



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building
Code Enforcement Cases

1001 EAST 9TH STREET
RENO, NEVADA 89512
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Date Printed: 04/29/2026

File Date: 03/06/2020
Record #: WCMP20-00316
Description of Work: RV Living, trailer with garbage piling up
Case Status: Closed
Address: 520 CARNES DR, SUN VALLEY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff: Brian Farmer

ComplaintType

RV Living
Planning & Development (Code Enforcement)
Building Material, Appliances

Contact Info

CAROL BURNS

Record Comments

Date: 03/06/2020
User ID: JCHISM
Comment: 03-06-20 Phone call complaint stating that the RV has been parked for months with the awning out, chairs, and electrical running "from somewhere." Caller stated that there is a trailer in the driveway that has had garbage piling up on it for a couple months as well.

Inspections:

Insp Date: 12/21/2020
Status: No Violation
Inspector: KHUNT
Result Comment: Conducted additional reinspection. (See attached pics.) Property still in improved state. Appliance was still there as was some SW, however SW was in garbage containers. E-mailed Mr. Tucker Sharp to let him know that I would be closing the complaint. I asked him to continue to work on proper disposal of the appliance and miscellaneous items as we did not want the property to return to it's former state. Notified complainant that complaint was going to be closed.

Inspections:

Insp Date: 12/21/2020
Status: No Violation
Inspector: KHUNT
Result Comment: Conducted reinspection of property with Mr. Tucker Sharp. See attached pictures. Property was vastly improved. All putrescible waste was gone and only a few miscellaneous items and an appliance were left. Discussed storing any items of value under the carport in a way that would not attract or harbor vermin. Discussed possible options for proper disposal of appliance. Complaint to be left open temporarily to monitor situation.

Inspections:

Insp Date: 12/21/2020
Status: Extension of Time
Inspector: KHUNT
Result Comment: 7/15/2020
Located responsible party - Mark Tucker Sharp (deceased owner's nephew). Per Mark, he just obtained Power of Attorney over the property. We discussed the solid waste situation. Mark stated he was trying to get a 30 yard dumpster on-site, but because the previous tenant owed back payment to WM, he was not able to obtain one. I told him that we could help provide a dumpster if he was willing to take responsibility for filling it. He agreed to do so. Discussed complaint with SW Senior Luke Franklin. Luke arranged for a 30 yard dumpster to be delivered on July 17th by WM with a 7 day turn around for pickup.

7/22/2020
Spoke with Mr. Tucker Sharp. Dumpster was full and ready for pick-up, but another dumpster was needed. Spoke with Luke Franklin regarding situation. Luke made arrangements with WM for another 30 yard dumpster. Notified responsible party.

See attached e-mail correspondence between myself, Mark Tucker Sharp, WC Code Enforcement, Luke Franklin, and WM. E-mail time frame from 7/15/2020 - 12/9/2020.

**Note - inspection time not accurate. Estimate of time spent on e-mails/phone calls.

Inspections:

Insp Date: 12/16/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: Unable to locate responsible party. Owner listed on Washoe County Assessor's webpage does in fact appear to be deceased. See attached obituary. Contacted WC Treasurer's Office. Property taxes are in delinquent status but had been paid partially by the deceased owner's son, James McErquiga through mid-2018. Checked WC Recorder's Office records. Unable to locate information regarding additional owners or lien holders.

Inspections:

Insp Date: 12/16/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: Unable to locate responsible party. The son is currently incarcerated at WC Detention Center. See attached inmate search and news article.

Inspections:

Insp Date: 12/16/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: See attached e-mail correspondence between EHS and WC Public Administrator Don Cavallo in the attempt to locate information on the implicated property.

Inspections:

Insp Date: 12/15/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: Unable to locate responsible party. Owner listed on Washoe County Assessor's webpage does in fact appear to be deceased. See attached obituary. Contacted WC Treasurer's Office. Property taxes are in delinquent status but had been paid partially by the deceased owner's son, James McErquiga through mid-2018. Checked WC Recorder's Office records. Unable to locate information regarding additional owners or lien holders. See attached e-mail correspondence with the Public Guardian's Office seeking assistance.

Inspections:

Insp Date: 12/14/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: Unable to locate responsible party. Owner listed on Washoe County Assessor's webpage does in fact appear to be deceased. See attached obituary. Contacted WC Treasurer's Office. Property taxes are in delinquent status, but had been paid partially by the deceased owner's son. The son is currently incarcerated at WC Detention Center. Checked WC Recorder's Office records. Unable to locate information regarding additional owners or lien holders.

