

## How Many Homes are ACTUALLY in Rancharrah?

Village Number	Village 1/2	Village 3 & 5	Village 6	Village 4	Estates Residential	Village 7	Village 8	Event Center	Sales Pavilion ****
Development Name	Latigo I	Lariat & Riata	Latigo II & Cantaro	Villas	Estates	Former Horse Pasture	Equestrian Center (EQ)	TBD	TBD
Total Units Built and/or Approved by City to Be Built *	89 units	44 units	112 units	66 units	10 units Includes existing Ranch House plus 9 Estate Lots	59 units	7 units <i>per PUD**</i>  Developer is requesting 29 units ***	12 units  <i>per PUD</i>	5 units
Total Units Owned by Homeowners	89 units	44 units	109 units	41 units	10 units	0 units	0 units	0 units	0 units

\* To date, not including the EQ, 397 units ***have been built or have been approved*** by the City of Reno be built in the Rancharrah community.

\*\* If the EQ land is **re-zoned from PGOS to SF** and the **current PUD** followed, then **7 units** would be built, bringing the total units to be built in Rancharrah **404 units**. If the EQ land is **re-zoned from PGOS to SF** and the **current PUD is amended** to allow for **29 units**, then **426 total units** total would be built in Rancharrah.

\*\*\*\* While the 5 units at the Sales Pavilion parcel are included in the following charts, for the record, the creator of this document does **not** agree with their inclusion. **Residents were told and sold on the idea that the plan for the Sales Pavilion building was as a “Family Center” as “an additional Club amenity.”** If the City of Reno allows homes to be built on this parcel of land, it is this resident’s opinion that the City and its representatives will be complacent in yet **another bait and switch** by the Developers at the expense of the residents and constituents.

\*The creator of this document does **not** agree rezoning the EQ from PGOS to SF. The author does **not** believe the City incorrectly zoned the EQ parcel PGOS.

### Why are the PUD numbers important?

**The PUD dictate the number of units that *may be created*.** This in turn affects the HOA Board in complying with **NRS 116.31032** and the CC&Rs that dictate our community. NRS 116.31032 and the CC&Rs set the thresholds at which the residents have representation on their HOA Board.

**NRS 116.31032** Period of declarant's control of association; representation of units' owners on executive board.

2. For a common-interest community with:

- (a) Less than 1,000 units, not later than 60 days after conveyance of **25 percent of the units that may be created to units' owners other than a declarant**, *at least one member and not less than 25 percent of the members of the executive board must be elected by units' owners other than the declarant.*
3. Not later than 60 days after conveyance of **50 percent of the units that may be created to units' owners other than a declarant**, *not less than one-third of the members of the executive board must be elected by units' owners other than the declarant.*

\*The creator of this document does **not** agree rezoning the EQ from PGOS to SF. The author does **not** believe the City incorrectly zoned the EQ parcel PGOS.

	Per Current PUD	Per Total Units Built and/or Approved by City to Be Built	Per Total Units Built and/or Approved by City to Be Built	Per Total Units Built and/or Approved by City to Be Built	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharrah and RED, employee of Developer)
<b>Total Units</b>	722 units	404 units	426 units	29 homes at EQ (Rezoning PGOS to SF and increasing from 7 units to 29 units)	292 units owned
<b>25% Threshold</b> (1 resident elected by residents, 2 assigned by declarant)	181 units <b>met</b>	101 units <b>met</b>	107 units <b>met</b>		Currently at <b>72.28%</b> of actual/realized build homes if 7 homes are built at EQ site
<b>50% Threshold</b> (2 residents elected by residents, 1 assigned by declarant)	361 units  <b>won't be met for years to come</b>	202 units <b>MET</b>  <b>Yet we only have ONE resident elected member</b>	213 units <b>MET</b>  <b>Yet we only have ONE resident elected member</b>		
<b>75% Threshold</b> (board fully turned over by declarant)	542 units  <b>**This will never be met**</b>	303 units  <b>met with 11 more home sales</b>	320 units  <b>met with 28 home sales</b>		Currently at <b>68.54%</b> of actual/realized build homes if 29 homes are built at EQ site

\*The creator of this document does **not** agree rezoning the EQ from PGOS to SF. The author does **not** believe the City incorrectly zoned the EQ parcel PGOS.

## Contingency Numbers

The Developer is asking for:

- 1 - The rezoning of the EQ parcel from PGOS to SF in order to “correct the City’s error.”
- 2 - Requesting to increase the maximum density of allowed units on the EQ parcel from 7 units to 29 units.

