergency personnel were unable reach the area in a timely manner, it took over an hour for a fire engine to get to this fire due to traffic on Toll Road. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 is not compatible with (Existing or planned) adjacent land uses, and will adversely impact the public health, safety and welfare.

Attachment E

E. The EMS Response time to this area of toll road is 10:01 to 15:00 min per the Washoe County Health District MS

Response Map. This area of Toll Road in Washoe County is in REMSA Response Area "D". REMSA's response time to this area could be great then 15 min. The health and safety of current residents is a concern and adding additional homes and traffic that is accessed only by a narrow two way (toll Road) road, with only one entrance and one egress route could cause increase delays and endanger public health and safety. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 is not compatible with (existing or planned) adjacent land uses, and will adversely impact the public health, safety and welfare.

F. The applicant has not address drainage from the proposed development. There is a stream (the no name stream) that runs from the APN 050-520-73 and BLM land APN 050-520-07 through the applicants parcels down into Steamboat Valley crossing numerous additional parcels, including going under, and occasionally with heavy rains over the one and only entrance and egress (Majestic View Drive) for 19 parcels/residences. Should the water/drainage increase or be poorly managed, causing further erosion to the road (Majestic View Drive), the 19 residences would be without a road or way to and from their homes and land. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 is not compatible with (existing or planned) adjacent land uses, and will adversely impact the public, health, safety and welfare.

G. The applicant has yet to secure water rights to the area. If water rights are obtained, there would need to be a water tower in the neighborhood and the neighbors have no interest in having this unsightly structure in the area obstructing views. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Care Number WRZA18-0004 is not compliant due to the lack of facilities and utilities and is not consistent with the South Valley's Master Plan.

H. Lastly, The applicant is in current litigation with a local HOA (applicant's previous residential development which is in close proximity to the proposed development) and has failed to address, including, but not limited to drainage issues and road deterioration. The proposed Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 will not add any benefit to the community other than a financial gain to the applicant at the expense of the community. It is not compliant with the South Valley Master plan and has adverse effect and is not desirable.

We respectfully request that the County Commissioners affirm the Washoe County Planning Commission's unanimous denial of Master Plan Amendment Case Number WMPA18-0004 and Regulatory Zone Amendment Case Number WRZA18-0004 (Estates at Marango Springs).

Name ,	Address	Signature	
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Colleen Morisselle		5 majesticulewar D, NU 895Zi Coll	len Monssett

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TYCAR ROGER		2975 PAVICED RD. RAD, NV 8954
Abigail Hu		Added 2770 RAWARDA RD, RENGINU 89521
John Hudrille		21/10 RwaszaRl

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Address David P. Catelono 2790 Revezza RO 2810 RAVAZZA K Wally Bell 2835 Ramon Andrew Makoutz 17070 Marango Rd Alex Makoute 17670 Marango Rd alex Makes Tamara Refersion 2856 Ravazzak. Jim Morite 2835 Ramona Ral Jonathan Burscher 2850 Ramona Rd James mathis 2665 majestic viewet Hum has Man 2645 Ravazza BD Deborah Ribnick 16985 Masestic View Dr. Deloral Kilmek 1698 S Minjudie Via Dr

12/10/18 Residents of South Valley-Petition to the Board of County Commissioners, 12/18/18 Public Hearing

Attachment E Page 13 Somen Wilson 16845 Mapstic View D. Sabrina Vilson 16845 Majestic View Dr Rens 89521 Selle Mureya Geleciano 21070 Ravazza Rd. Reno 8752 Merena Feleciano EED 26 TORAVAZZA RD. RENO, 89521 Whover 16855 Majestic View Dr 89521 Linda Baner 16855 Majostie View A. /84521 Monaghan Hoos PAVAZZARd Reno / 89521 15915 Toll Rd R-no /89521 Januarle Juttle 18025 marango Rd. Farry E. Lutte 18025 MARANGO Rd 2730 MAJESTIC VIEW CT

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