See attached e-mail to the Public Guardian's Office seeking assistance.

Inspections:

Insp Date: 12/14/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: See attached e-mails between myself and Brian Farmer of Washoe County Code Enforcement.

Inspections:

Insp Date: 12/08/2020
Status: Violation Confirmed
Inspector: KHUNT
Result Comment: Conducted site visit. Observed excessive Solid Waste violations. Met with complainant. Explained that the owner listed on the Washoe County Assessor webpage appears to have been deceased for many years and a next of kin or responsible party had not been located. Explained that I would continue to follow-up and continue looking for the responsible party. See attached pictures.

Inspections:

Insp Date: 03/11/2020
 Status: Violation Confirmed
 Inspector: BFARMER
 Result Comment: Trash and debris visible on the property and RV living appears to be taking place on the parcel.

File Date: 05/28/2020
Record #: WCMP20-00650
Description of Work: Hugh amount of garbage {trash} stored in large trailer on 520 Carnes Dr. in view of street, reeking smells.
Case Status: Closed
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType

Appliances and/or debris stored in public ve
 Planning & Development (Code Enforcement)
 Solid waste (garbage, animal waste, rubbish
 Environmental Health Services

Contact Info

Air Quality Management
 Odor or smell

Record Comments

Date: 06/25/2021
 User ID: JCHISM
 Comment: 06-25-2021 Follow-up call from Carol Burns. Update provided.

Inspections:

Insp Date: 06/22/2020
 Status: Duplicate / Closed
 Inspector: KHUNT
 Result Comment: Duplicate - refer to WCMP20-00650

Inspections:

Insp Date: 05/28/2020
 Status: Duplicate / Closed
 Inspector: BFARMER
 Result Comment: Code enforcement already has an opened case on this parcel for debris and RV living

File Date: 01/13/2021
Record #: WCMP21-00048
Description of Work: Trailer with trash moved from 530 Carnes to 520
Case Status: Closed
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L

Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff: Brian Farmer

ComplaintType

RV Living
Planning & Development (Code Enforcement)
Building Material, Appliances

Contact Info

CAROL BURNS 7756735256

Record Comments

Date: 01/13/2021
User ID: JCHISM
Comment: 01-12-2021 Phone call complaint from Carol Burns stating that the same trailer that used to be at 530 Carnes has now moved to 520. Ms. Burns stated someone could be living in it, but the trailer could have the same trash as well.

Record Comments

Date: 01/14/2021
User ID: JCHISM
Comment: 01-14-2021 Complaint call from David Grass stating several RVs have recently moved onto the property . Caller concerned about another fire occurring and burning down the MH. Return call to Mr. Grass, left a voicemail explaining CEO Farmer's findings. Owner of property is deceased and no one has taken new ownership of property. Admin recommended WCSO for any life threatening issues observed on the property as CEOs do not remove people and only have administrative actions available to them.

Inspections:

Insp Date: 01/13/2021
Status: Violation Confirmed
Inspector: BFARMER
Result Comment: Outdoor storage and RV living violation on parcel.

File Date: 01/20/2021
Record #: WCMP21-00077
Description of Work: TRAILER FULL OF TRASH FROM PREVIOUS COMPLAINT HAS JUST MOVED NEXT DOOR. PREVIOUSLY LOCATED AT 530 CARNES, NOW AT 520 CARNES.
Case Status: Closed
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType

Environmental Health Services
Garbage/Putresable Waste

Contact Info

CAROL BURNS 7756735356

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date: 01/26/2021
Status: No Violation
Inspector: MLUPAN
Result Comment: 1/26/2021 - Site visit ~ 12:45PM - Trailer (RV) is parked on city street in front of 520 Carnes. Any solid waste was contained within the trailer with no visible accumulation outside the unit or on the property. The trailer has been tagged by PD. Spoke w/ resident/neighbor who advised trailer is slated to be towed away today. Complaint closed. No violation. (mlupan)

File Date: 06/25/2021
Record #: WCMP21-00753
Description of Work: SQUATTERS LIVING ON PROPERTY IN TENTS AND RVS. PER COMPLAINANT OWNER IS DECEASED AND SON IS NOT LIVING ON PROPERTY. CODE ENFORCEMENT HAS AN
Case Status: Routed
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR WASHOE COUNTY TREASURER TRUSTEE SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType

