



# WASHOE COUNTY

*Integrity Communication Service*  
[www.washoecounty.gov](http://www.washoecounty.gov)

## STAFF REPORT BOARD MEETING DATE: May 12, 2026

**DATE:** May 1, 2026

**TO:** Board of County Commissioners

**FROM:** David Solaro, Assistant County Manager

**SUBJECT:** Recommendation to acknowledge complaint from Washoe County Code Enforcement regarding conditions on Assessor's Parcel Numbers 085-330-11, 085-330-19, 085-330-23, 085-330-20, 085-830-24, 506-021-21, 085-090-19, 085-090-51, 085-090-52, 085-090-53, and 085-090-54 located in Sun Valley; and approve the fixing of a date for a hearing of the Board of County Commissioners to hear the proof of the complainant and the property owner and to order publication of notice of the hearing at least once a week for 2 weeks next preceding the date of the hearing in a newspaper of general circulation published in the county. (All Commission Districts.)

---

### **SUMMARY**

This staff report requests that the Board of County Commissioners acknowledge complaints received from the Code Enforcement Division regarding conditions on eleven parcels, Assessor's Parcel Numbers (APNs) 085-330-11, 085-330-19, 085-330-23, 085-330-20, 085-830-24, 506-021-21, 085-090-19, 085-090-51, 085-090-52, 085-090-53, and 085-090-54 located in the Sun Valley area and set a date for a public hearing to those parcels as public nuisances. The conditions on these properties constitute violations of Washoe County Code (WCC) Chapter 50 (Public Peace, Safety and Morals) and WCC Chapter 125 (Enforcement; Remedies; Penalties) and are subject to abatement proceedings under WCC 125.195(2)(a) and NRS 244.360(1)– (5). The Code Enforcement Division has documented conditions including, but not limited to, the accumulation of debris, rubbish, refuse, abandoned or junk vehicles, and property maintained in a state of disrepair or deterioration that could cause harm to persons or damage to property.

### **PREVIOUS ACTION**

January 12, 2010 - The Board adopted the Nuisance and Administrative Enforcement Ordinances (Ordinance No. 1419). The ordinances established WCC Chapter 125 (Enforcement; Remedies; Penalties) and updated WCC Chapter 50 (Public Peace, Safety and Morals) with nuisance definitions and enforcement procedures for unincorporated Washoe County. Two Code Enforcement Officers were assigned to enforce complaints

**AGENDA ITEM # \_\_\_\_\_**

across all unincorporated areas. The ordinance emphasized voluntary compliance as the first step, with hearing officer proceedings available for non-compliant parties.

September 24, 2013 -The Board adopted Ordinance No. 1518, amending WCC Chapter 125 to update abatement procedures, including requirements for certified mail service of abatement notices and provisions for the County to recover costs of abatement when owners failed to comply.

December 11, 2018 - The Board adopted Resolution R18-082, formally declaring a public nuisance on the Quartz Lane property under NRS 244.360 and WCC Chapters 50 and 125, and ordering non-judicial abatement. The Resolution directed that if the nuisance was not abated within 5 days after service, the County would cause the abatement with costs assessed as a special lien against the property.

January 13, 2026 – The Board provided direction on Commissioner Garcia's request for the use of more than four hours of staff time to review ownership status and potential management solutions for individual parcels not owned by Washoe County and not currently being assessed taxes.

### **BACKGROUND**

APN 085-330-11 is a residential parcel located at 320 Quartz Lane owned by Norman Stuart. This property has been the subject of a long list of Code Enforcement violations. (Exhibit 1). Additionally, this property has an identified sewage spill and has accumulated a large amount of debris, rubbish, and refuse that threatens the health, safety, and welfare of the occupants and the community. (Exhibit 2).

APN's 085-330-19, 085-330-23, 085-330-20 are roadway parcels located on Quartz Lane in Sun Valley. Washoe County property records show that all three parcels are owned by Robert and Norma Fink. Mr. Fink passed away in 2013, and Mrs. Fink passed away in 2010. Documented evidence from Code Enforcement and the Washoe County Sheriff HOPE Team establish that these parcels have been subjected to a large amount of illegal dumping and camping. (Exhibit 3).

