

Additional Photographs for Appeal Hearing

Photos 1 and 2

Photographs of one of fourteen already-installed 10-foot posts on the property line. A section of the existing fence (part of 2640 Outlook Dr.) has been removed to show:

- 1) The ground is flat. There is no grade separation at the property line.
- 2) Posts installed July 2023. Twelve-foot-long 4x6 posts concreted into two-foot-deep holes approximately 10 feet apart. Later, additional concrete (without rebar) poured on three sides twenty inches above grade. Side without concrete abuts the existing fence.

Photo 1



Photo 2



Photo 3

This photograph shows the method of construction approved by the Planning Dept. Specifically, the building permit application calls for stacking 8x8x16 cinder block then mortaring and concreting them in place.



RMC 8.22.030. defines a retaining wall as a “self-standing structure designed to provide bank retention between grade separations.”

There is no grade separation at the property line (i.e., the ground levels are the same on both sides of the fence). Therefore, this will not be a retaining wall.

Nevada Residential Code defines a retaining wall as a wall that resists lateral soil load. This photo clearly shows there is no lateral soil load to resist. Therefore, this is not a retaining wall.

RMC 18.04.809(c)(4): “Where a fence ... is **constructed on top of** a retaining wall, the height of such fence or wall shall be measured from the top of the retaining wall.”

This will not be a fence “constructed on top of” a wall. It will be a wall built around a fence. Those are two completely different things.

This will not be a retaining wall. So, the fence must be measured from the current ground level.

(Go to Site Map to discuss fill)

Photo 4

This photograph shows a closer view of the method of construction of the landscaping wall that was approved by the City. Specifically, the building permit application calls for stacking 8x8x16 cinder blocks then mortaring and concreting them in place.



RMC 18.04.409(a)1b.(5):

Retaining walls shall be constructed with decorative materials such as natural rock, brick, stamped and tinted concrete, stucco-faced concrete, or similar materials.

>> Cinder block is not a decorative material.

RMC 18.04.409(a)1b.(8):

Retaining walls visible from areas with public access shall be integrated into the overall grading and landscape plans.

>> This wall will be visible from the street.

RMC 18.04.809(a):

Requires that fences and walls “enhance the visual appearance of the built environment, establish an attractive streetscape, ensure visual compatibility with public spaces, [and] promote street and neighborhood character.”

>> This wall will do none of these things.

>> Cannot use cinder block and concrete around post must be removed.

Photo 5

Shows the stack of cinder blocks in the side yard of 2600 Outlook Dr.



Image 6

This is a description of how the decorative wall will be built. Submitted with the building permit application and approved by the City.

