

06/05/24

Appeal of Tentative Map for Rancharra Village 7, submitted by Audrey Keller

LDC24-00046

My name is Audrey Keller, and I am a resident of Rancharra and have Appealed the Planning Commission decision of 5/1/24 to approve the project LDC24-00046 – 59 Patio Homes.

Our home is in the northwestern portion of Rancharra known as Latigo 1. My appeal is on behalf of both the current and YES- future homeowners of Village 7. The Rancharra PUD is 10 years old, and we are still managed by the developer and declarant HOA Board.

The term “declarant” essentially means the developer is still entitled to managing control of the community. But that should not mean they are free to develop Rancharra in order to damage and destroy the current homeowner’s property values or develop in a way that negatively affects our quality of life. A recent example is their demolition of the, beloved by homeowners, Rancharra Equestrian Center directly contradicting the PUD’s intent or “plan” for the promised living the “Ranch lifestyle”.

There is a clear conflict of interest in defending the rights of the HOA members (because no entity exists) in this Appeal. We the residents are left to fend for ourselves.

There is no HOA Architectural Committee, because the developer doesn’t want any oversight by homeowners. There was no community outreach to the homeowners by the developer.

Thank you to City planning manager Mike Railey and planner Leah Piccotti for helping us learn about the Appeal process. My original documents submitted for the Appeal, included many pages demonstrating proof that the HOMEOWNERS DO OWN, specific Talbot Lane entry monuments, fencing, landscaping that the developers intend to demolish. City Staff state that HOA matters are Civil matters and to hire a lawyer. I am including the documentation as an appendix for City Council.

I am Appealing to City Council as the governing body for PUD oversight in this matter. I will demonstrate where the developer is not acting in accordance with the PUD for Rancharra and where their agents, Wood Rogers, erred or omitted in disclosing key details of the PUD to the Planning Commission.

I will show Council, that the homeowners desires are reasonable and not opposed development. But to be clear, the developer’s reduction of 310 units to 59 is not a gift to the community because they care about us. This change represents the demand that their market research identified. They already know that their high-density condo development at RED isn’t selling.

I am asking for Council to vote to Disapprove and/or Disapprove with modifications this plan.

Recommended Conditions by City Planning Staff 5/1/24

STAFF CONDITION #1 - This condition says City codes in effect at the time of application is submitted, shall prevail.

However, the PUD document clearly states “these standards shall govern”:

Conflicts

In the event of a conflict between these design standards and City Code, these standards shall govern development of Rancharrah. When a specific standard is not addressed by the PUD, then the applicable section of Reno Municipal Code Title 18, as amended, at the time of review shall prevail.

PUD document:

RANCHARRAH

Recordation Requested By:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

**NOTICE OF DESIGN GUIDELINES FOR RANCHARRAH PLANNED UNIT DEVELOPMENT
(FORTH REVISION — JULY 18, 2018)**

Notice is hereby given that the Planned Unit Development Guidelines for the Rancharrah Planned Unit Development, entitled "Rancharrah Planned Unit Development", 3rd Amendment, May 13, 2015 have been revised, effective July 18, 2018. A copy of the revised guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous revisions to the Guidelines. The May 13, 2015 version was the last revision that was recorded in the office of the Washoe County Recorder on December 7, 2015 as Document No. 453233.

DATED this 23rd day of August, 2018.

RANCHARRAH HOLDINGS, LLC (dba RANCHARRAH)

By _____
Chio Bowlby, Managing Member

Rancharrah Holdings LLC (developer) and Wood Rogers (representatives), understand that the PUD Guidelines (aka The Handbook) are DESIGN GUIDELINES, amended, voted and approved by City Council 2018. **Why would the PUD Guidelines be ignored by developer as irrelevant today 2024 with another 5 years of term? My appeal points out where the PUD guidelines were not followed at all.**

PUD document: “PUD standards shall govern”. Design Guidelines have been ignored by developers. **The City Council can vote to uphold the PUD design standards and disapprove.**

CONDITION #8 - Final map shall demonstrate each of the private driveways meet the minimum length as required by the PUD.

<u>Setbacks:</u> ¹	
<u>Single Family Detached/Attached</u>	
Front yard	10-feet
Garage	3-feet or 20-feet
Side yard	0-feet or 5-feet
Rear yard	10-feet
Separation between buildings	10-feet
Driveway Length	19-feet min.

The PUD does not describe **shared driveways** as part of **Urban Residential Use / single family homes**. Confirmed by staff – “Shared driveways implies that most homes will get a **3 foot strip in front of their garage**”.

Future homeowners can’t park a golf cart in a 3 foot strip, without blocking the “shared driveways”.

Nowhere in the PUD for Rancharrah does it say that driveways shall be shared. Nowhere in the PUD does it state that “some units shall have their own private driveways”.

The PUD clearly states driveway length minimum = 19 feet in the PUD. (Current code is 3-19 feet.)

PUD setbacks use the term “FRONT YARD and REAR YARD”. Nowhere does the PUD design standard indicate: NO YARD.

Wood Rogers will claim that setbacks, internal streets are allowed, because they are set to the city’s **MINIMUM standard**. This is Rancharrah, high-end community in the heart of Reno. **Why is the Minimum standard acceptable as a design feature? This design is inconsistent with the community plan.**

The livability score of this plan is a ZERO. Homeowners on behalf of the community(s) of Cantaro and Latigo 2, will attest in Public Comment that current minimum street widths are just that – **the absolute lowest standard of living in the RANCH as possible**. The plan includes no street parking through Village 7 – all red curbed, future homeowners will have no ability to host a party and invite friends/family for a Christmas Party.

PUD states: Maintain the ranch aesthetic of the property, including tree lined lanes, open spaces, and single-family architectural styles complementary with existing buildings.

The PUD standards shall govern Village 7.

The City Council can vote to uphold the PUD design standards – by disapproving this tentative map and plan.

CONDITION #10 - Hours of Construction. 7am-6pm Monday through Friday and between 8am and 6pm on Saturday. There shall be no construction on Sundays.

Rancharrah's Village 7 is surrounded by homes on two sides: west & south, by a medical nursing care facility: east and by medical office building complex to the north.

Stated hours of construction impact the right to QUIET & peaceful enjoyment our property.

Homeowners request to alter the construction time to **stop all work at 5pm**, which allows construction workers over 10 hour per day and **omit ANY/ALL work on Saturday & Sundays.**

NO WORK on public holidays of any kind.

Appeal Reasoning: Current condition is unenforceable by city and will not be enforced by developer. There may be no city staff for residents to call to enforce Hours of Construction, because City Staff doesn't work these hours, Saturdays, Sundays or Holidays.

The PUD does not address this topic, this is a city code issue.

We ask the City Council vote to disapprove with suggested modifications.

STAFF FINDINGS

Finding #1: Compliance with Title 18 / PUD Handbook

We find the development fails to comply with Title 18 also known as the PUD Handbook:

PUD states: TALBOT LANE GATE IS THE PRIMARY ACCESS TO RANCHARRAH.

Infrastructure/Primary Access to the existing Main Talbot Lane Gate has been closed by the developer/declarant, except to residents with electronic passes. Access to the public, guests and workers has been blocked and redirected to the Kietzke gate.

- a) Mapping & directional software considers Talbot Gate the main gate and sends all non-resident traffic to Talbot. Drivers and construction trucks then block the

unmanned Talbot Gate. Then they must turn around and make an additional trip, east on Sierra Rose Dr. and south on Kietzke to the Rancharrah Village Gate.

b) Village 7 construction traffic will impact the entire community – needlessly.

Developer shall follow the PUD2 map. Build ACCESS for Village 7 as planned.

Developer to provide alternate access point to Village 7, as indicated in the SUBMITTED PLANS at the Planning Commission by Wood Rogers 5-1-24. (The map index was edited/omitted from the map that clearly calls out the planned access for Village 7.)

Infrastructure

Access:

Primary access to the residential portions of the ranch and special events center is provided by the existing main gate access from Talbot Lane and a new roadway and gatehouse from Kietzke Lane. Primary access to the North Commercial parcel is served from Kietzke Lane. The Office/Medical parcel is served via the new roadway connection to Kietzke Lane. The traffic report contained herein (Appendix 3) addresses the potential access alternatives to Kietzke Lane. Additional access locations between the individual land use categories shall be determined during review of a tentative map or commercial building permit application, as applicable. **Vehicle access**

“Additional access locations between the individual land use categories shall be determined during review of a tentative map.”

Map illustrating Sierra Rose Dr. is part of the submission of Wood Rogers and is in PUD2.

Maps with index shown on the following 2 pages.

PUD: Infrastructure / Access: The PUD standards & property map shall govern Village 7.

Require developer to provide Village 7 with ACCESS on Sierra Rose Drive.

The City Council can vote to uphold the PUD design standards and disapprove with modification to include ACCESS at Sierra Rose Dr.

Finding #4 - Provide Safe Environment

As a part of the closure of Talbot Gate, key fobs were given to residents that walk and bike via Talbot Lane. The key fobs don't work. Walkers can't get out and more importantly Fire station #3 emergency vehicles can't get in. This causes people on bikes and walking to

walk through the northern parking lot of the Sales Pavillion, to a newly installed “man gate” to walk across river stones and plants to get access in/out. There is no sidewalk on either side of this “man gate”.

Require developer to provide all of Rancharrah with walking/biking ACCESS.

