



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
RMC: Administrative Code
[ ] Planning Commission Decision
[ ] Code Enforcement Citation
[ ] Hearing Examiner Decision
[ ] Business License
[ ] Minor Deviation
[ ] Building Permit
[ ] Minor Conditional Use Permit
[ ] Sign Permit
[ ] Site Plan Review
[ ] Other:
[ ] Administrative Interpretation

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 Planing 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.

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)

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**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 CDA

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## Rancharra 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?
<b>Entry off Talbot Lane</b>					
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
<b>Guard House off Talbot Lane Built 1997</b>					
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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**Section II**  
Rancharrah Community Association  
**30 Year Expense Forecast - Detailed**  
Final  
Prepared for the 2024 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023 - 2037														
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>01000 - Paving</b>																	
100 - Asphalt: Sealing	94,746	5 2															
474,791 sf All Roads					99,543												
200 - Asphalt: Ongoing Repairs	58,494	5 2			61,455												
487,446 sf All Roads (3%)																	
320 - Asphalt: Mill & Inlay	1,462,338	25 19															
487,446 sf All Roads																	
600 - Brick Pavers	3,773	10 2			3,964												
6,288 sf Entries (10%)																	
800 - Striping	2,000	5 2			2,101												
Limit Lines, Guest Parking																	
Total 01000 - Paving	1,621,351				167,063												
<b>02000 - Concrete</b>																	
210 - Sidewalks, Curbs & Gutters	45,150	5 2			47,436												
30,100 lf Roadway (5%)																	
220 - Walkways	2,000	5 2			2,101												
Walks, Misc. Areas																	
Total 02000 - Concrete	47,150				49,537												
<b>03000 - Painting: Exterior</b>																	
120 - Surface Restoration	4,000	8 4															
Guard House Main Entry Rancharrah																	
130 - Surface Restoration	4,000	8 2			4,203												
Guard House Entry Talbot N Entry																	
400 - Wrought Iron	6,720	8 6															
672 lf Open View Ornamental Fencing																	
450 - Wood Fencing	19,575	6 3			21,080												
26,100 sf Good Neighbor Redwood (50%)																	
Total 03000 - Painting: Exterior	34,295				4,203												
<b>04000 - Structural Repairs</b>																	
550 - Bridge Maintenance	8,000	20 15															
Wood Walk Bridge, Railing																	
910 - Building Maintenance	20,000	25 10															
Rancharrah Guard House Locations																	
914 - Building Maintenance	20,000	25 2			21,013												
Talbot Guard House Locations																	
Total 04000 - Structural Repairs	48,000				21,013												
<b>05000 - Roofing</b>																	
690 - Pitched: TBA	24,000	28 22															
12 Squares- Rancharrah Guard House Entry																	
694 - Pitched: TBA	24,000	28 10															
12 Squares- Talbot Guard House Entry																	

Rancharrarah Community Association  
30 Year Expense Forecast - Detailed

Prepared for the 2024 Fiscal Year

Final

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023 - 2037																		
			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																					
<b>Total 05000 - Roofing</b>	<b>58,000</b>																				<b>30,722</b>

**08000 - Rehab**

100 - General	12,000	12 4																				
Rancharrarah Entry Gatehouse Rehab																						
110 - General	12,000	12 2																				
Talbot Entry Gatehouse Rehab																						
<b>Total 08000 - Rehab</b>	<b>24,000</b>																					<b>16,956</b>

**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																						
<b>Total 11000 - Gate Equipment</b>	<b>66,198</b>																					<b>7,771</b>

**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																						
<b>Total 18000 - Landscaping</b>	<b>19,000</b>																					<b>4,136</b>

**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																						
<b>Total 18500 - Lakes / Ponds</b>	<b>149,000</b>																					<b>20,668</b>