**AND**

- 3 - A “10% contingency” be added on top of the already built and to be approved to be built numbers in this PUD Amendment.

*Why at this stage, per the Developer, the last parcel of land to be developed, would a contingency be needed?*

A 10% contingency added to a projected building plan **is not acceptable** when the project is literally at the end of its runway. Contingency plans are for beginning of plans, not the end of projects.

The tentative map approved by the City of Village 7 allows for **59 units only** (see image below).

It is this author’s opinion that **a 10% contingency should be limited to Village 7 only** and only until Village 7’s final map is approved and recorded. It should **not** be applied to the entire project,

\*The creator of this document does **not** agree rezoning the EQ from PGOS to SF. The author does **not** believe the City incorrectly zoned the EQ parcel PGOS.

**Mikki Huntsman**  
City Clerk  
(775) 334-2030  
HuntsmanM@reno.gov

**Office of the City Clerk**  
City Clerk's Office (775) 334-2030  
Central Cashiering (775) 334-2032  
Records (775) 348-3932



FILED THIS DATE  
8/16/2024  
BY: [Signature]  
CITY CLERK

August 6, 2024

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

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

Dear Applicant:

At a regular meeting of the Reno City Council on July 31, 2024, and following a public hearing thereon, the Reno City Council upheld the decision of the Planning Commission and approved the tentative map LDC24-00046, subject to the modified conditions stated below.

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

**19. Village 7 shall not exceed 59 units.**

Sincerely,

[Signature]  
Mikki Huntsman  
City Clerk

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

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

Development Services  
Leah Piccotti, Development Services

One East First Street, Second Floor \* P.O. Box 7, Reno, NV 89504  
[www.reno.gov](http://www.reno.gov)

\*The creator of this document does **not** agree rezoning the EQ from PGOS to SF. The author does **not** believe the City incorrectly zoned the EQ parcel PGOS.

	Per Total Units Built and/or Approved by City to Be Built 7 homes at EQ (Rezoning PGOS to SF and 10% contingency)	Per Total Units Built and/or Approved by City to Be Built 29 homes at EQ (Rezoning PGOS to SF and increase from 7 units to 29 units and 10% contingency)	CURRENTLY as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharrah and RED, employee of Developer)
<b>Total Units</b>	445 units	469 units	292 units owned
<b>25% Threshold</b> (1 resident elected by residents, 2 assigned by declarant)	112 units <b>met</b>	118 units <b>met</b>	Currently at <b>65.62%</b> of actual/realized build homes if 7 homes are built at EQ site
<b>50% Threshold</b> (2 residents elected by residents, 1 assigned by declarant)	223 units <b>MET</b> <b>Yet we only have ONE resident elected member</b>	235 units <b>MET</b> <b>Yet we only have ONE resident elected member</b>	Currently at <b>62.26%</b> of actual/realized build homes if 29 homes are built at EQ site
<b>75% Threshold</b> (board fully turned over by declarant)	334 units <b>met with 38 more home sales</b>	352 units <b>met with 60 home sales</b>	

\*The creator of this document does **not** agree with a blanket 10% contingency.

\*The creator of this document does **not** agree rezoning the EQ from PGOS to SF. The author does **not** believe the City incorrectly zoned the EQ parcel PGOS.



## The Future of the Sales Pavilion Parcel

To recap, the Developer is asking for:

- 1 - The rezoning of the EQ parcel from PGOS to SF in order to “correct the City’s error.”
- 2 - Requesting to increase the maximum density of allowed units on the EQ parcel from 7 units to 29 units.

AND

- 3 - A “10% contingency” be added on top of the already built and to be approved to be built numbers in this PUD Amendment.

AND

- 4 - For the PUD to allow 5 units to be built, plus a 10% contingency, to the current Sales Pavilion parcel.

### History of the Sales Pavilion Parcel

This parcel was *originally* included as part of Village 7, where the City has approved a maximum unit density of 59 zero-lot line patio homes. (Final map is pending approval.). However, the Developer asked the City to separate the Sales Pavilion Parcel from the rest of the Village 7 parcel. **The Sales Pavilion parcel currently has a building, which matches the Event Center building, is used as a commercial space (offices) and rented through The Club at Rancharrah for private events.**

***Residents were told and sold on the idea that the plan for the Sales Pavilion building was as a “Family Center” as “an additional Club amenity.”***

### Why is this important?

If the City of Reno allows homes to be built on this parcel of land, it is this resident’s opinion, that **the City and its representatives will be complacent** in yet **another bait and switch** by the Developers at the expense of the residents and constituents.