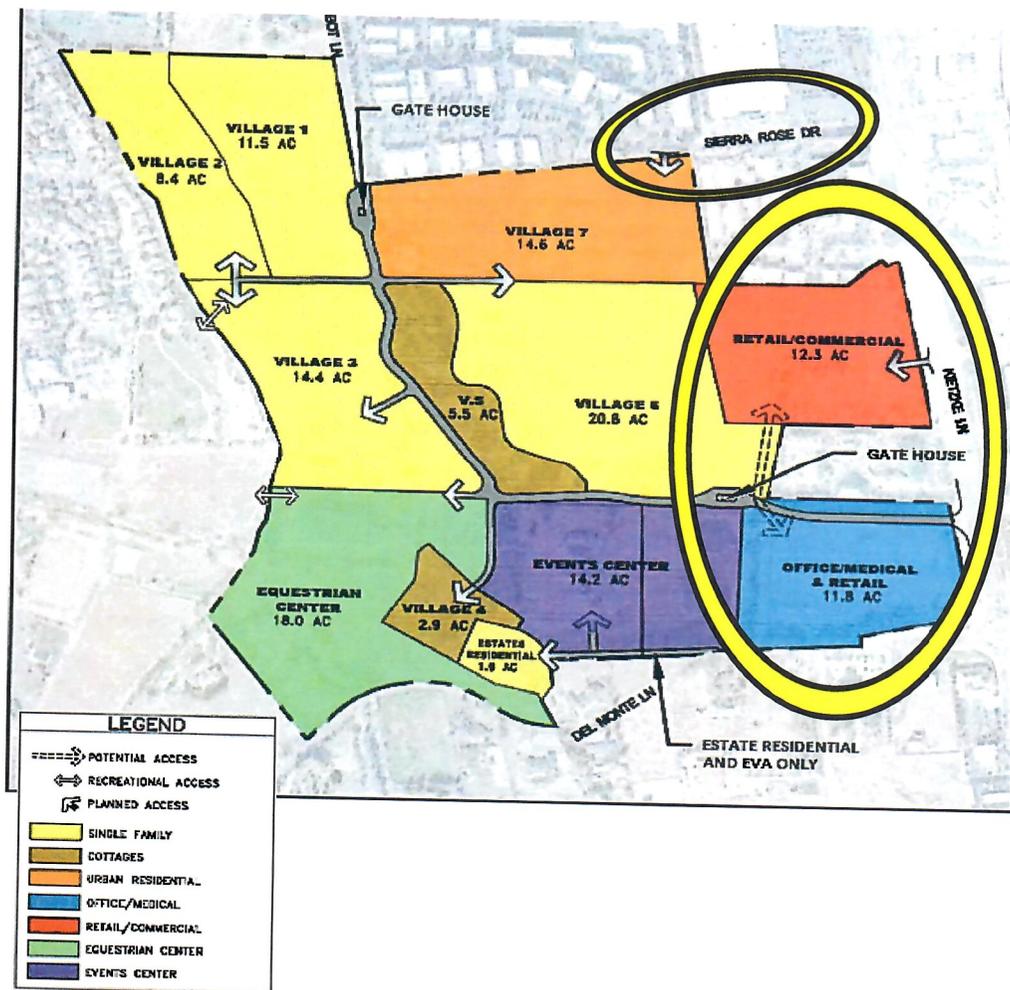
The City Council can vote to uphold the PUD design standards and disapprove with modification. Suggested add sidewalk connection per code.

FINDING # 3 - Mitigate Traffic Impacts

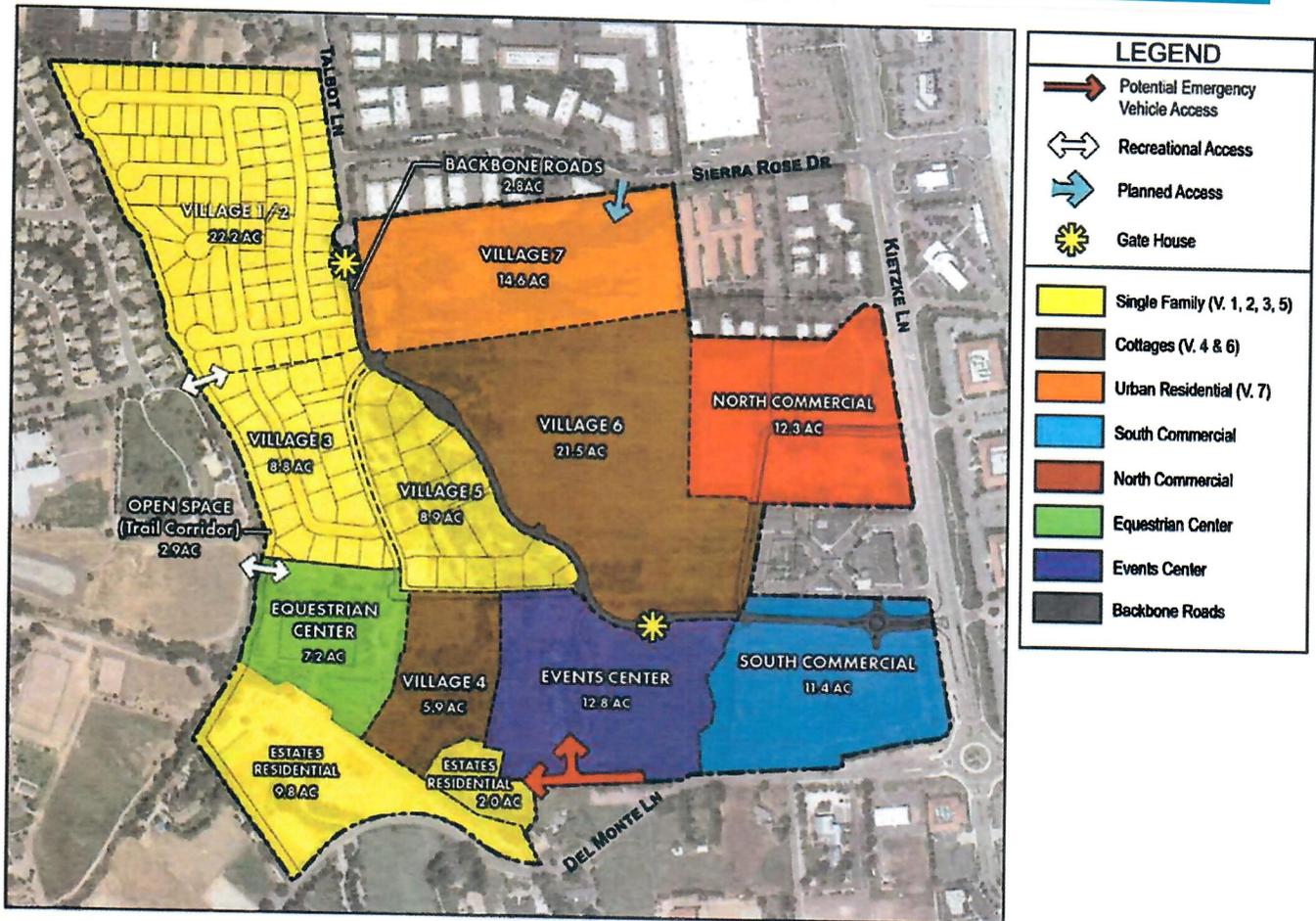
Plan fails to comply with the 2014/2015 traffic study PUD-2 in major areas.

2014/2015 Traffic maps from study are not “as built” and city staff did not know these facts at the 05/01/24 Planning Commission meeting.

Map shows Planned Access points in Traffic Study PUD#2 2014.



RANCHARRAH VILLAGE 7 TENTATIVE MAP - APPEAL

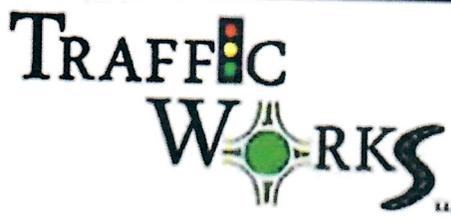


Map above submitted from 2018 revision still indicates Access Points that are not included by developer. Wood Rogers submitted this map at the Planning Commission meeting without the map legend.

- Developer failed to include required PLANNED ACCESS for Village 7 via Sierra Rose Dr.
- Traffic Study has flawed calculations based on assumptions not “as built”.
- Traffic Study failed to study **the worst traffic impacted location at Kietzke and Neil Rd.**
- Land Use Assumptions for Trip Generation chart is no longer valid.
- Traffic on Talbot Lane and Sierra Rose Dr. needs further study.

STAFF Suggested, 05/30/24, a solution to the Appeal: That the Council engage PUBLIC WORKS to 1) “Speed Study” Talbot Lane and Sierra Rose Dr. 2) Kietzke & Neil Rd. confirm that the Kietzke exit at Rancharrah Village suggests involving PUBLIC WORKS in conjunction with Planning staff to study what can be done to improve public safety. The residents concur.

- The City Council can vote to disapprove the FINDING because of errors and omissions in 2014 traffic study with modification. It can modify the FINDING by following the Planning Staff’s revised recommendations.
- PUD: AND secondly Council can disapprove with modification, to include additional access point on Sierra Rose Drive.



LEGEND

AM(PM) - Peak Hour Trip Assignment



No traffic study done for the intersection / round-about at Kietzke and Neil Rd.

Note: Planning staff did not know why this intersection was omitted in 2014.

FINDING #5 Tentative Map: The Plan Community Design for Village 7 does not conform with zoning ordinances of the PUD. Developers failed to embrace the ‘ranch aesthetic’ or design vibe for the Ranch. Developers failed to remain sensitive to its rural character.

