



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building
Code Enforcement Cases

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6106
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Date Printed: 05/01/2026

File Date: 06/25/2025
Record #: WVIO-EHS25-0114
Description of Work: Neighbor would like to report excessive trash and debris accumulation mainly and this parcel, the owners have passed away, and their children have decimated the property, it's filled with
Case Status: Open
Address: 179 E 5TH AVE, WASHOE COUNTY, NV 89433
Parcel Number: 085-830-24
Owner: WILSON, ARTHUR J
Owner Address: 179 E 5TH AVE SUN VALLEY NV 89433
Assigned to Staff:

Complaint Type
Environmental Health Services
Garbage/Putresable Waste

Contact Info
Tatiana Ivashin 7754430661

Record Comments

Date:
User ID:
Comment

Inspections:

Insp Date: 03/18/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Emailed Rob, the owner of 175 E 5th, to update him on the situation and provide photos.

Inspections:

Insp Date: 03/18/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Observed more accumulation of solid waste on both properties. It appears more people are living on both properties. A Resident stated that they have been cleaning up using the garbage can and free dump runs, but it was previously confirmed on 07.03.25 that the properties don't have garbage service.

Inspections:

Insp Date: 02/18/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Observed a large amount of garbage/trash accumulation. It appears more junk vehicles and piles of trash are accumulating on 175 E 5th again. A portion of the front fence has been removed and it appears that is how some of the vehicles are entering the 175 E 5th property.

Inspections:

Insp Date: 01/23/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Called Tatiana, the complainant, regarding updates to the status of the complaint.

Inspections:

Insp Date: 01/21/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Received call back and a follow up email from Commissioner Mariluz Garcia regarding an agenda item for deceased property owner properties.

Inspections:

Insp Date: 01/09/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Called and left property owner of 175 E 5th Ave a voicemail regarding the status of the complaint.

Inspections:

Insp Date: 01/09/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Most of the garbage and refuse has been moved onto the 179 E 5th Ave property. More trailers have moved into the yard. Still a large amount of garbage accumulation.

Inspections:

Insp Date: 01/09/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Called and left a voicemail for Commissioner Garcia.

Inspections:

Insp Date: 01/09/2026
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Received a voicemail from Rob Wilson, the property owner of 175 E 5th. Rob is working with Commissioner Garcia and Sheriff Levi to devise a plan so Rob can place 179 E 5th in his name. Texted Rob that his voicemail was received and the next step is to reach out to the commissioner for her plan.

Inspections:

Insp Date: 10/16/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: No noticeable change in state of property. Possibly more accumulation on 175 E 5th.

Inspections:

Insp Date: 10/03/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Observed a major reduction in garbage/trash accumulation on property 175 E 5th. It appeared that all trailers and vagrants have moved onto 179 E 5th after the WCSO visit. Lisa, a resident of the property, stated they had been cleaning up both properties and taking the garbage/trash to the transfer station. Lisa stated she would attempt to find and provide the receipts for proper disposal. Lisa attempted to provide a SVGID receipts as a WM receipt. Lisa stated they planned to make another run to the transfer station 10.03.25.

Inspections:

Insp Date: 09/24/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Drove by to check status of vagrants on the property. Sheriff's Office was not present, and it appeared more vehicles were on the property. Saw the presence of two people on property still. Large accumulation of garbage still present.

Inspections:

Insp Date: 09/22/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Contacted Rob asking if he was able to make it to Reno, and if today still worked for the meeting. Provided Rob with Washoe County Sheriff's Office non-emergency number and recommended an Officer be present during the visit for safety reasons.

Inspections:

Insp Date: 09/22/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Met with Rob on site, property owner of 175 E 5th. Rob was able to contact the Washoe County Sheriff's Office via the non-emergency number. Approximately 5 officers showed up, and cited 8 people for trespassing, and arrested 2 people on outstanding warrants. Officers gave the 8 sited until Tuesday night, 9/23/25, to vacate the property, and anyone left on Wednesday, 9/24/25, will be arrested. Spoke with Rob and made recommendations to build a fence, place no trespassing signs, and Rob mentioned placing cameras on property to avoid this situation in the future. Rob will return to the property Wednesday to observe the what is left in terms of garbage and vehicles, to then form a plan for cleanup. Rob plans on contacting a lawyer in order to have 179 E 5th placed in his name, to then work on cleaning up that property as well.

Inspections:

Insp Date: 09/16/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Rob called back to explain the situation. Called Rob back and left a voicemail to state availability to meet on site for either 9/22 or 9/23.