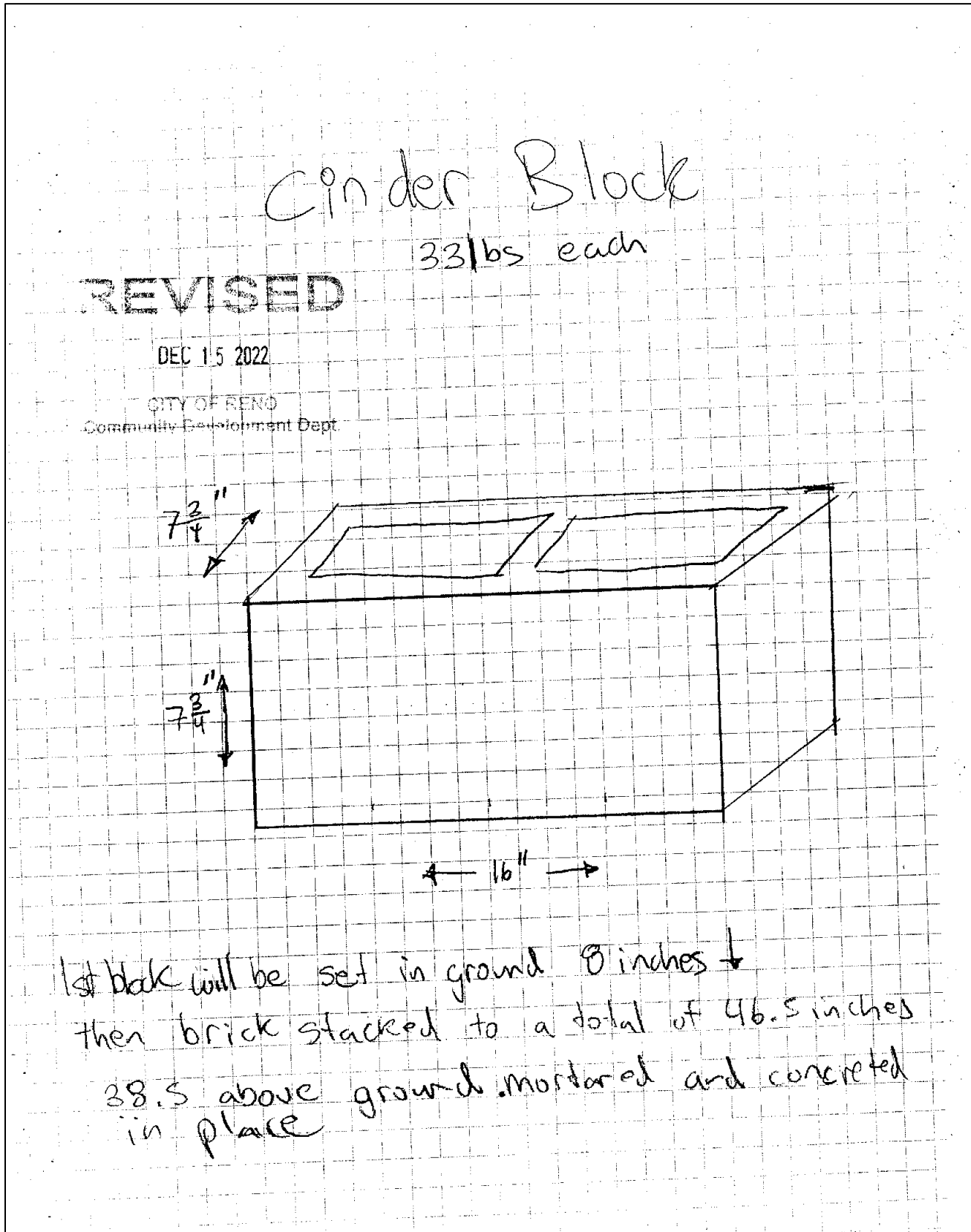


Image 7

RMC 18.04.1404(a)(1) prohibits placing fill within five feet of a shared property line.

RMC 18.04.302(e)(2) states that this applies to all land use types.