Rancharran Community Association  
30 Year Expense Forecast - Detailed

Final

Prepared for the 2024 Fiscal Year

2038 to 2052

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052										
<b>Reserve Component</b>																									
400 - Masonry Wall																									
(5%) 5,440 lf Exterior 6' CMU Sound Wall																									
Total	19000							80,983	29,931																
<b>20000 - Lighting</b>																									
100 - Exterior: Misc. Fixtures									6,086																
20 Gate Houses																									
200 - Street Lights									45,621																
30 Along Roadway (25%)										6,086															
Total	20000								45,621	6,086															
<b>21000 - Signage</b>																									
715 - Entry Signs																									
Miscellaneous Signs																									
Total	21000								8,690																
<b>25000 - Flooring</b>																									
600 - Vinyl																									
312 sf Rancharran Entry- Plank Style Vinyl											12,891														
604 - Vinyl																									
312 sf Trailbot Entry- Plank Style Vinyl																									
Total	25000										12,891														
<b>26000 - Outdoor Equipment</b>																									
376 - Pet Stations																									
1 at Pond																									
Total	26000														1,205										
<b>30000 - Miscellaneous</b>																									
220 - Mailbox Clusters																									
12 at Club Parking Area																									
Total	30000																								
<b>31000 - Reserve Study</b>																									
120 - 5 Year Update with Site Visit Ongoing																									
Total	31000										4,916				5,562										
<b>32000 - Undesignated</b>																									
100 - Miscellaneous Reserve Items																									
Total	32000										3,621	3,711	3,804	3,899	3,997	4,097	4,199	4,304	4,412	4,522	4,635	4,751	4,870	4,991	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.

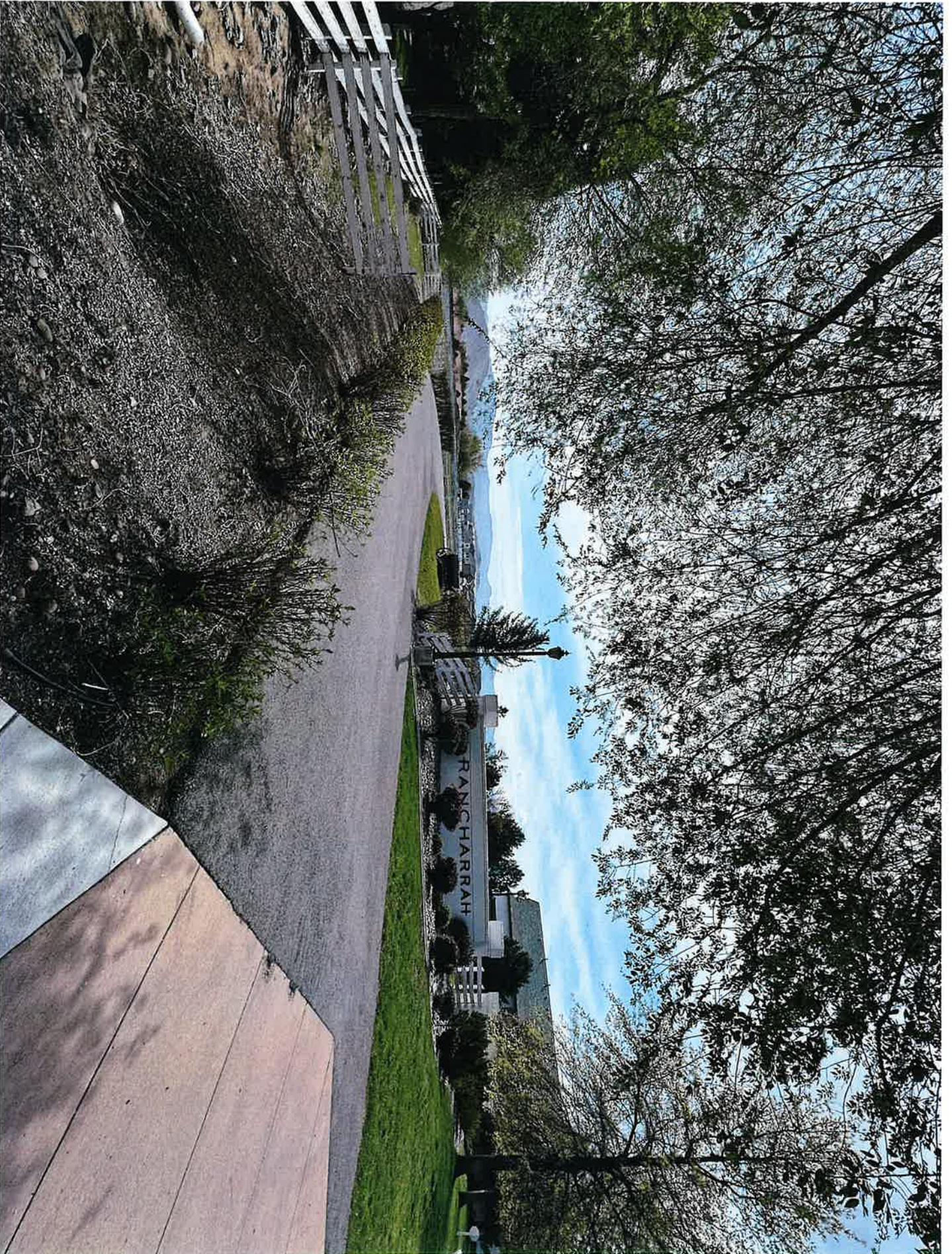
500 - Annual Update	Useful Life 1	Remaining Life 1	Treatment [nr:3]
Initial Updates due to Build-Out	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$300		
	% Included 100.00%	Total Cost/Study \$300	
Summary	Replacement Year 2017	Future Cost \$308	