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**RANCHARRAH****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:<sup>1</sup>

**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 Height<sup>2</sup> 45-foot  
(max. 3-stories)

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## Leah Piccotti

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**From:** Amy Horvath <amy.l.horvath@gmail.com>  
**Sent:** Tuesday, February 11, 2025 8:28 AM  
**To:** Leah Piccotti  
**Cc:** Audrey Keller  
**Subject:** Re: Rancharra Neighborhood - Equestrian Center

Dear Leah,

As this is the fifth amendment to the Rancharra PUD, the residents of the Rancharra Neighborhood would like to request the following:

### **1 - The total number of units to be built are amended to reflect the actual/realized to be built numbers.**

Currently the PUD lists a total of 722 units to be built. Actual/realized total units to be somewhere between 401 and 423, depending on what is approved at the former equestrian site. It is imperative that the PUD reflects the actual total number of units that will be built in our neighborhood, as these numbers dictate how/when the HOA Board includes resident appointed board members. The HOA, which is homeowner funded, gets to make decisions about our money, our community, and our property values with only ONE resident appointed board member. The other two board positions, including the HOA Board President, are appointed by the Declarant/Developer. The HOA is essentially run by our HOA Board President, who is also the GM of the Club at Rancharra, hired by the Developers. If this doesn't constitute a conflict of interest, I don't know what does. There is no one to check the ARC Committee (currently comprised of one HOA Board Member, the President of the HOA Board, who does not even live here) or the HOA Board. As it stands, our HOA will never be managed, run, or controlled by residents. This is an egregious conflict of interest to have the developer controlling the Homeowners Association in perpetuity, especially when 722 homes will never be built. I understand the Developer wanting a seat at the table/on the board, this makes sense to me. However, to control the majority of the board when over 65% of the actual to be built homes are owner occupied, well this is a horrible overstep of power that needs to be fixed in the PUD, the controlling document of this community.

### **2 - The removal of "cottages" on the front lawn parcel.**


Currently, the development of "cottages" is allowed on a small parcel of land in front of the Clubhouse. This parcel sits on the front lawn between the clubhouse and the village. We request this parcel of land's zoning be changed to only allow for its current use - lawn/open space - so no further development of the lawn/open space can be allowed. If the Equestrian Center site is redesignated from PGOS to SF our community will have lost even more of our limited open space.

Finding 9 of Planned Unit Development Findings (p. 10), which was submitted to the City of Reno on January 13, 2025, removes the open space (Equestrian Center) residents were sold when purchasing their homes and instead replaces this open/recreational space with even more homes. And, an increase from the 1-acre lot homes per the PUD (about 7 homes in total) to now 29 homes. This neighborhood is

full of small lots and cramped housing. The last thing we need is even more development on the last of our largest open space - the front lawn of the clubhouse.

Thank you for considering these points in your staff findings. Audrey and I have attempted to contact our Councilwoman, Naomi Duerr, on multiple occasions to discuss these (and other) matters, but she has not responded. At this point we do not know who else to turn to in support of the residents of Rancharra.

Best,  
Amy

Amy L. Horvath   
cell:: 310.418.1669  
amy.l.horvath@gmail.com  
pronouns:: she/her/hers  
sent from my iPhone

On Feb 10, 2025, at 11:48 AM, Leah Piccotti <PiccottiL@reno.gov> wrote:

Good Morning,

I can meet with you, but it would be better if you sent me an email with your asks. Then I can review it and send it to the applicant and it can accompany the Staff Report.

Let me know.  
Leah

**Leah Piccotti**  
(She/Her/Hers)  
Associate Planner  
Development Services  
775-334-2178 (o) 775-870-5531 (c)  
[PiccottiL@Reno.Gov](mailto:PiccottiL@Reno.Gov)  
1 E. First St., Reno, NV 89505

[Reno.Gov](https://reno.gov) | **Connect with us:**

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**From:** Amy Horvath <amy.l.horvath@gmail.com>  
**Sent:** Friday, February 7, 2025 1:00 PM  
**To:** Leah Piccotti <PiccottiL@reno.gov>  
**Cc:** Audrey Keller <audrey@swissfamilykeller.com>  
**Subject:** Re: Rancharra Neighborhood - Equestrian Center

Hi Leah,

Thank you for sending this information. I appreciate you and your time.

Any chance you'd be available for a Zoom meeting with myself and Audrey Keller to discuss the asks of the community regarding the PUD Amendment? If so, can you please provide us with your availability?