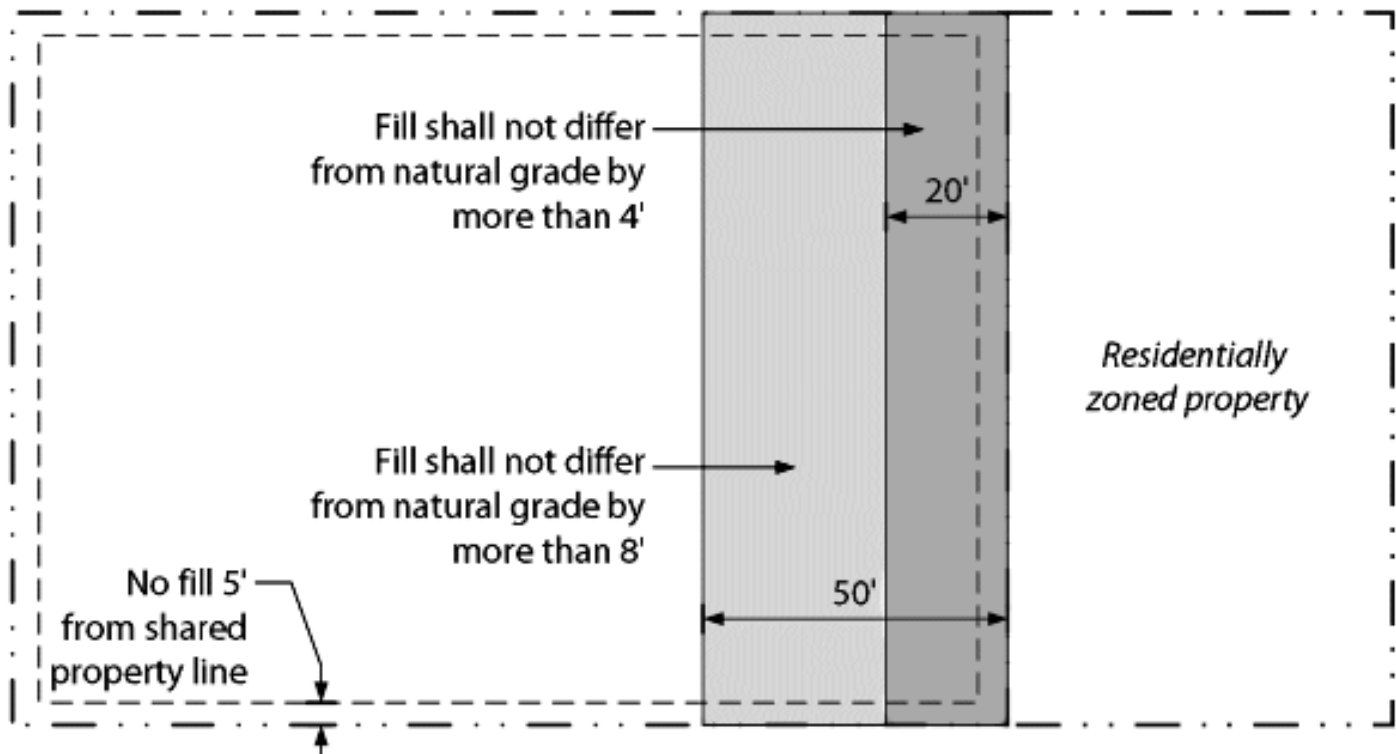


Figure 4-42: Grading Near Property Line

Photo 8



Shade fabric structure at 334 Moran St., Reno.
Built by Tony Reno in 2022.
It does not extend to ground behind the existing
fence, but acts only to block view above existing
fence. It relies on existing fence to separate the
two yards at ground level.

Photo 9



RMC 14.18.080 requires that fences be of “sound” construction.

RMC 18.04.809(a) requires that fences:

“enhance the visual appearance of the built environment, establish an attractive streetscape, ensure visual compatibility with public spaces, [and] promote street and neighborhood character.”

>> This fence does none of these things, and will be visible from both Outlook Dr. and Belford Rd.

>> 27 of 30 (90%) fences in this neighborhood are regular wood fences.

(Show photos of neighborhood fences.)