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.

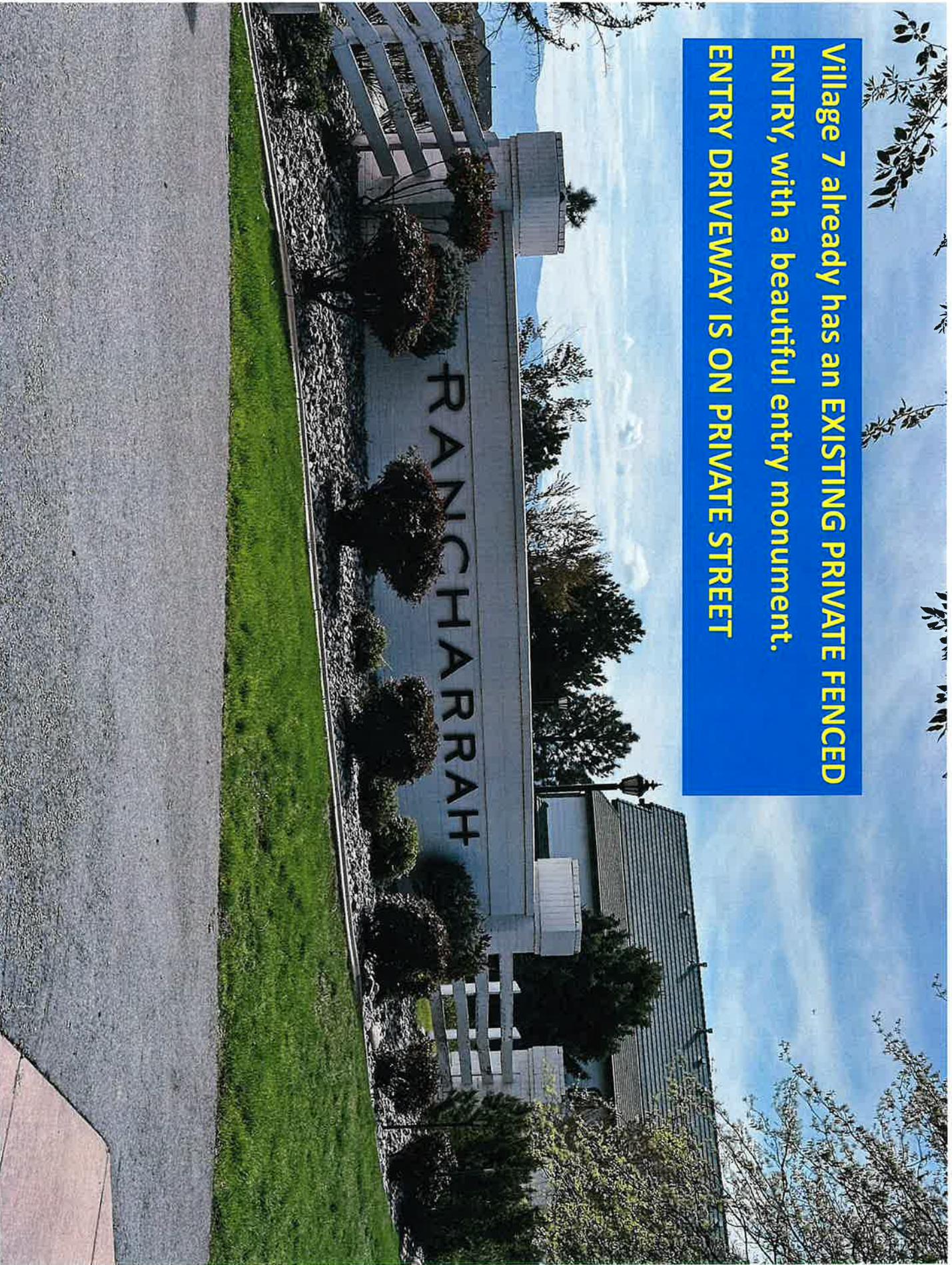
**32000 - Undesignated**

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**



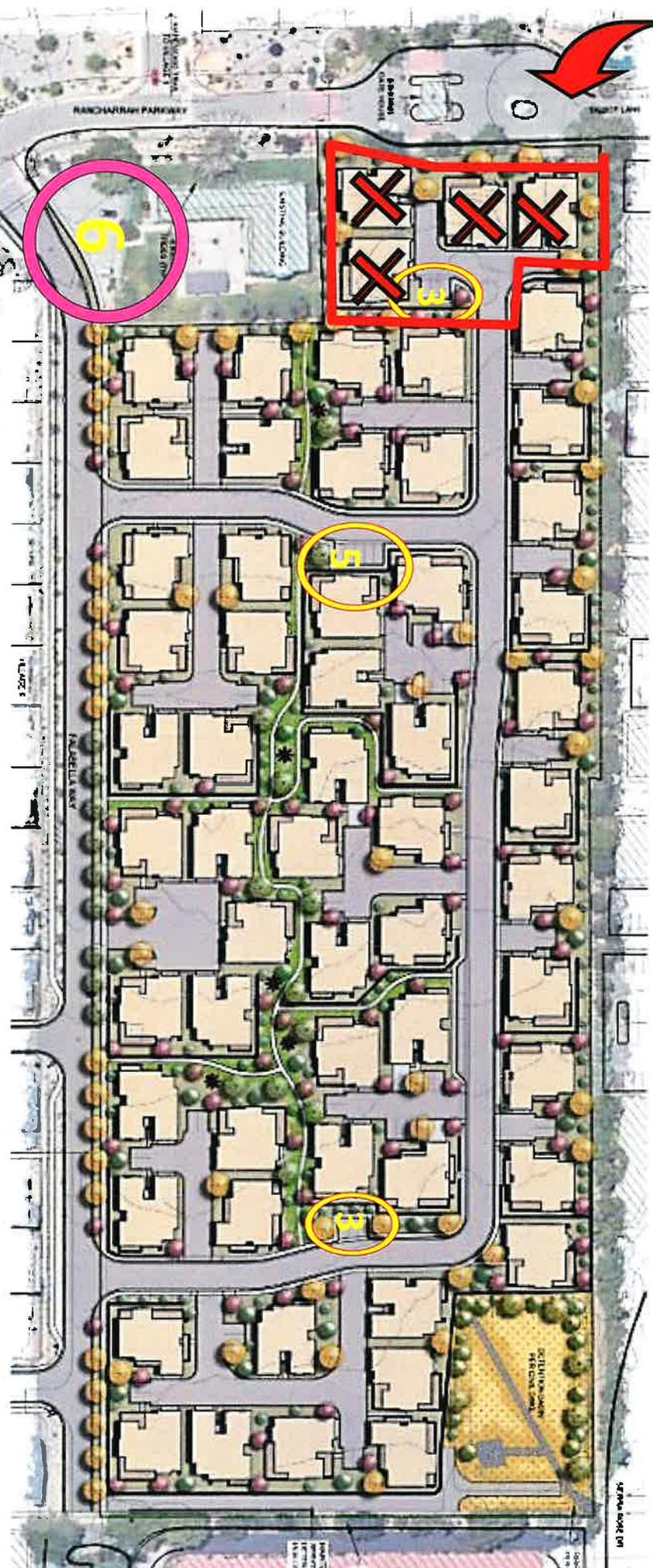
71

## “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.

61



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**

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

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05/15/24

TO: Reno City Clerk

FR: Audrey Keller, resident. Hand delivered hardcopy



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

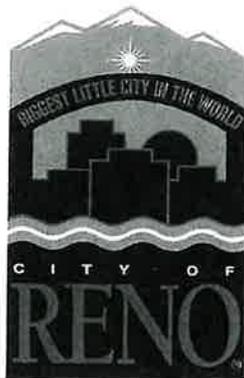
Please find attached the following documents for appeal.