RANCHARRAH

amenities within Bartley Ranch Regional Park and Wheatland Park;

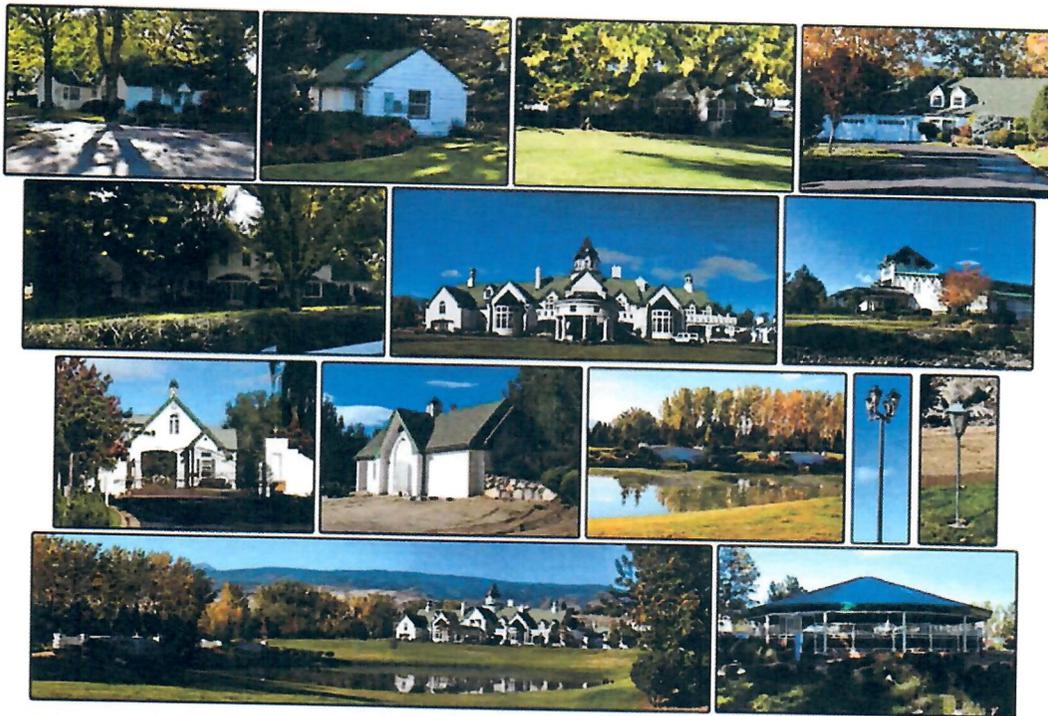
- Utilization of sensitive grading, Low Impact Development (LID), and drainage facilities required for development of the site;
- Maintain the ranch aesthetic of the property, including tree lined lanes, open spaces, and single family architectural styles complementary with existing buildings throughout the ranch.
- Remain sensitive to and maintain the low density and rural residential character of the area to the south of the ranch on Del Monte Lane.
- Remain sensitive to and maintain similar density and lot sizes with the Lewis Lakeside subdivision to the west.

PUD includes two pages of what is considered Rancharrah Ranch Aesthetic.

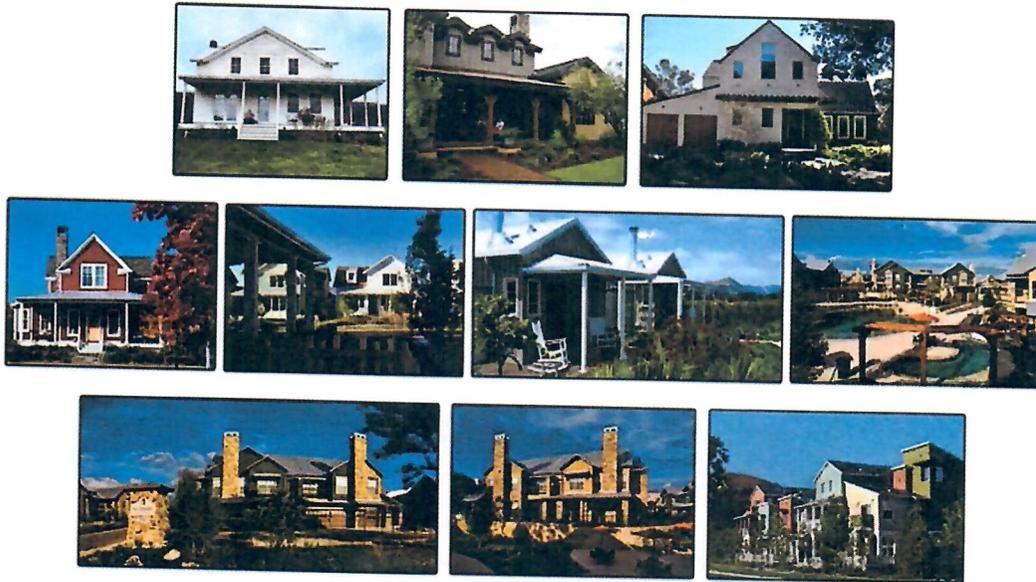
PUD Concept states: “develop an attractive mix of uses that will build upon the existing features of the ranch”.

The developers’ home design is not even close to the standard envisioned in the PUD images or to the adjacent Village 7 Sales Pavilion building.

Even Rancharrah Village – does a better job of respecting a more modern version of a ranch aesthetic. Under normal circumstances the HOA’s – Architectural Review Committee’s responsibility would be to carry out design oversight. But since there is NO such entity in Rancharrah, we are asking that the City Council enforce the PUD.



Rancharrah
Architectural Character - Residential Options



Rancharraah
Architectural Character - Residential Options

The City Council can vote to uphold the PUD design standards and disapprove with modification. Ask developer to modify their home exteriors to fit into the design architectural character.

Practical example: *the adjoining Sales Pavilion and the newly built Rancharraah Village are models that would better fit the community.*

FINDING #6: The development for Village 7 is NOT compatible with the neighborhood in which it is proposed to be established.

This plan with narrow streets and MINIMAL parking is NOT compatible with the neighborhood and it will cause stress on the already dense/ insufficient and non-existent street parking in neighboring Village 6: Cantaro and Latigo 2.

FINDING #10e: The development for Village 7 is not a significantly higher quality development, nor does it propose a unified design concept.

Plan does NOT adhere to the PUD and we find it to be NOT a carefully planned, considered and livable community.

The narrow access streets, no parking in front of your own home, the 3-to-19-foot un-park-able driveways are a destruction of home values community-wide.

- **The City Council can vote to disapprove.**
- **Modify FINDING by following the PUD and working with homeowners**
- **Modify FINDING to include and REQUIRE disclosure in ALL sales documentation, that advises buyers of restricted parking and restricted guest parking access at their new home. "Village 7 residents and their guests cannot park outside their Village 7."**
 - a. **Zoning Code: 18.04.903 Parking and Garage Location**

Tentative Map: Item #9 - Recommendations and comments of those entities reviewing the tentative map.

Now homeowners in Rancharrah have had to rapidly adapt to the necessity of appealing to the City in order to have input in how their community is being developed. Homeowners were unrepresented in this entire development discussion, until the Planning Commission meeting of 5/1/24.

The developer is destroying HOA Property – that is described by the HOA CC&Rs as “ENTRY FEATURES” and eliminating the opportunity for the establishment of the HOA Community Center, as described in the PUD.

Bit by bit the developers have been ignoring the PUD. This week, the developers demolished the Rancharrah Equestrian Center which has directly damaged our homeowner property values and the future image of Rancharrah.

This Talbot Lane Main Gate Entry monument, the fence line and brick columns, lighting, grass and landscaping are all property of the HOA. The iconic Ranch Aesthetic mentioned and defined in the PUD, belongs uniquely to no other community in Reno. These features and community monuments happen to sit in the western third of the north parking lot.

The Sales Pavilion is a major part of this Appeal, on behalf of our community’s future benefit and enjoyment. Wood Rogers appears to have deliberately omitted to mention that a permitted use of the Sales Pavilion, according to the **PUD Urban Village, was as a potential Community Center/Clubhouse**. They claimed the ONLY USE was as an OFFICE BUILDING. Staff confirms that in 2015, the entire Sales Pavilion development consisted of both north and south parking lots. But, in 2019, the north parking lot was split off from the Sales Pavilion. This was a **PLANNED DESTRUCTION OF PUD – PLANNED USE AS A COMMUNITY CENTER** by the developer.