Image 10

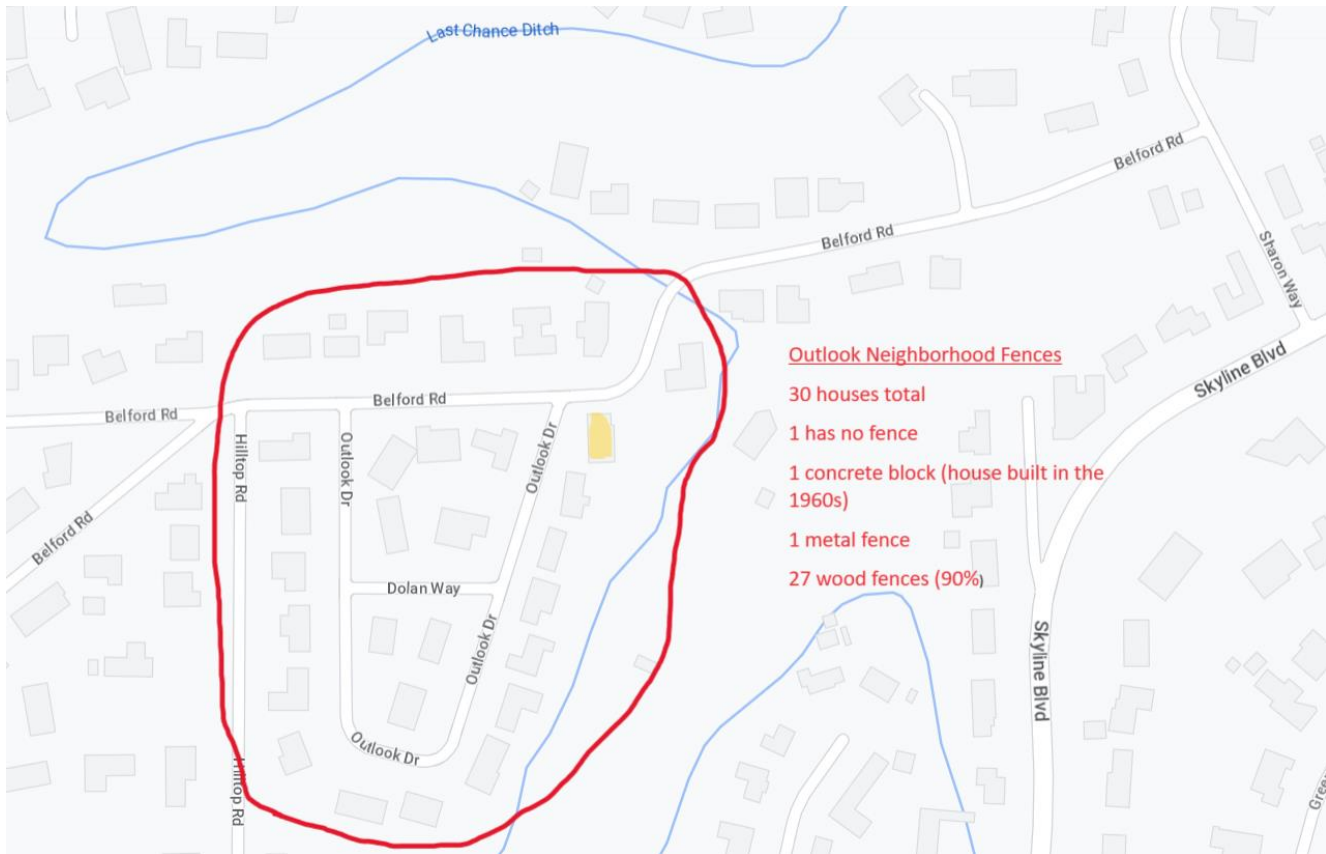


Image 11

Manufacturer of shade fabric from building permit application

BLD 23-03075

The fabric (Dark Brown 6' Tang Sunshine Fence with Airflow) has 5/8 grommets which are spaced every 24" will have a ~~stainless steel wire that will run~~ through each grommet, which will also will be screwed and attached to 2"x 6 x 10', UV varnished redwood cross beams for support and aesthetics.


The fence will help block sun in the daytime, and make area cooler. The shade will help block bright lights (when turned on) from neighbors elevated deck. The south side my home, where fabric fence will be constructed also has bedrooms with multiple windows.

Carol Reno
2600 Outlook Drive
Reno, NV 89509
(775) 825-1718


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Community Development Dept.

Image 12

The shade fabric is sold on Amazon. It is a “fence cover.”



Roll over image to zoom in



TANG Sunshades Depot Privacy Fence Screen Brown 6' x 50' Heavy Duty Commercial Windscreen Residential Fence Netting Fence Cover 150 GSM 88% Privacy Blockage with Excellent Airflow 3 Years Warranty

Visit the TANG Store

4.6 ★★★★★ 1,714 ratings

Lowest price in 30 days

-14% **\$42⁹⁸**

Typical price: \$49.98

FREE Returns

Coupon: ☐ Apply 5% coupon Shop items | Terms

[Unlock a \\$60 Amazon Gift Card](#) upon approval for Amazon Visa.