- Completed Notice of Appeal Form pages 1-3

Supporting Documents of my Appeal

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

Mike Railey, Planning Manager  
Development Services Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 393-1047



FILED THIS DATE  
5 / 2 / 24  
BY: *Bairley*  
CITY CLERK

May 2, 2024

VCH Nevada LLC  
855 Maestro Dr #C  
Reno, NV 89511

Subject: LDC24-00046 (Rancharrah Village 7 Tentative Map)  
APN: 226-061-16 (Ward 2)

Dear Applicant:

At the regular meeting of the Planning Commission on May 1, 2024, the Planning Commission, as set forth in the official record, approved your request for a tentative map to allow for a 59-lot single-family detached subdivision. The  $\pm 12.09$  acre project site is located on the north side of Falabella Way approximately  $\pm 200$  feet northeast of its intersection with Rancharrah Parkway. The site is located in Village 7 of Rancharrah Planned Unit Development (PUD) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Your approved request is subject to the following conditions to the satisfaction of Development Services Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
5. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction

and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

6. Prior to the approval of a final map, the applicant shall provide suitable documentation that a homeowner's association or equivalent entity will be formed to provide maintenance of all project common areas and have said documentation recorded concurrently with the final map. Notes shall be added to the final map identifying that maintenance responsibility of all common areas shall be the responsibility of the HOA or equivalent entity.
7. The final map shall demonstrate a minimum of three (3) spaces per unit. This can be a combination of garage spaces, off-street parking stalls, or private driveways.
8. The final map shall demonstrate that each of the private driveways meet the minimum length as required by the Rancharrah PUD Handbook.
9. Per the Rancharrah Handbook, the final map shall demonstrate that all buildings directly adjacent to existing buildings to the north and east of Village 7 shall provide a ten (10) foot landscape setback with a 1:1 height to setback ratio for each foot in height over fifteen (15) feet, which shall be provided in addition to the required ten (10) foot landscape setback.
10. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.
11. The final map shall demonstrate a minimum four (4) foot wide sidewalk located on both sides of the proposed roadways, connecting the primary entrance of each residence to the existing sidewalk and trail network.
12. Prior to the approval of a final map, the applicant shall provide staff with a copy of information provided by the Regional Transportation Commission (RTC) on the RTC's Smart Trips Program. This information shall be included with sales documents for each home buyer.
13. Prior to approval of the final map, the applicant shall provide an approved final hydrology report addressing on-site and off-site storm water flows, detention, and facility capacities for the pre-development and post-development site conditions.

14. Prior to approval of the final map the applicant shall provide documentation demonstrating that the 80-foot access and public utility easement in the northwest corner of the parcel has been relinquished.
15. Prior to demolition of the existing parking lot, the parking area to the south of the existing sales center shall be developed in compliance with Reno Municipal Code.

The decision of the Planning Commission may be appealed within ten business days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten business (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Mike Railey, AICP, Planning Manager  
Development Services Department

LDC24-00046 (Rancharrah Village 7 TM) - LNP.doc

xc: Rancharrah Holdings LLC  
6001 Talbot Lane  
Reno, NV 89509

Wood Rodgers, Inc.  
Attn: Andy Durling  
1361 Corporate Blvd  
Reno, NV 89502

Mikki Huntsman, City Clerk  
Michael Mischel, P.E., Engineering Manager  
Steve Clement, Washoe County Tax Assessor

**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	\$100.00																
	<table style="margin-left: auto; margin-right: 0;"> <tr><td>Total Cash</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Check</td><td style="text-align: right;">\$100.00</td></tr> <tr><td>Total Charge</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Wire</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Other</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Remitted</td><td style="text-align: right; border-top: 1px solid black;">\$100.00</td></tr> <tr><td>Change</td><td style="text-align: right; border-top: 1px solid black;">\$0.00</td></tr> <tr><td>Total Received</td><td style="text-align: right; border-top: 1px solid black;">\$100.00</td></tr> </table>	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	
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Change	\$0.00																	
Total Received	\$100.00																	

**Total Amount:**

**Customer Copy**

**\$100.00**