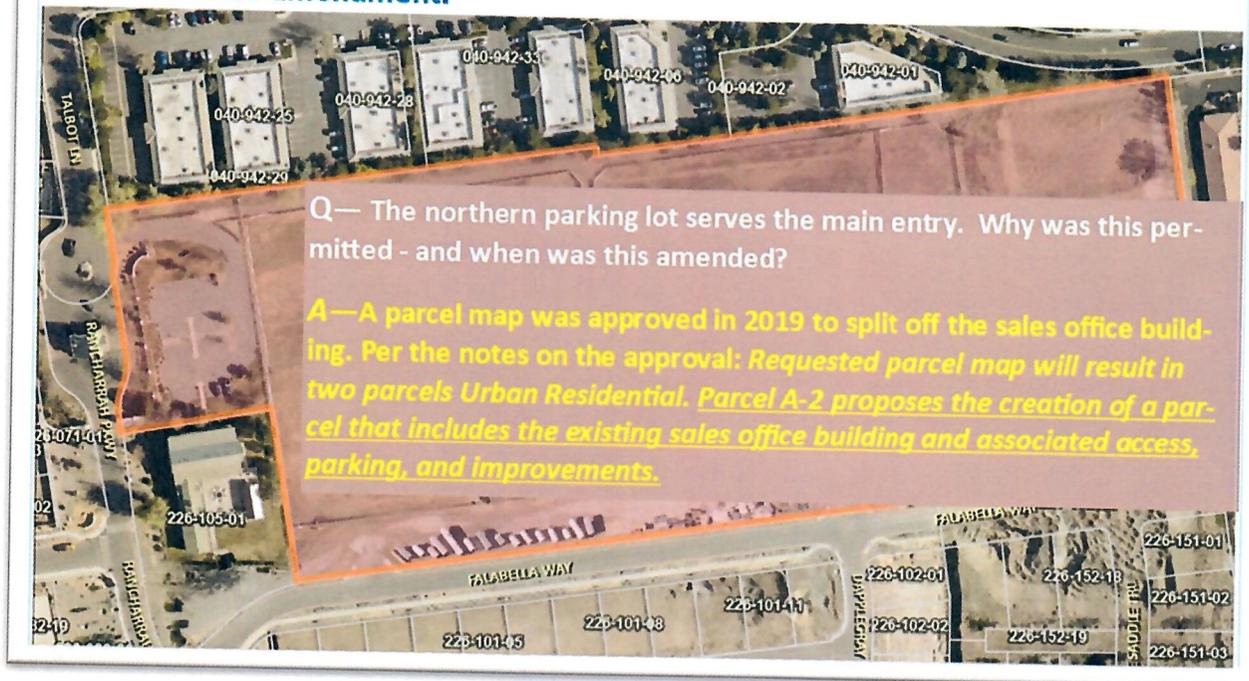


The stately entrance monument, fence, lighting and pillars are located at the main entrance on Talbot Lane.

Developer intends on destroying entrance.

Q—When did the parking lot on the north side of the commercial building get cut off and added to the Village 7 development?

A—The parking lot and the sales pavilion center became part of Village 7 in the 2015 amendment.



Answer = Planning Staff L. Piccotti

The PUD clearly calls out that this building should be considered by the developer and the homeowners as the **future Community Center – of the HOA**. Homeowners were told the developer would create the Community Center as an amenity because the current CLUB facilities are too small.

This Sales Pavilion, with a full kitchen/bar facility does exist in the PUD and the stated use is a preferred and practical use for the homeowners as a COMMUNITY CENTER AMENITY.

This 2019 parcel splitting of the north parking lot in 2019 basically stripped the building of its front entrance. This 2019 parcel splitting also ignored that pillars, fences and an original monument, all property of the HOA, were located inside the north parcel, at the Talbot Lane main entrance of the community. These structures are of great value to the HOA because they comprise the balanced elegance of our main entrance. Just because the developer does not own these entry features of Rancharrah does not mean they can destroy them. This fact was hidden as part of the developers' plan and 100% covered up.

This part of the development plan that wipes out the northern parking lot does not conform to the PUD intent; therefore it does not conform.

Urban Residential

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- Single family attached/townhomes
- Duplexes
- Condominiums
- Apartments

- Senior housing, assisted living, active adult, skilled nursing
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation
- Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner

Minimum Lot Size: N/A

Minimum Lot Width: N/A

Setbacks:¹ N/A

Single Family Detached/Attached

Front yard	10-foot
Garage	3-foot or 20-foot
Side yard	0-foot or 5-foot
Rear yard	10-foot
Separation between buildings	10-foot
Driveway Length	19-foot min.

Multifamily

Front yard	15-foot
Side yard	5-foot
Rear yard	10-foot

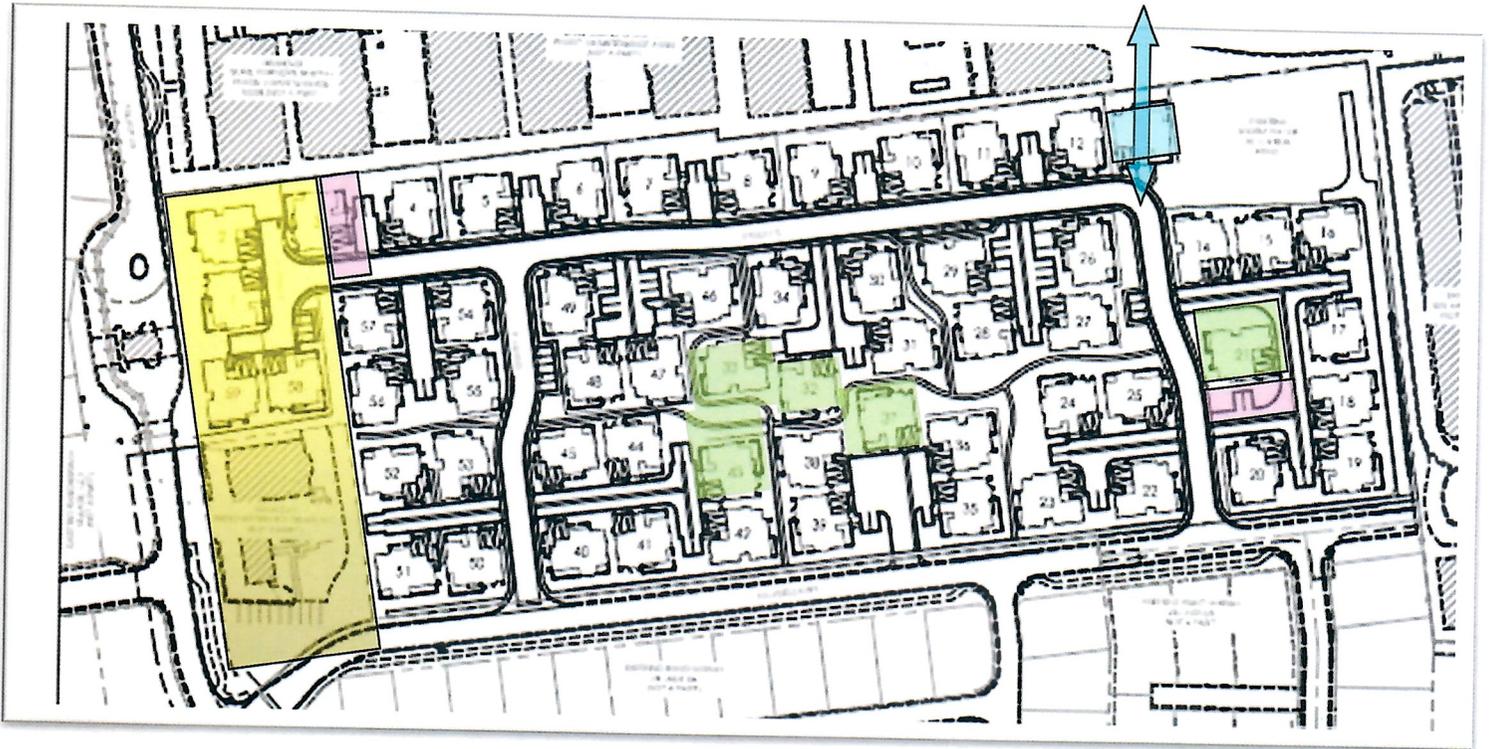
Building Height² 45-foot (max. 3-stories)

PLANNING STAFF Notes: The “Commercial Building” (known to homeowners as the Sales Pavilion) plan requires 16 parking spaces and even though developer restriped the south lot, it is not sufficient. The City placed a CONDITION, that developer can not destroy the north parking lot, without correcting the parking.

The City Council can vote to uphold the PUD USE standards and disapprove.

Suggest that the developer to a) not destroy, demolish or modify any entry monumentation at the Talbot Lane Gate owned by the HOA and b) suggest working with the homeowners to come to an agreement regarding the sale of both parking lots along with the Sales Pavilion for the benefit of the HOA for the allowed USE of a Community Center.

Developer has already stated their intent is to sell the Sales Pavilion.



Developer benefits: Create a livable, upscale and more sellable Village 7.

Unify parcels including Sales Pavilion, north & south parking lots. (sell to HOA, omit 5 homes)

Create additional parking for Village 7 on west and east ends

Add Planned Access for Village 7 per PUD map (omit 1 home #13)

Plan recreation area (Per PUD) 'Central Park' - green space/play area /pet area - for Zero Lot Line Patio homes (omit 5 homes)



Rancharrah Sales Pavilion – the perfect example of authentic Ranch Aesthetic as described in the PUD.

Future Community Center. **Zoning code 18.04.903 General Standards for Residential Districts**

- ✓ Recognize historically significant or designated structures and buildings that contribute to the unique character of the community.



In closing this sign says it all: The HOA PAYS for security, OWNS the GATE HOUSE and the monuments at the entry(s)

The HOA BOARD voted to close the GATE HOUSE and the HOA BOARD is the DECLARANT, representing the DEVELOPER.

The Club at Rancharra (logo on the sign) is owned by the DEVELOPER/Investors, NOT THE HOMEOWNERS.

Even management is confused about who owns what in Rancharra.

Respectfully submitted,

Audrey Keller

(818) 292-0447

APPENDIX

CC&Rs - Rancharra HOA's Covenants & Restrictions

✓ (g) **Modification of Entry Features.** Without limiting any other right or privilege herein, there shall be no permanent construction, erection, installation, or modification of any portion of the Project's entry features, including, without limitation, entry monumentation, entry landscaping, and/or guard houses, nor shall the exterior appearance of the Project's entry features (or any Improvement thereon) be permanently modified, except with the prior approval of each Recreation Parcel Owner. The foregoing approval requirement shall not apply to repainting in accordance with the immediately prior approved color scheme or rebuilding in accordance with the immediately prior approved drawings and specifications.

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ZONING

PUD Sites design standards that have been updated since 2014.

2014 standards 18.12.302(e). 2024 building standards: 18.04.903

Building Standards for Residential Districts.