Environmental Health Services
Garbage/Putresable Waste

Contact Info

CAROL BURNES

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date:
Status:
Inspector:
Result Comment:

File Date: 09/03/2021
Record #: WCMP21-01091
Description of Work: WASHOE 311: Voicemail from a citizen stating that the squatters at 520 Carnes just dumped a lot of garbage into the street. We realize the owner of this property is deceased.
Case Status: Closed
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L

Owner Address: 520 CARNES DR WASHOE COUNTY TREASURER TRUSTEE SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType
Environmental Health Services
Garbage/Putresable Waste

Contact Info
MARIE M

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date: 09/03/2021
Status: No Violation
Inspector: WRUBIO
Result Comment: Letter sent notifying resident/property of requirements.

File Date: 03/22/2023
Record #: WCMP23-00201
Description of Work: Owner of 520 Carnes died many years ago. Squatters living there piled trash and burned down the inside of home making it uninhabitable. Eventually they were evicted but the trash and
Case Status: Violation Found
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType
Environmental Health Services
Garbage/Putresable Waste

Contact Info
DAVID GRASS DAVODWGRASS@ATT.NET

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date: 03/29/2023
Status: Violation Confirmed
Inspector: BLUCIER
Result Comment: Site visit conducted 3/23/23. Observed large pile of solid waste stored on driveway. Complaint validated. Spoke with tenant's sister via telephone on 3/24/23. The sister stated the tenant is currently incarcerated, and the house is in his mother's name. His mother has been deceased for about 12 years. The sister stated she has previously had to go through court system to have squatters evicted and has tried putting fencing up to block access to the driveway, but the fencing was cut and removed by squatters and illegal dumpers. WCHD will order a dumpster to assist with cleanup. Dumpster will be ordered on or after April 4, 2023 to avoid poor weather conditions. RV issue is outside WCHD's scope of authority and may be referred to Code Enforcement. Tenant's sister stated she has previously been in contact with Code Enforcement regarding the RVs, and records indicate Code Enforcement currently has an open violation for RVs at this address.

File Date: 06/06/2024
Record #: WCMP24-00561
Description of Work: I have concerns with a property in my neighborhood that I was hoping you could help me with or point me to someone who can.
Case Status: Duplicate
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType

Environmental Health Services
Garbage/Putresable Waste

Contact Info

Dave Grass davidwgrass@att.net

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date: 06/06/2024
Status: Duplicate / Closed
Inspector: BLUCIER
Result Comment: Duplicate. See WCMP23-00201. Closed.

File Date: 02/11/2025
Record #: WCMP25-00145
Description of Work: Caller reports that noxious waste has been pilling at their neighbor property after the double-wide trailer that used to be there burned down a couple of years ago. They report that
Case Status: Violation Found
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR SUN VALLEY NV 89433
Assigned to Staff:

ComplaintType

Environmental Health Services
Illegal Dumping - Solid Waste

Contact Info

Carol Burns 7756735256

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date: 02/11/2025
Status: Violation Confirmed
Inspector: JPHILPOTT
Result Comment: Property was destroyed in a fire, but remains of mobile home, various structures, and debris are still on site. Owner is deceased and no contact information exists for anyone else. County may have taken ownership or may be auctioning home. Luke Franklin sent an email to the assessors office to get information on current ownership/county involvement.

Additional issues with illegal RVs using the property may exist as well as illegal dumping of wastewater. Will follow up on wastewater issue.

File Date: 02/06/2026
Record #: WCMP26-00152
Description of Work: THE PROPERTY IS COVERED IN TRASH. CALLER STATED THAT PEOPLE ARE HANGING OUT THERE AND LEAVING ALL THEIR TRASH THERE AND IT'S A FIRE HAZARD ON HOW
Case Status: Closed
Address: 520 CARNES DR, WASHOE COUNTY, NV 89433
Parcel Number: 035-091-04
Owner: TUTTLE, CYNTHIA L
Owner Address: 520 CARNES DR C/O WASHOE COUNTY TREASURER TRUSTEE SUN VALLEY NV
Assigned to Staff:

ComplaintType

Environmental Health Services
Trash/Rubbish

Contact Info

KATHY

Record Comments

Date:
User ID:
Comment:

Inspections:

Insp Date: 02/06/2026
Status: Duplicate / Closed
Inspector: JFOSTER
Result Comment: Duplicate. See complaint WCMP25-00145.