Inspections:

Insp Date: 09/16/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Called and left Rob a voicemail.

Inspections:

Insp Date: 09/02/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Complainant called and updated on the situation. Complainant called the fire department on Sunday, 8/31/25, around 8:53pm, as the residents of 179 E 5th had started a large fire.

Inspections:

Insp Date: 08/27/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Called complainant to follow up on complaint.

Inspections:

Insp Date: 08/26/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Rob Wilson, the owner of 175 E 5th, called and notified that he is unable to make it by Labor Day weekend. Rob will attempt to make it to the property sometime in September to assess the cleanup situation.

Inspections:

Insp Date: 08/20/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Observed progress in the property clean up. The scrapped car in the front of the 175 property was chopped up and taken to a salvage yard per one of the residents, Lisa. Dave, another resident on the property, stated that he went down to the church on the street to ask for any help they can provide in the cleanup. The residents have been bagging up the garbage, and placing it in piles for an easier cleanup if they were to receive a dumpster. Residents asked about receiving a dumpster again.

Inspections:

Insp Date: 08/08/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Spoke with complainant on the phone regarding updates to the complaint.

Inspections:

Insp Date: 08/07/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Observed some progress in the cleanup of the property. The large trailer full of scrap metal was gone, and the accumulation of garbage behind the property of 175 E 5th seems to have been reduced. One of the residents stated that a man named 'Ed' was able to take the garbage to the 'dump' for them, as well as take the scrap metal to a salvage yard. There was still a large pile of garbage in front of property 175 E 5th. Reminded resident, Anthony, that if they establish garbage service, they will have 4 free dump runs.

Inspections:

Insp Date: 08/01/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Received a text message from Rob, property owner of 175 E 5th Ave. Rob handwrote a plan to visit his property and possible begin the cleanup process at the end of August.

Inspections:

Insp Date: 07/16/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Observed some progress in the cleanup attempt. More consolidation of waste into piles. Residents of property do not have phones. Program Senior recounts the following: "Met with Jesus and Angela. They want to get the property in Angela's name and her uncle has dementia (probably not the case). They told us they thought they had service but the bill may have been paid on the wrong property? Told them to get some bags and bag up waste and make trips to the transfer station and keep receipts. Met Angela's brother and he said some metal is destined for the downtown scrap yard with the trailer with the vehicles, but the trailer does not have rolling wheels (flat tires). We pointed him to Reno Salvage. Angela's brother is not working and they're putting waste up front in bags and then putting it in the can that still gets serviced even though they don't have service. We were unable to tell if the can gets serviced. At least 3 tents on the property and Angela's brother was unwilling to

Inspections:

Insp Date: 07/16/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Drove by the residence and observed empty trash cans that were full during the morning inspection. Confirmed that Waste Management is servicing the property as garbage days are on Wednesdays.

Inspections:

Insp Date: 07/09/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Complainant called for updates on the situation.

Inspections:

Insp Date: 07/08/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Received call from Rob, the property owner of 175 E 5th St, about originally providing the incorrect email address. Rob updated with the correct email, and was sent the previous email, including updated photos from 7.2.25, and WM information from 7.3.25.

Inspections:

Insp Date: 07/02/2025
Status: Extension of Time
Inspector: JFOSTER
Result Comment: Still a large accumulation of garbage on the property. It appears that some has been rearranged and moved towards the street to the front of property 175 E 5th St. Spoke to a resident of property 179 E 5th St, Lisa, regarding cleaning up the property. Lisa stated that they are using their free dump days, and that her 'friend' is swinging by after work to place some garbage in their pickup truck and taking it to the transfer station. Lisa was asked to provide proof of work complete with photos of the truck at the property, then at the transfer station. Lisa was told to start utilizing the properties garbage can as well. Lisa stated that a WM worker was able to give them a couple excess waste stickers. Lisa also stated that the residents on the property were attempting to place the garbage into bags to make it easier to throw away. Lisa was informed that they are able to take and drop off all the cardboard for free at the WM recycle facility on Commercial Row. Obtained Lisa's contact inf

Inspections:

Insp Date: 07/01/2025
 Status: Extension of Time
 Inspector: JFOSTER
 Result Comment: Received callback from the brother (Rob) of the deceased property owner (Arthur). Rob explained his side of the situation, and resides in California. Rob is planning on getting together a group of people and making a trip to the properties to assess and potentially clean up both 175 and 179 E 5th Ave. Rob received an email with photos of the garbage accumulation, and a copy of the NOV. Rob also received information for free dump visits if the WM bill is in good standing. Rob is going to determine a plan of action for property ownership, as well as possibly evicting / trespassing the vagrants currently on the properties. Rob is to send a plan / potential timeline for the garbage cleanup.