Purpose. 18.04.901

- ✓ Principles... generally promote high-quality residential development and construction that enhances the character and livability of Reno's neighborhoods

18.04.903

Zero Lot Line Homes. Clustering

- ✓ The clustering proposal will have no significant adverse impact on adjacent properties or development. Pg 4-107
- ✓ provide opportunities for shared common open space. Pg 4-107

Pedestrian and Bicycle Connectivity

- ✓ Any wall, fencing or other barrier that hinders pedestrian and bicycle connectivity to adjacent areas shall be designed to provide access points to abutting streets, sidewalks, parks, and trails, including planned facilities. Pg 4-110

ORIGINAL APPEAL SUPPORTING DOCUMENTATION FOLLOWS

Audrey Keller
720 Marewood Trail
Reno, NV 89511
(818)292-0447

05/15/24

TO: Reno City Clerk

FR: Audrey Keller, resident. Hand delivered hardcopy



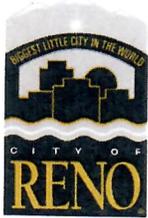
RE: **Planning Commission Appeal LDC24-00046**

Please find attached the following documents for appeal.

- Completed Notice of Appeal Form pages 1-3

Supporting Documents of my Appeal

- CC&Rs for Rancharrah Holdings LLC pages 4-6
- Reserve Study for Rancharrah COA 2022 pages 7-8 Resource 1
- Reserve Study for Rancharrah COA 2023 pages 9-13 Browning
- Reserve Study for Rancharrah COA 2017 pages 14-15 Browning
- Photos of Talbot Lane Entry Monument pages 16-17
- My presentation @ Planning Comm Mtg pages 18-19



City Clerk's Office
 1 E First Street
 2nd Floor
 Reno, NV 89501
 775-334-2030
 CityClerk@reno.gov

For Office Use: Date Stamp
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MAY 16 2024
CITY CLERK

City of Reno Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

An incomplete form will be returned to you, and may result in a delay in scheduling your appeal.

In addition, all appeals must be filed within the applicable period of limitations. For example, an appeal of a Planning Commission decision must be submitted to the City Clerk's Office within ten business days after the date of filing of notice of the decision with the City Clerk. (The City Clerk's Office maintains a list of common periods of limitations available upon request.)

Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

- RMC: Title 18 Code
- Planning Commission Decision
 - Hearing Examiner Decision
 - Minor Deviation
 - Minor Conditional Use Permit
 - Site Plan Review
 - Administrative Interpretation

- RMC: Administrative Code
- Code Enforcement Citation
 - Business License
 - Building Permit
 - Sign Permit
 - Other:

LD C24-00046

2. Appellant Information:

Appellant Name: Audrey Keller

Authorized Representative: _____

Address: 720 Marewood Trail, Reno 89511

Telephone No.: 818-292-0447

Email Address: audrey@swissfamilykeller.com

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

Rancharrah Village 7
LDC24-00046

Developer wants to build 59 patio homes and it was approved by the Planning Commission 5-1-24 approximately @ 9pm.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

(1) The Developer is RHH, LLC (Rancharrah Holdings LLC and (2) This entity RHH, LLC is also the declarant for the Rancharrah Community Homeowner's Association and controls the Board of Directors of this organization. These two facts create a difficult situation that require the City to step-in to assist the independent residents.

Normally any well-run Homeowner's Association board of directors would have objected to this development's action, because the plan requires the destruction of COA property and is in direct conflict with the community's CC&Rs.

If this Planning Commission approval is not reversed, then the Planning Commission is voting to GIVE away COA property to the developer that is OWNED and RESERVED by every resident that pays dues monthly into the COA's reserve study.

The home that my husband and I own is part of the Rancharrah Community Association. We pay monthly as a portion of our dues contributes to the RESERVE STUDY.

The masonry walls, the wood fences, the monuments at ALL of the entry points are owned by the COA. Therefore this approval of demolition of COA property at and surrounding Village 7, clearly diminishes ALL of our home values for every property owner inside Rancharrah.

This action will impact the Rancharrah COA RESERVE Study in perpetuity. The CC&Rs have put this as a rule, not an arbitrary wish for a reason. The entrances of a Community make the community unique. The outer walls and fences that delineate the property lines are protected and this is not an option.

As an example of current brazenness of the developer, there is an entry monument COWBOY/HORSE and COW bronze life-sized artwork at the Talbot Gate. The same developer RHH, LLC intended on giving away this bronze to Churchill County as part of

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

The Rancharrah Community Association owns the large masonry monument that says "RANCHARRAH", and all masonry walls and all fencing surrounding this proposed project.

The project specifically calls for the destruction of COA property in order to build 4 homes in that location of the entry monument, therefore blocking the entry at the Talbot Gate, currently used as the entrance to the "Sales Offices" for the development, labeled today as "Commercial Building".

In the CC&Rs of the Rancharrah Community Association, they expressly state "no permanent construction, erection, installation or modifications of any portion of the Project's entry features, including without limitations, entry monumentation, entry landscaping, and/or guard houses, nor shall the exterior appearance of the Project's entry features (or any improvement thereon) be permanently modified

CC&Rs page 55 of 94 (g)

The CC&Rs also require the developer to engage in "Community Relationships" Creating a neighborhood, as opposed to a mere subdivision, requires that those within a neighborhood work together to resolve disputes amicably.

CC&Rs page 72 of 94 PART FIVE.

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

Documentation attached. Related CC&Rs, supporting photos, reserve study notations that relate to this project.

7. Relief or action sought. (Attach additional sheets, as necessary.)

I would ask the City staff and perhaps Council Member Duerr to act as an intermediary between me as the appellant senior citizen and the developer. Relief sought: I live in this community with my husband and we do not want the developer to cause harm or threaten us in any retaliatory way. My goal is to have a positive and reasonable dialogue that results in a revised plan, that does no harm to COA property and adheres to the CC&Rs. My plan revision suggested drawing is attached. This illustration was presented to the Planning Commission 5-1-24 and is indeed a viable private property alternate gated entrance/exit for Rancharrah's Village 7. It is possible that even though the developer has been engaged on this project for over 10 years, they had no idea they were violating the very CC&Rs they are charged with enforcing.

Appellant or Authorized Representative

Signature (Print Name):

Audrey Keller

By checking this box, I agree information is complete and I have authority to sign this form.

3

For Office Use:
Hearing Date: June 5, 2024
Hearing Time: 6:00 pm
Hearing Location: East 1st St.
 N/A
 Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)
Received by: Bailey

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

Rancharrah Holdings, LLC
6001 Talbot Lane
Reno, Nevada 89509

DOC #4726216

07/24/2017 10:32:13 AM
Electronic Recording Requested By
HOLLAND & HART LLP
Washoe County Recorder
Lawrence R. Burtness
Fee: \$110.00 RPTT: \$0
Page 1 of 94

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**MASTER DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
AND
RESERVATION OF EASEMENTS
FOR
RANCHARRAH**

the design of any Recreation Facilities in relation to Units, Areas of Common Responsibility, Additional Association Property, or other real property in the Property. Each Owner of a Unit hereby agrees to indemnify and to hold harmless, the Declarant and each Recreation Parcel Owner and their respective managers, successors and assigns, against any and all such claims by the Owner or his or her family, guests, or invitees.

(e) **Change in Ownership or Operation; No Representations.** Ownership or operation of a Recreation Parcel or Recreation Facilities may change at any time. No consent shall be required of the Association or any Owner to effect any change in the ownership or operation of a Recreation Parcel. No representation or warranty has been made or is made by Declarant, the Association, any Additional Association, or any Owner with regard to the continuing ownership, use, operation, or availability of any Recreation Facilities or other Improvements upon any Recreation Parcel.

(f) **General Recreation Parcel Easements.** Without limiting any other rights herein in favor of a Recreation Parcel or its applicable Recreation Parcel Owner, the following easement rights are hereby reserved in favor of each Recreation Parcel and its applicable Recreation Parcel Owner: (i) a perpetual, non-exclusive easement over the Property for such access and use as such Recreation Parcel Owner may require in exercising its rights under this Declaration (including, without limitation, its maintenance rights and obligations under Section 6.4), and (ii) a perpetual, non-exclusive easement over the Common Area and any Additional Association Property for the installation, construction, improvement, repair, replacement, use, and maintenance of any paths or trails in existence at the time such real property is conveyed to the Association or Additional Association, as applicable, or as otherwise described in the Development Agreements, Plans, Design Standards, or other approvals issued by the City in connection with the development of the Property, and for such ingress and egress as may be necessary or useful in exercising such rights.

As a condition to exercising the rights reserved under this Section 11.1(f), a Recreation Parcel Owner shall (i) except in the event of emergency, provide reasonable notice to the Owner, the Association, or the Additional Association, as applicable, (ii) not unreasonably interfere with any Owner's use and enjoyment of his or her Unit, and (iii) promptly repair, at such Recreation Parcel Owner's expense, any damage resulting from such entry (it being understood that the maintenance work or work related to an exercise of valid rights hereunder in connection with such entry shall not be deemed damage resulting from such entry).

(g) **Modification of Entry Features.** Without limiting any other right or privilege herein, there shall be no permanent construction, erection, installation, or modification of any portion of the Project's entry features, including, without limitation, entry monumentation, entry landscaping, and/or guard houses, nor shall the exterior appearance of the Project's entry features (or any Improvement thereon) be permanently modified, except with the prior approval of each Recreation Parcel Owner. The foregoing approval requirement shall not apply to repainting in accordance with the immediately prior approved color scheme or rebuilding in accordance with the immediately prior approved drawings and specifications.

