

From: Planning Counter
To: Olander, Julie
Subject: FW: A new Service Request has been created [Request ID #191221] (Planning Commission/Board of Adjustment) - Washoe County, NV
Date: Thursday, August 28, 2025 2:25:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.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 | Planning@washoecounty.gov
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 experience?
[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

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: 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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Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	191221
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

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
deanna1rb@fastmail.com

[View in QAlert](#)

From: [Colleen Morissette](#)
To: [Olander, Julie](#)
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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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 threatening 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](tel:210-274-2649)

Email: ColleenMorissette@hotmail.com

Date: December 10, 2018

To: 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**.

E. The EMS Response time to this area of toll road is 10:01 to 15:00 min per the Washoe County Health District EMS 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 Case 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
Karen Micklish	2645 ZAVAZZA Rd RENO, NV 89521	
Colleen Morrisette	17275 MAJESTIC VIEW DR RENO, NV 89521	

Name	Address	Signature
WANNETTE JUREGUI	2710 Ramona Rd	Wannette Juregui

Deanna Frost	2730 Ramona Rd.	D3 Frost
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Allison Bolton	18055 Marango Rd.	Allison Bolton
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Brad Bolton	18055 Marango Rd.	BB Bolton
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NES FISHER	2750 RAVAZZA RD	Nes Fisher
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Paul Michael Barlow	2750 Ravazza Rd	89521
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Don Ferguson	2855 Ravazza Rd	10
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APRIL ENNIS	15870 Toll Rd	Reno 89521
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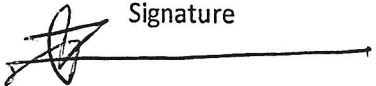
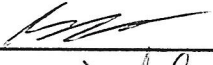
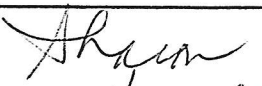
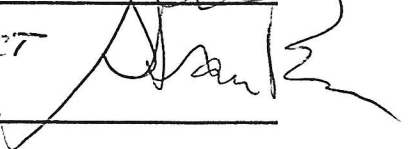
GREGG SMITH	2770 RAMONA ROAD	RENO NV 89521
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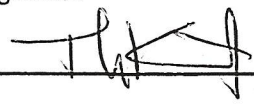
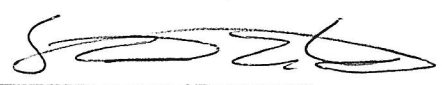
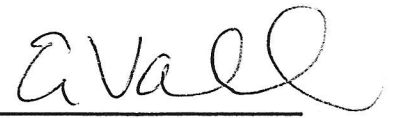
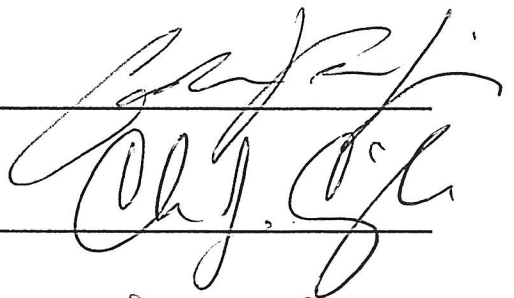
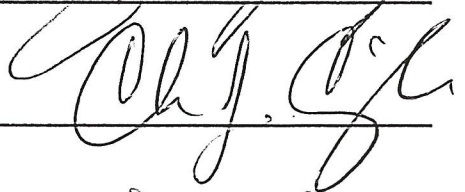
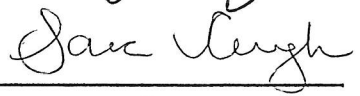
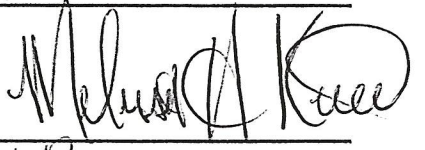
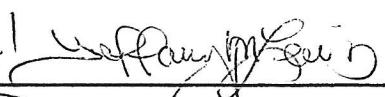
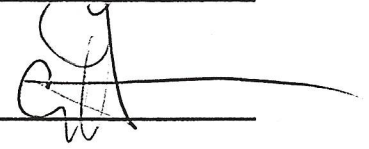
ROBERTA SMITH	2770 RAMONA RD	RENO NV 89521
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ALAN MOLOFF	17275 MANSFIELD VIEW DR	RENO NV
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DIXON TAYLOR	17251 MANSFIELD VIEW DR	RENO NV
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Name	Address	Signature
Joe Jaregui	2710 Ramona Rd.	Joe JAREGUI
Dana Bridgman	16930 Majestic View Dr.	Dana Bridgman
Cristin Peterson	2505 Star Point Dr.	Cristin Peterson
Gaylord Cleveland	2605 Star Pointe Dr.	Gaylord Cleveland
Danielle Senpa-Bene	26000 Star Pointe Dr.	Danielle Senpa-Bene
Marvin S. Burakowski	2685 Ravazza Rd.	Marvin S. Burakowski
Kimberly A Burakowski	2685 Ravazza Rd.	Kimberly A Burakowski
Kent Thomas	2715 Ravazza Rd.	Kent Thomas
Ellen Thomas	2715 Ravazza Rd	Ellen Thomas
TYLER ROSEY	2775 RAVAZZA RD. RENO, NV 89514	TYLER ROSEY
Abigail Hudrick	2770 RAVAZZA RD, RENO, NV 89521	Abigail Hudrick
John Hudrick	2770 Ravazza Rd.	John Hudrick

