



Board of Adjustment Action Order

Variance Case Number WPVAR25-0011 (515 Rhodes Wall Height Variance)

Decision: **Approved**
Decision Date: February 5, 2026
Mailing/Filing Date: February 10, 2026
Property Owner: Curtis and Judy Coulter
Staff Planner: Jolene Bertetto, Planner
775.328.6101
JBertetto@washoecounty.gov

Variance Case Number WPVAR25-0011 (515 Rhodes Wall Height Variance) – For hearing, discussion, and possible action to approve a variance to exceed the maximum wall height from six feet (6') to fifteen feet, eight inches (15' 8"). The proposed variance is requested to bring into compliance an existing ninety-five-foot (95') long wall with a height of fifteen feet, eight inches (15' 8"). The wall is located along the property's east side.

- Applicant: Curtis and Judy Coulter
- Property Owner: Red Dog Trust
- Location: 515 Rhodes Road
- APN: Reno, NV 89521
- Parcel Size: 017-400-19
- Master Plan: 5.03 acres
- Regulatory Zone: Suburban Residential
- Area Plan: Low Density Suburban (LDS)
- Development Code: South Valleys
- Commission District: Authorized in Article 804, Variances

Notice is hereby given that the Washoe County Board of Adjustment granted approval for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 804, Variances. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.804.25:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary

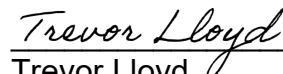
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and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/JB/AA

Applicant: Judy Coulter JudyCoulter@gmail.com

Representatives: Garrett Gordon Garrett.Gordon@wbd-us.com

Action Order xc: Chaz Lehman, District Attorney's Office; Keirsten Beck, Assessor's Office; Jane Tung, Assessor's Office; Katrina Pascual, Utilities; Rob Wimer, Engineering and Capital Projects; Jen Donohue, Truckee Meadows Fire Protection District; Truckee Meadows Regional Planning Agency.