Commercial Area proceed. Each such person or entity therefore agrees not to protest, challenge or otherwise object to changes made or proposed by Declarant or any affiliate of Declarant in the Development Agreements, the Plans, the Design Standards, and other governmental approvals or allowed uses for the Property, the Recreation Area, the Equestrian Area, or the Commercial Area, except to the extent such changes related specifically to the Plat applicable to the Unit in which such person or entity holds an interest.

12.4 Self-Operative Provisions. The rights and easements granted or reserved herein for Units, Common Elements, Areas of Common Responsibility, and any other real property shall be deemed automatically created, modified, or terminated, as applicable, as such Units, Common Elements, Areas of Common Responsibility, and/or other real property are added to, converted under, or withdrawn from the jurisdiction of this Declaration.

PART FIVE: COMMUNITY RELATIONSHIPS

Creating a neighborhood, as opposed to a mere subdivision, requires that those within a neighborhood work together to resolve disputes amicably. It also requires a commitment to respect the rights of those outside the community who have regular interactions with the neighborhood. The Articles in this Part Five establish rules and rights for facilitating positive interactions for those within the Rancharra Community, as well as those who have regular dealings with the Rancharra Community.

ARTICLE 13 **RIGHTS OF LENDERS**

13.1 Encumbrance of Units Permitted. Any Owner may encumber such Owner's Unit and the Improvements thereon with a Deed of Trust.

13.2 Priority Issues.

(a) **First Deeds of Trust.** Any party who acquires title to a Unit pursuant to the judicial or non-judicial foreclosure remedies provided in a First Deed of Trust on that Unit shall take the Unit free of any claims for unpaid assessments or Association charges against such Unit other than those for which the Association holds a prior lien under the Act; provided, however, that after the foreclosure of said First Deed of Trust, such Unit shall remain subject to this Declaration; and the amount of all subsequent assessments, installments of assessments not yet due, penalties, fees, charges, late charges, fines, interest, and other amounts due to the Association shall be assessed, collected, and enforced as provided herein.

(b) **Non-First Deeds of Trust.** Any party who acquires title to a Unit pursuant to the judicial or non-judicial foreclosure remedies provided in a Deed of Trust that is not a First Deed of Trust on that Unit shall take the Unit subject to this Declaration and to all unpaid assessments, unpaid installments thereof, and unpaid penalties, fees, charges, late charges, fines, interest, or other amounts due to the Association, which shall be assessed, collected, and enforced as provided herein. The Unit shall further be subject to all subsequent assessments, installments of assessments not yet due, penalties, fees, charges, late charges, fines,



50 Freeport Blvd., Suite 20 Sparks, Nevada 89431-6255
Voice: 775-856-2001 Email: resource1bc@aol.com Cell: 775-742-3360

Funding Reserve Analysis

for

Rancharrah Community Association 2022

October 22, 2021



Rancharrah

↑ "monumentation" owned by RDA

7

Rancharrah Community Association 2022 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Entry off Talbot Lane					
Gate Key Pad	\$1,500	5 Years	10 Years	\$1,795	Yes
Lighting at Gate	\$500	20 Years	30 Years	\$938	Yes
Gate Metal Decorative Heavy Duty	\$0.00	40 Years	40 Years	\$0	No
Gate Monument and Pillars	\$0.00	50 Years	50 Years	\$0	No
Gate Monument and Pillars Painting	\$5,000	5 Years	7 Years	\$5,985	Yes
Gate Motor Hydraulic and Equipment	\$12,000	5 Years	10 Years	\$14,363	Yes
Monuments Bronze Statue	\$0.00	40 Years	40 Years	\$0	Yes
Lighting Landscape at Bronze Statue	\$250	5 Years	10 Years	\$299	Yes
Lighting Landscape at Bronze Statue Broken	\$125	0 Years	10 Years	\$129	Yes
Fence Wood 4 Rail	\$5,000	15 Years	20 Years	\$8,076	Yes
Paint Fence	\$300	0 Years	7 Years	\$309	Yes
Signage Monument	\$0.00	40 Years	40 Years	\$0	No
Signage Monument Painting	\$1,500	5 Years	7 Years	\$1,795	Yes
Signage Heavy Duty	\$0.00	40 Years	40 Years	\$0	No
Sprinkler Control Box	\$350	10 Years	20 Years	\$487	Yes
PCC Landscaping Boarder	\$2,100	10 Years	30 Years	\$2,920	Yes
Landscaping Renovation	\$10,000	5 Years	5 Years	\$11,969	Yes
Guard House off Talbot Lane Built 1997					
Roof Tile	\$9,380	15 Years	40 Years	\$15,150	Yes
Gutters and Downspouts Heavy Duty	\$2,000	15 Years	30 Years	\$3,230	Yes
Paint Exterior	\$4,000	6 Years	10 Years	\$4,933	Yes
Electric Panel	\$1,500	15 Years	40 Years	\$2,423	Yes
Lighting Exterior Building Unit	\$400	20 Years	20 Years	\$750	Yes
Lighting Exterior 2 Bulb Spot	\$150	30 Years	30 Years	\$380	Yes
Bathroom Remodel	\$1,500	20 Years	20 Years	\$2,814	Yes
Water Heater Tankless	\$500	18 Years	20 Years	\$884	Yes
Security Camera	\$1,000	3 Years	5 Years	\$1,127	Yes
Computer System	\$3,000	3 Years	10 Years	\$3,382	Yes
Flooring Hardwood	\$11,760	20 Years	20 Years	\$22,063	Yes
Paint Interior	\$1,500	20 Years	20 Years	\$2,814	Yes



RESERVE STUDY

Full Study

Rancharrah Community Association

Final

Published - August 06, 2023

Prepared for the 2024 Fiscal Year

Bronze
cowboy / horse
COA property
@ talbot
gate

Browning Reserve Group, LLC

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@browningrg.com / www.BrowningRG.com

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Rancharrarah Community Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2024 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
-------------------	--------------------------	-------------------------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

710 - Pitched: TBA	10,000	28 25															
5 Squares- Mailbox Cabana																	
Total 05000 - Roofing	58,000																

08000 - Rehab																	
100 - General	12,000	12 4															
Rancharrarah Entry Gatehouse Rehab																	
110 - General	12,000	12 2															
Talbot Entry Gatehouse Rehab																	
Total 08000 - Rehab	24,000																

11000 - Gate Equipment																	
120 - Operators	13,500	8 4															
3 Rancharrarah Operators- Single Arm																	
126 - Operators	13,500	8 2															
3 Talbot Operators- Single Arm																	
130 - Operators	12,000	8 4															
2 at Talbot Entry																	
620 - Access Pad	5,500	10 4															
Rancharrarah Entry																	
630 - Telephone Entry System	5,698	10 2															
Talbot Entry																	
758 - Emergency Vehicle Access Device	8,000	10 6															
2 Click to Enter Pads																	
800 - Loops, Misc. Wiring Harness	4,000	8 2															
5 Rancharrarah Entry																	
810 - Loops, Misc. Wiring Harness	4,000	8 2															
5 Talbot Entry																	
Total 11000 - Gate Equipment	66,198																

18000 - Landscaping																	
104 - Irrigation: Controllers	4,000	10 5															
2 at Entry Areas																	
300 - Irrigation: Backflow Preventors	3,000	20 13															
2 at Entry Areas																	
420 - General Repairs/Upgrades	12,000	6 3															
Common Areas																	
Total 18000 - Landscaping	19,000																

18500 - Lakes / Ponds																	
300 - Pumps / Mechanical	4,000	3 2															
Pump Re-build Ongoing																	
304 - Pumps / Mechanical	60,000	20 10															
2 Pumps at Pond- 40 HP																	
310 - Pumps / Mechanical	20,000	20 10															
Pumps at Pond- 15 HP																	
320 - Pumps / Mechanical	15,000	20 10															
Pumps at Pond- 10 HP																	
380 - Control Panel	12,000	30 15															
Pond Control Center																	
390 - Filter	4,000	10 5															
Pond Sand Filtrations, Valves, Fittings																	
400 - Miscellaneous	1,500	5 8															
Air Compressor																	

Total	180,000																
18500 - Lakes / Ponds																	
300 - Pumps / Mechanical	4,000	3 2															
Pump Re-build Ongoing																	
304 - Pumps / Mechanical	60,000	20 10															
2 Pumps at Pond- 40 HP																	
310 - Pumps / Mechanical	20,000	20 10															
Pumps at Pond- 15 HP																	
320 - Pumps / Mechanical	15,000	20 10															
Pumps at Pond- 10 HP																	
380 - Control Panel	12,000	30 15															
Pond Control Center																	
390 - Filter	4,000	10 5															
Pond Sand Filtrations, Valves, Fittings																	
400 - Miscellaneous	1,500	5 8															
Air Compressor																	
Total	180,000																

Ranchcharrah Community Association
30 Year Expense Forecast - Detailed

Prepared for the 2024 Fiscal Year

Current Life Replacement Useful /

Final

Cost Remaining

2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037

Reserve Component	2000	8	4	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
410 - Lake Bottom Survey	2,000																	
Bathymetric Survey						2,208												
Total	18500	- Lakes / Ponds				4,203		2,208	9,051		6,701		121,608	5,248	2,690	2,068	5,652	2,690

19000 - Fencing	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
230 - Wrought Iron: 6'	47,040	30	22												
672 lf Open View Bronze Ornamental Fencing															
340 - Wood: 6'	141,375	20	12												
2,175 lf Good Neighbor Redwood Fence															
400 - Masonry Wall	16,962	10	3												
5,440 lf Exterior 6' CMU Sound Wall (5%)				18,266											
Total	190,000	- Fencing		205,377		18,266		18,266		190,134		23,382		190,134	23,382