Color: **Brown**

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Size: **6' x 50'**

6' x 50'	4' x 1'	4' x 2'	4' x 3'	4' x 4'
\$42.98	\$17.98	\$17.98	\$18.98	\$18.98
4' x 5'	4' x 6'	4' x 7'	4' x 8'	4' x 9'
\$18.98	\$19.98	\$20.98	\$20.98	\$21.98
4' x 10'	4' x 11'	4' x 12'	4' x 13'	4' x 14'
\$21.98	\$22.98	\$24.99	\$23.98	\$23.98

[See all 617 options](#)

Color Brown
Brand TANG
Material Polyethylene (PE)
Number of Items 1

☐ Add your 30-day FREE trial of Prime and get fast, free delivery

\$42⁹⁸

FREE Returns

FREE delivery **Saturday, November 18**

Or fastest delivery **Thursday, November 16**. Order within 10 hrs 21 mins

Deliver to Michael - Reno 89509

Only 4 left in stock - order soon.

Qty: 1

Add to Cart

Buy Now

Ships from Amazon
Sold by Sunshades Depot
Returns Returnable until Jan 31, 2024
Payment Secure transaction

☐ Add a gift receipt for easy returns

[Add to List](#)

New (2) from \$42⁹⁸ & FREE Shipping.

Other Sellers on Amazon


\$62.99 & FREE Shipping
Sold by: Sunshades Depot

Image 13


The shade fabric is designed to be installed “over” an existing fence.

INSTALLATION

IT IS EASILY FIXED AND MOUNTED TO ANY FENCE BY USING ZIP TIES
(DOES NOT INCLUDE ZIP TIE)



Roll over image to zoom in




Protection

About this item

- Our privacy fence screen products are suitable for both construction site and residential site.
- Customizable Sizing Available to Meet Your Needs Copper/ Brass grommets placed evenly apart 12" vertically and 18"- 24" horizontally on all 4 sides.
- Knitted with 100% High quality PURE polyethylene material for maximum U*V stabilization (90% UV protection and 85%-88% blockage). Each corner has 3 grommets for extra reinforcement.
- Can be used there are lots of different ways to use: protection for vegetable garden plants, greenhouse covering, wind blocking for plant nursery area, window shades, tennis court, shades for pet pen / kennel, construction site, etc. Breathable weaving fabric allows water and air to go through freely, no maintenance needed.
- Most economical way for privacy over chain link fence, porous decorative concealment, existing cyclone wire fence, wood retaining wall, welded wire fence, chain link fence, privacy barrier around swimming pool, block nose neighbor see through, add privacy to acre back yard backdrop, front yard, patio, garden and porch; hide street, road, construction site, pet kennel pen, block surrounding noise and street view, stops dogs from barking at neighbors.

Additional Details

 **Small Business**
This product is from a small business brand. Support small. [Learn more](#)

Customer ratings by feature

- Most economical way for privacy over chain link fence, porous decorative concealment, existing cyclone wire fence, wood retaining wall, welded wire fence, chain link fence, privacy barrier around swimming pool, block nose neighbor see through, add privacy to acre back yard backdrop, front yard, patio, garden and porch; hide street, road, construction site, pet kennel pen, block surrounding noise and street view, stops dogs from barking at neighbors.

The shade fabric “fence cover” is designed to be attached to a fence.

RMC 14.18.080 requires that fences be of “sound” construction.

>> Using it as a fence itself, instead of attached to a real fence, is shoddy, and will not last.

>> It should not be allowed.

Photo 14



The post closest to Outlook Drive is 48" from the curb and lies within the city's 5-foot easement for a future sidewalk.

RMC 18.04.809 (c)(7) prohibits fences and walls in city easements. Requires adjacent property owner's written approval for waiver.

>> The post and concrete footing must be removed.