Inspections:

Insp Date: 06/26/2025
 Status: Issue 1st Warning
 Inspector: JFOSTER
 Result Comment: Issued NOV1. Included information on WM's 4 free dump days with the NOV.

Inspections:

Insp Date: 06/25/2025
 Status: Extension of Time
 Inspector: JFOSTER
 Result Comment: Left a voicemail for the brother of the deceased owner, as he owns the adjacent property, 175 E 5th Ave, which also has garbage accumulation from the residents of 179 E 5th Ave.

Inspections:

Insp Date: 06/25/2025
 Status: Extension of Time
 Inspector: JFOSTER
 Result Comment: Spoke with complainant on the phone about their concerns with the property, prior to confirming the violation.

File Date: 04/23/2025
Record #: WVIO-PLA25-0073
Description of Work: RV Living, junk vehicles

Case Status: Open
Address: 179 E 5TH AVE, WASHOE COUNTY, NV 89433
Parcel Number: 085-830-24
Owner: WILSON, ARTHUR J
Owner Address: 179 E 5TH AVE SUN VALLEY NV 89433
Assigned to Staff: Brian Farmer

Complaint Type

RV Living
 Junk Vehicle
 Planning & Development (Code Enforcement)

Contact Info

Anonymous Phone Call
 Sharon Crawford 7755269092

Record Comments

Date: 07/08/2025
User ID: BFARMER
Comment 1st penalty cert mailing #7016-2710-0000-2753-1581

Record Comments

Date: 08/11/2025
User ID: BFARMER
Comment 2nd penalty cert mailing #7016-2710-0000-2753-1697

Record Comments

Date: 09/15/2025
User ID: BFARMER
Comment 3rd penalty cert mailing #7016-2710-0000-2753-1918

Record Comments

Date: 10/20/2025
User ID: BFARMER
Comment 4th penalty and NIR cert mailing #7016-2710-0000-2753-2038

Record Comments

Date: 11/24/2025
User ID: BFARMER
Comment 5th penalty with Recorded Notice of Violation and Notice of Recording cert mailing #7016-1370-0000-0559-7041

Record Comments

Date: 01/05/2026
User ID: BFARMER
Comment 6th penalty cert mailing #7016-1370-0000-0559-7133

Record Comments

Date: 02/10/2026
User ID: BFARMER
Comment 7th penalty cert mailing #7016-1370-0000-0559-7249

Record Comments

Date: 03/16/2026
User ID: BFARMER
Comment 8th penalty cert mailing #7016-2710-0000-2753-2915

Record Comments

Date: 04/21/2026
User ID: BFARMER
Comment: 9th penalty cert mailing #9489-0090-0027-6623-4239-01

Inspections:

Insp Date: 04/21/2026
Status: Issue 4th and Sub Penalty
Inspector: BFARMER
Result Comment: RV Living and outdoor storage violations on parcel.

Inspections:

Insp Date: 03/16/2026
Status: Issue 4th and Sub Penalty
Inspector: BFARMER
Result Comment: Multiple squatters living in RVs on parcel. Outdoor storage violation.

Inspections:

Insp Date: 02/10/2026
Status: Issue 4th and Sub Penalty
Inspector: BFARMER
Result Comment: Outdoor storage and RV living violations on parcel.

Inspections:

Insp Date: 01/05/2026
Status: Issue 4th and Sub Penalty
Inspector: BFARMER
Result Comment: RV Living and outdoor storage violations on parcel.

Inspections:

Insp Date: 11/24/2025
Status: Issue 4th and Sub Penalty
Inspector: BFARMER
Result Comment: RV living, outdoor storage violation on parcel. Notice of violation recorded.

Inspections:

Insp Date: 10/20/2025
Status: Issue 4th and Sub Penalty
Inspector: BFARMER
Result Comment: Outdoor storage and RV living violations on parcel, notice of intent to record sent.

Inspections:

Insp Date: 09/15/2025
Status: Issue 3rd Penalty
Inspector: BFARMER
Result Comment: Outdoor storage and RV living violations on parcel.

Inspections:

Insp Date: 08/11/2025
Status: Issue 2nd Penalty
Inspector: BFARMER
Result Comment: Outdoor storage and RV living violations on parcel.

Inspections:

Insp Date: 07/08/2025
Status: Issue 1st Penalty
Inspector: BFARMER
Result Comment: RV living and outdoor storage violations on parcel.