20000 - Lighting	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
100 - Exterior: Misc. Fixtures	4,000	15	2												
20 Gate Houses															
200 - Street Lights	31,500	20	15												
30 Along Roadway (25%)															
Total	20000	- Lighting		35,500		4,203		4,203		18,266		190,134		23,382	190,134

21000 - Signage	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
715 - Entry Signs	6,000	20	15												
Miscellaneous Signs															
Total	21000	- Signage		6,000		7,867		7,867		9,585		9,585		9,585	9,585

25000 - Flooring	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
600 - Vinyl	7,488	20	2												
312 sf Rancharrah Entry- Plank Style Vinyl															
604 - Vinyl	7,488	20	10												
312 sf Talbot Entry- Plank Style Vinyl															
Total	25000	- Flooring		14,976		7,867		7,867		9,585		9,585		9,585	9,585

26000 - Outdoor Equipment	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
376 - Pet Stations	650	15	10												
1 at Pond															
Total	26000	- Outdoor Equipment		650		832	832								

30000 - Miscellaneous	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
220 - Mailbox Clusters	40,800	20	14												
12 at Club Parking Area															
Total	30000	- Miscellaneous		40,800		57,649	57,649								

31000 - Reserve Study	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
120 - 5 Year Update with Site Visit Ongoing	3,000	5	0												
Total	31000	- Reserve Study		3,000		3,394	3,394								

32000 - Undesignated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
100 - Miscellaneous Reserve Items	2,500	1	1												
Total	32000	- Undesignated		2,500		2,563		2,627		2,692		2,760		2,829	2,899

Rancharrah Community Association
30 Year Expense Forecast - Detailed

Prepared for the 2024 Fiscal Year

Final

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
400 - Masonry Wall															
5,440 lf Exterior 6' CMU Sound Wall (5%)															
Total								80,983	29,931						
									29,931						

20000 - Lighting

100 - Exterior: Misc. Fixtures			6,086												
20 Gate Houses															
200 - Street Lights			45,621												
30 Along Roadway (25%)															
Total			45,621				6,086								

21000 - Signage

715 - Entry Signs			8,690												
Miscellaneous Signs															
Total			8,690												

25000 - Flooring

600 - Vinyl															
312 sf Rancharrah Entry- Plank Style Vinyl															
604 - Vinyl															
312 sf Talbot Entry- Plank Style Vinyl															
Total															12,891

26000 - Outdoor Equipment

376 - Pet Stations															
1 at Pond															
Total															1,205

30000 - Miscellaneous

220 - Mailbox Clusters															
12 at Club Parking Area															
Total															1,205

31000 - Reserve Study

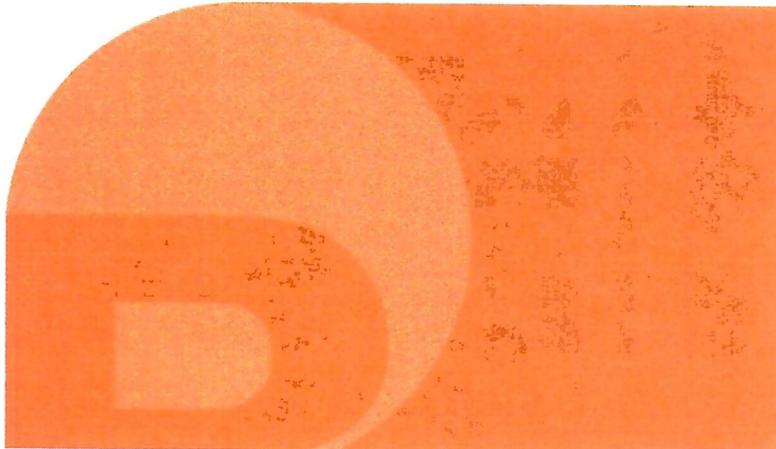
120 - 5 Year Update with Site Visit Ongoing			4,345												
Total			4,345												5,562

32000 - Undesignated

100 - Miscellaneous Reserve Items			3,621												
Total			3,621												5,116

Total Expenditures Inflated @ 2.50%

	148,559	33,401	323,937	46,010	2,341,764	67,183	57,232	515,798	44,048	14,470	44,773	98,815	499,542	94,834	13,302
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RESERVE STUDY

Update w/o Site Visit Review NOS

Rancharrah

2016 Update NOS- 5 (In 2017)
Published - March 24, 2017
Prepared for the 2017 Fiscal Year

Browning Reserve Group

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@browningrg.com / www.BrowningRG.com

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19000 - Fencing

400 - Masonry Wall	Useful Life 10	Remaining Life 10	
5,440 Lin. Ft. Exterior 6' CMU Sound Wall (5%)	Quantity 5,440	Unit of Measure Linear Feet	
	Cost /l.f. \$50.00	Qty * \$/l.f. \$272,000	
	% Included 5.00%	Total Cost/Study \$13,600	
Summary	Replacement Year 2026	Future Cost \$17,409	

Maintenance includes paint touchup, graffiti removal, and vandalism/cracking/leaning repairs. This is NOT for a full scale replacement as the life of the CMU (cement masonry unit) walls should exceed the scope of the study.

This wall is at two areas: Villages 1 & 2: 2,020 lf
 Villages 6 & 7: 3,420 lf

5,440 lf Total Linear Feet

20000 - Lighting

200 - Street Lights	Useful Life 20	Remaining Life 20	
30 Along Roadway (25%)	Quantity 30	Unit of Measure Items	
	Cost /Itm \$2,500	Qty * \$/Itm \$75,000	
	% Included 25.00%	Total Cost/Study \$18,750	
Summary	Replacement Year 2036	Future Cost \$30,724	

This is to replace the street lights. Since the core light standard and fixture useful life exceeds the scope of this study, this component is for partial replacement only.

2016- Costing per Wood Rogers at \$2,500 each.

31000 - Reserve Study

120 - 5 Year Update with Site Visit Ongoing	Useful Life 5	Remaining Life 4	
	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,500		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2020	Future Cost \$1,656	

This is to have a professional reserve study prepared for the association as required by NRS. This is for the 5 year complete reserve study which includes a visual observation of the accessible reserve components the association is obligated to maintain.

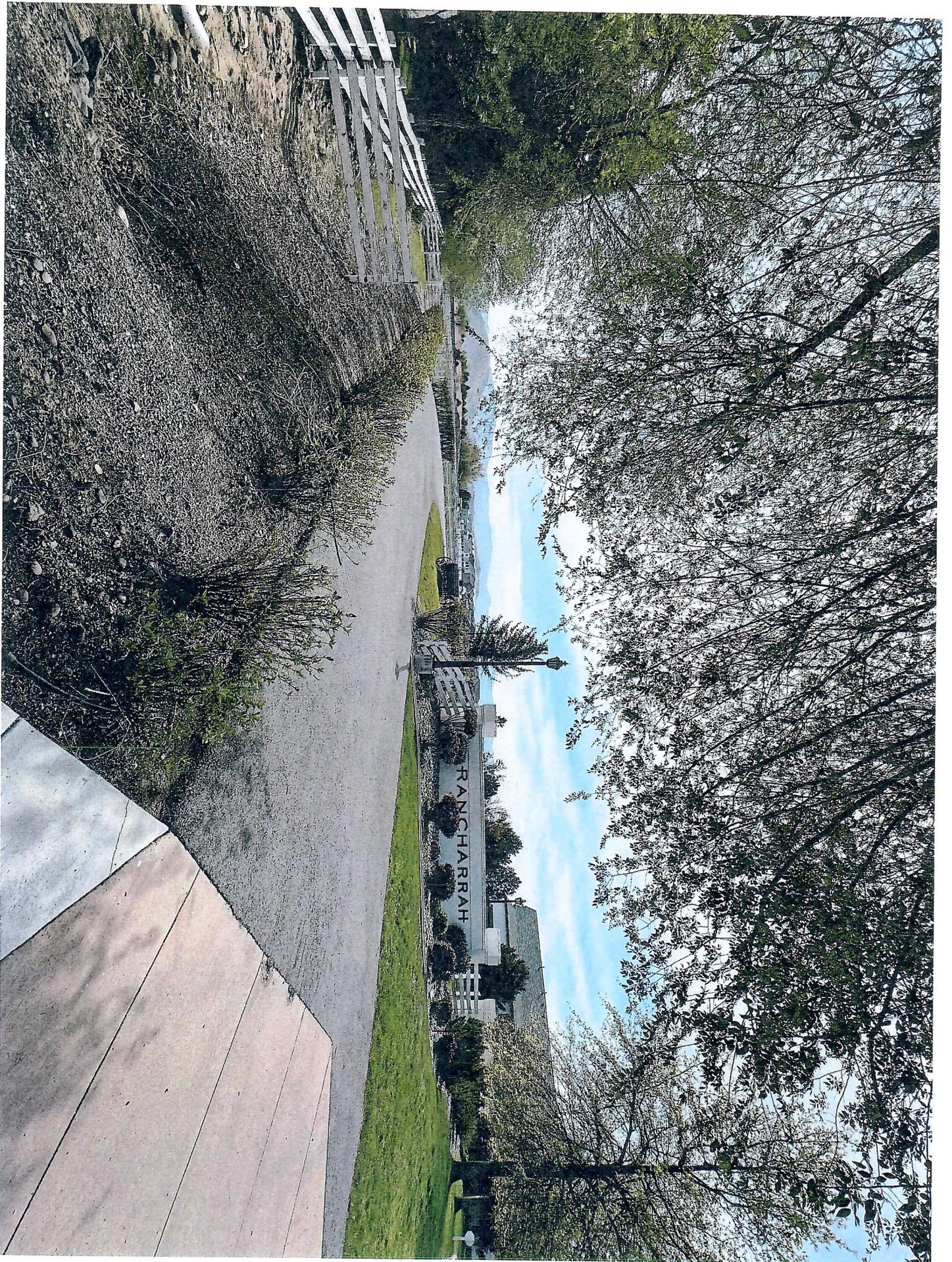
500 - Annual Update	Useful Life 1	Remaining Life 1	Treatment [nr:3]
Initial Updates due to Build-Out	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$300		
	% Included 100.00%	Total Cost/Study \$300	
Summary	Replacement Year 2017	Future Cost \$308	

This is to revise the association's existing reserve study without performing an on-site visual observation. This is for revising the study due to the addition of reserve components.