APN 085-830-24 is a residential parcel located at 179 E. 5<sup>th</sup> Avenue in Sun Valley and is owned by Arthur Wilson. Based on information received, Mr. Wilson passed away several years ago. The property has accumulated a large amount of debris, rubbish, and refuse that threatens the health, safety, and welfare of the occupants and the community. Additionally, the property has a large number of squatters occupying tents, trailers, and other non-permanent dwelling units on the property. (Exhibit 4). This property has been the subject of a long list of Code Enforcement violations; however, because of the death of Mr. Wilson there is no owner to enforce the violations against. (Exhibit 5).

APN 506-021-21 is a residential parcel located at 260 Gerdes Avenue in Sun Valley and is owned by Richard and Carolyn Palmer. Based on information received, Mr. Wilson passed away several years ago. The property has accumulated a large amount of debris, rubbish, and refuse that threatens the health, safety, and welfare of the occupants and the community. (Exhibit 6). Additionally, the property has a large number of squatters living in non-permanent dwelling units on the property. Over 50 administrative penalties have been issued; however, because of the death of Mr. and Mrs. Palmer, there is no living owner to enforce the violations against. (Exhibit 7).

APNs 085-090-19, 085-090-51, 085-090-52, 085-090-53, and 085-090-54 are roadway parcel that are portions of Slope Drive between First Avenue and Second Avenue. APN 085-090-19 is owned by William Eccles; however, Mr. Eccles passed away in 2021. APN 085-090-51 and APN 085-090-52 are owned by the Joseph L. Bengoechea Family Trust. APN 085-090-53 and 085-090-54 are owned by the Jack & Eda Bernard Family Trust. (Exhibit 8).

The conditions observed on the subject parcels constitute public nuisances as defined under WCC 50.308, which declares the following to be public nuisances:

1. Maintenance of property, or any structure, in such a state of disrepair or deterioration that could cause harm to persons or cause damage to property.
2. Accumulation of debris, refuse, rubbish; broken, rotting, crumbling, cracking or rusting fencing; broken windows; landscaping that is dead or dying, or exhibits uncontrolled growth; and any other similar conditions.

When an NRS 244.360 complaint is filed alleging the existence of a nuisance, as defined in NRS 40.140, County Clerk is required to notify the Board of County Commissioners. It is then the obligation of the Board to set a date to hear the proof of the complainant and of the owner or occupant of the real property upon which the alleged nuisance is claimed to exist. The time frame for the act of setting the hearing is not less than 30 nor more than 40 days subsequent to the filing of the complaint.

Later, on the date of the established hearing, the Board receives evidence and testimony concerning the facts set forth in the complaint. At the conclusion of that hearing on the complaint, the Board determines (by resolution) whether or not a nuisance exists. If the Board finds a nuisance under NRS 40.140 it orders the person or persons responsible for such nuisance to abate it. If the order is not obeyed within 5 days after service of a copy upon the person or persons responsible for the nuisance, the Board can cause the abatement of the nuisance and make the cost of abatement a special assessment against the real property.

### **FISCAL IMPACT**

No fiscal impact is expected for the setting of a hearing.

**RECOMMENDATION**

It is recommended the Board of County Commissioners acknowledge receipt of notice of the complaints received alleging a nuisance under NRS 244.360 on private property located in Sun Valley on Assessor's Parcel Numbers 085-330-11, 085-330-19, 085-330-23, 085-330-20, 085-830-24, 506-021-21, 085-090-19, 085-090-51, 085-090-52, 085-090-53, and 085-090-54 and approve the fixing of a date for a hearing of the Board of County Commissioners to hear the proof of the complainant and the property owner and to order publication of notice of the hearing at least once a week for 2 weeks next preceding the date of the hearing in a newspaper of general circulation published in the county.

**POSSIBLE MOTION**

I move to that the Board of County Commissioners acknowledge receipt of notice from of a complaint received alleging a nuisance under NRS 244.360 on Assessor's Parcel Numbers 085-330-11, 085-330-19, 085-330-23, 085-330-20, 085-830-24, and 506-021-21 and approve the fixing of a date for a hearing of the Board of County Commissioners to hear the proof of the complainant and the property owner and to order publication of notice of the hearing at least once a week for 2 weeks next preceding the date of the hearing in a newspaper of general circulation published in the county.