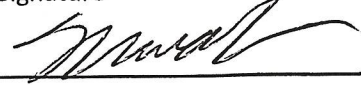
Name	Address	Signature
AAMI BERG	16865 MAJESTIC	
Kyle Quesnel	16850 Majestic View Dr.	
RADY FORD	16850 RIDGE STAR DR	
Raquel Ford	16850 RidgeStar Dr	
Rachael Thomsen	16840 RidgeStar Dr.	
STEFANIE AREIA	16870 MAJESTIC View Dr	
KEVIN Areia	16870 Majestic View Dr	
Riley Clark	16870 Majestic View Dr	
SHARON KOSTER	2495 STAR POINT DR	
Stu Koster	2495 STAR POINTE DR.	
BRANDON BORSINI	16900 RIDGE STAR CT Reno NV 89521	
SHANNON BORSINI	16900 RIDGE STAR CT Reno NV 89521	

Name	Address	Signature
THOM KOWATCH	16890 RIDGE STAR CT.	
Stephanie Kowatch	"	
Gina & Phil Deryman	2545 Star Pointe Dr. Reno, NV 89521	
Robert Erin Van Kirk	2640 Star Pointe Dr.	
Carole Van Kirk	2640 Star Pointe Dr.	
Chris Cunningham	16810 Ridge Star Dr.	
Sara Cunningham	16810 Ridge Star Dr. 16820 Ridge Star Drive, Reno.	
Scott Kreie	16820 Ridge Star Dr. Reno, NV 89521	
Melissa Kreie	16885 Majestic View Dr. Reno, NV 89521	
Jason Lewis	16885 Majestic View Dr. Reno, NV 89521	
Tiffany Lewis	2565 Star Pointe Dr. Reno, NV 89521	
CHAS PERSON	Reno, NV 89521	

Name

Address

Signature

Mark Hausauer 16988 majestic View Reno, NV 89521 

2810 Ramona

Brent L. Danner Great L. Danner Reno, NV 89521

2810 RAMONA

ADA L. DANNER Ada L. Danner RENO NV 89521

2795 RAMONA

PATRICK L. CROUCH Danner RENO NV 89521

Nancy J. Brown 2775 Ramona Rd. Reno NV 89521

Bret Watson 2750 Remond Rd, Reno, NV, 89521 

Nick Watson 2750 Ramona Rd Reno NV 89521

~~Renee East~~ 2710 Pracey Rd. Reno NV 89521

Shirley L. Stewart 2710 Pracey Rd 89521

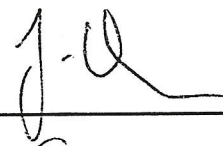
2810 Lava Zza
Reno

unpued Melissa Reed

18045 MORANGO ROAD

Reno 89521

Jay Thom



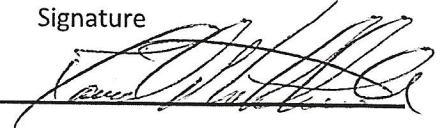
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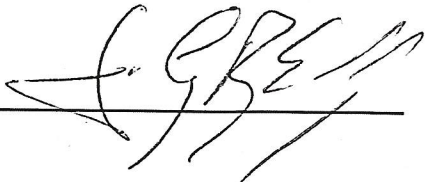
Paul Moritz Reno NV 89521 

Name

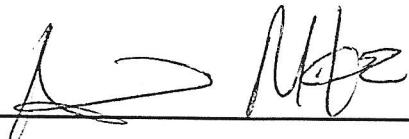
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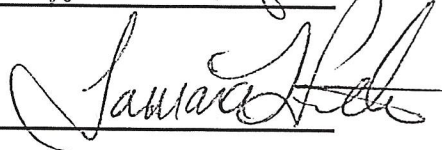
David P. Cotebrun 2790 Ravazza Rd 

Jody Eddy 2810 Ravazza Rd 

Wally Bell 2835 Ramona Rd

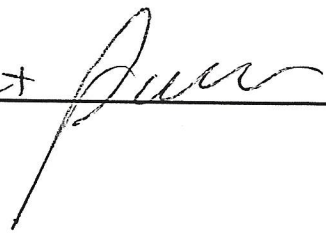
Andrew Makoutz 17070 Marango Rd 

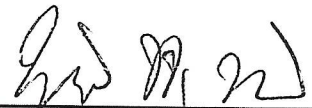
Alex Makoutz 17070 Marango Rd Alex Makoutz

Tamara Peterson 2856 Ravazza Rd. 

Jim Moritz 2835 Ramona Rd 

Jonathan Buascher 2850 Ramona Rd

James Mathis 2665 majestic view ct 

 Ed M. M. 2645 Ravazza Rd

Deborah Ribnick 16985 majestic view Dr. Deborah Ribnick

 Meg Mathis 16985 Majestic View Dr 

Name

Address

Signature

Somson Wilson 16845 Majestic View Dr. [Signature]

Sabrina Wilson 16845 Majestic View Dr Reno 89521 [Signature]

Theresa Delciano 2670 Ravazza Rd. Reno 89521 Theresa Delciano
ALVIN K. FELECIANO

[Signature] 2670 RAVAZZA RD, RENO, 89521

Al Bauer 16855 Majestic View Dr Reno 89521

Linda Bauer 16855 Majestic View Dr. / 89521

Jim Monaghan 7605 RAVAZZA RD Reno / 89521

W.A.H. 15915 Toll Rd Reno / 89521

Zenebille Little 18025 Marango Rd.

Larry E. Little 18025 MARANGO Rd

[Signature] 2730 MAJESTIC VIEW CT

[Signature] 2130
Majestic View Ct