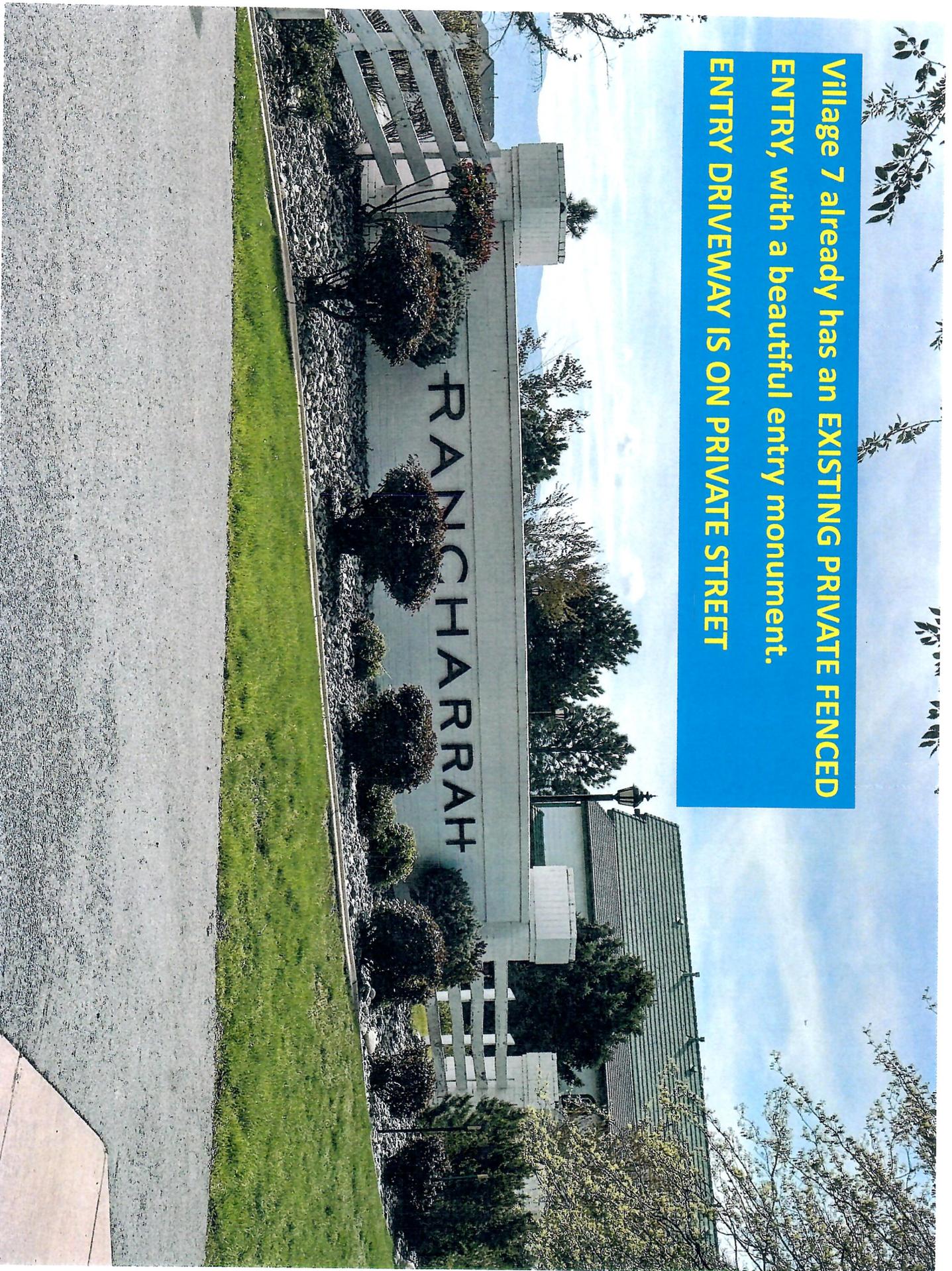
32000 - Undesignated

100 - Miscellaneous Reserve Items	Useful Life 1	Remaining Life 1	
	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2017	Future Cost \$2,050	

This is for major unanticipated reserve component repairs.



Village 7 already has an EXISTING PRIVATE FENCED ENTRY, with a beautiful entry monument. ENTRY DRIVEWAY IS ON PRIVATE STREET

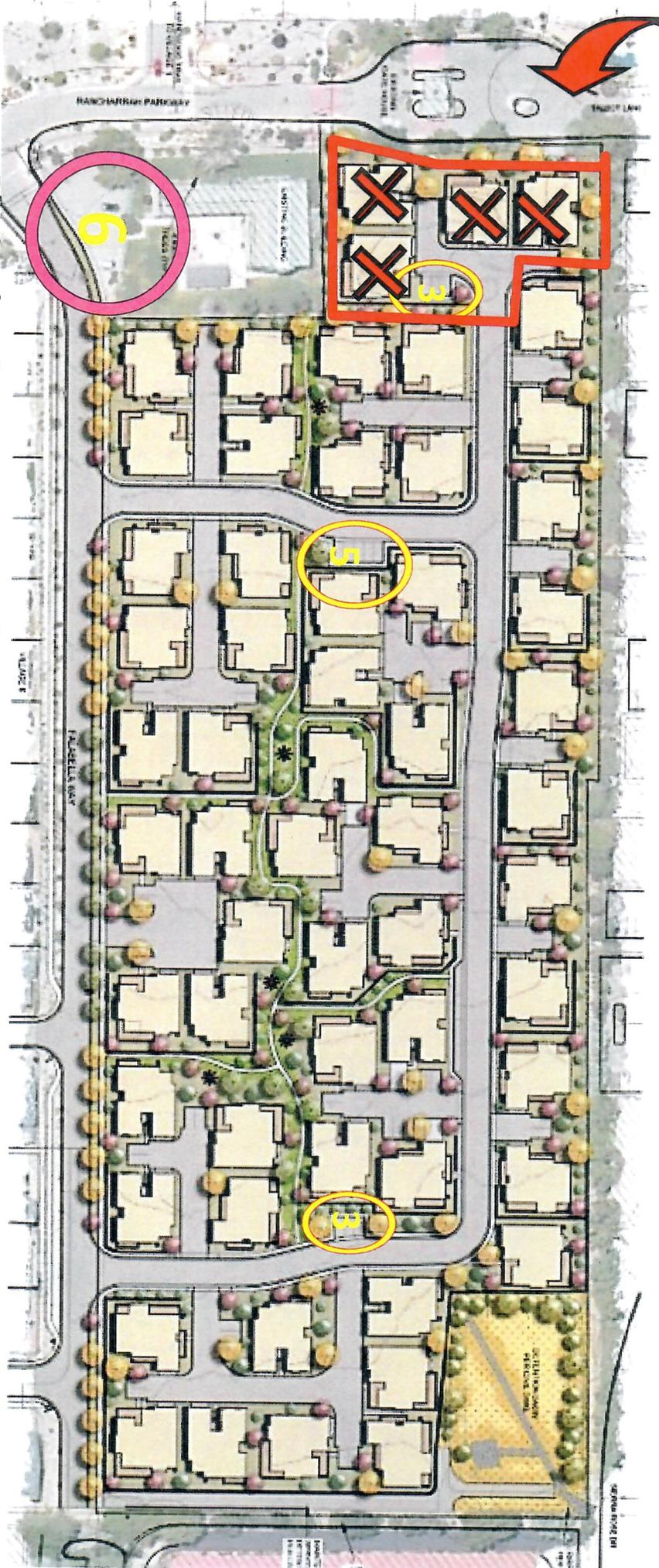


71

“Iconic Ranch Building” loss of substantial parking and potential gated entrance for Village 7.



EXCLUSIVE Village 7 Monument Entry, Gate and Parking should be here.



19

11

Their plan for 11 guest parking spots for 59 homes is **INSUFFICIENT.**

6

Their plan for 6 parking spots for 'Existing Bldg.' is **INSUFFICIENT**

PAYMENT DATE
05/16/2024
COLLECTION STATION
7933 - Front Desk 2
RECEIVED FROM
APPEAL - LDC24-00046
DESCRIPTION
AUDREY KELLER

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2024-00004533
RECEIPT NO.
2024-00253545
CASHIER
Gutierrez, Jennifer

PAID
MAY 16 2024
CITY OF RENO

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$100.00 <div style="text-align: right;"> Total Cash \$0.00 Total Check \$100.00 Total Charge \$0.00 Total Wire \$0.00 Total Other \$0.00 Total Remitted \$100.00 Change \$0.00 Total Received \$100.00 </div>	\$100.00
Total Amount:		\$100.00

Customer Copy

Total Amount:

\$100.00