Thank you,  
Amy

Amy L. Horvath   
cell:: 310.418.1669  
[amy.l.horvath@gmail.com](mailto:amy.l.horvath@gmail.com)  
pronouns:: she/her/hers  
sent from my iPhone

On Jan 30, 2025, at 3:46 PM, Leah Piccotti <[PiccottiL@reno.gov](mailto:PiccottiL@reno.gov)> wrote:

Hi Amy,

Here's a [link to the application](#). Basically, they want to change the land use of the equestrian center to allow for 29 homes as opposed to the 7 homes that are currently allowed. The overall density of 722 homes is being redistributed throughout the development... so there's no increase in density. In my review comments, I asked them to explain where the remaining 320 units will be developed based on the revised densities.

Planning Commission is tentatively scheduled for March 5<sup>th</sup>. The City Council dates will probably be March 26<sup>th</sup> and then April 9<sup>th</sup>. This application also has to go to Truckee Meadows Regional Planning Commission for the Master Plan Amendment. I have no idea when that will be scheduled, but I usually schedule it about 30 days after the first Council meeting.

Staff is in the initial review process. Initial review comments were sent to the applicant today. You can view those comments through the link above. The Staff Report will be posted no later than the Friday before the Planning Commission at [www.reno.gov/meetings](http://www.reno.gov/meetings)

Let me know if you have any questions.  
Thank you,



Leah

**Leah Piccotti**  
(She/Her/Hers)  
Associate Planner  
Development Services  
775-334-2178 (o) 775-870-5531 (c)  
[PiccottiL@Reno.Gov](mailto:PiccottiL@Reno.Gov)  
1 E. First St., Reno, NV 89505

[Reno.Gov](#) | Connect with us:  
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**From:** Amy Horvath <[amy.l.horvath@gmail.com](mailto:amy.l.horvath@gmail.com)>  
**Sent:** Thursday, January 30, 2025 12:02 PM  
**To:** Leah Piccotti <[PiccottiL@reno.gov](mailto:PiccottiL@reno.gov)>  
**Subject:** Rancharra Neighborhood - Equestrian Center

Hi. Leah,

Happy New Year! I hope this email finds you well and 2025 is off to a great start!

I've heard that Locus Development Group has filed with the City to change the zoning of the former Equestrian Center. I was wondering if you could please send me the following:

1. Plan for the development of the land
2. Planning Commission Meeting time and date for this issue
3. City Council Meeting time and date for this issue
4. Staff's Presentation/Opinion

As always, I appreciate your help.

Best,  
Amy



Amy L. Horvath ♥  
cell :: 310.418.1669  
email :: [amy.l.horvath@gmail.com](mailto:amy.l.horvath@gmail.com)  
pronouns:: she/her/hers

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# Planning Commission Public Comment

The public comment form has a new entry from the public.

<b>Planning Commission Meeting Date</b>	2025-04-02
<b>Agenda Item or Case Number</b>	LDC25-00037
<b>Position</b>	In Opposition
<b>Comments</b>	Reject the Rancharrah PUD Amendment entirely. The developer has destroyed the Rancharrah Equestrian Center - a valued amenity to the homeowners and refuses to replace it with any community amenity. The developer blames the CITY for zoning of PGOS and says it should have been houses all along. Rancharrah doesn't need tiny houses on tiny lots that will cost over one million dollars. Homeowners want the amenity replaced and PGOS maintained as true open space.
<b>Email Address</b>	audrey@swissfamilykeller.com
<b>Name of Commentor</b>	Audrey Keller
<b>Address</b>	720 Marewood Trail
<b>Phone Number</b>	818-292-0447

Submitted: 3/19/2025 8:59:33 PM

These comments were submitted on behalf of: (self if blank)

## Leah Piccotti

---

**From:** Audrey M Keller <audrey@swissfamilykeller.com>  
**Sent:** Wednesday, March 19, 2025 2:02 PM  
**To:** Joel Grace; Robert Cuillard; Naomi Duerr; Leah Piccotti; Mike Railey  
**Cc:** adurling@woodrodgers.com  
**Subject:** Rancharrah Public Meeting comments 2/27/25 and 3/17/25

Dear Mr.(s) Grace, Cuillard and Durling,

Thank you for amending your Rancharrah presentation to include the actual built/planned housing numbers in the second meeting 3/17/25 at Rancharrah.

I 100% challenge the premise and suggestion of adding a "contingency plan" to increase the housing numbers by 10% - just in case of 'an emergency' as Mr. Durling states.

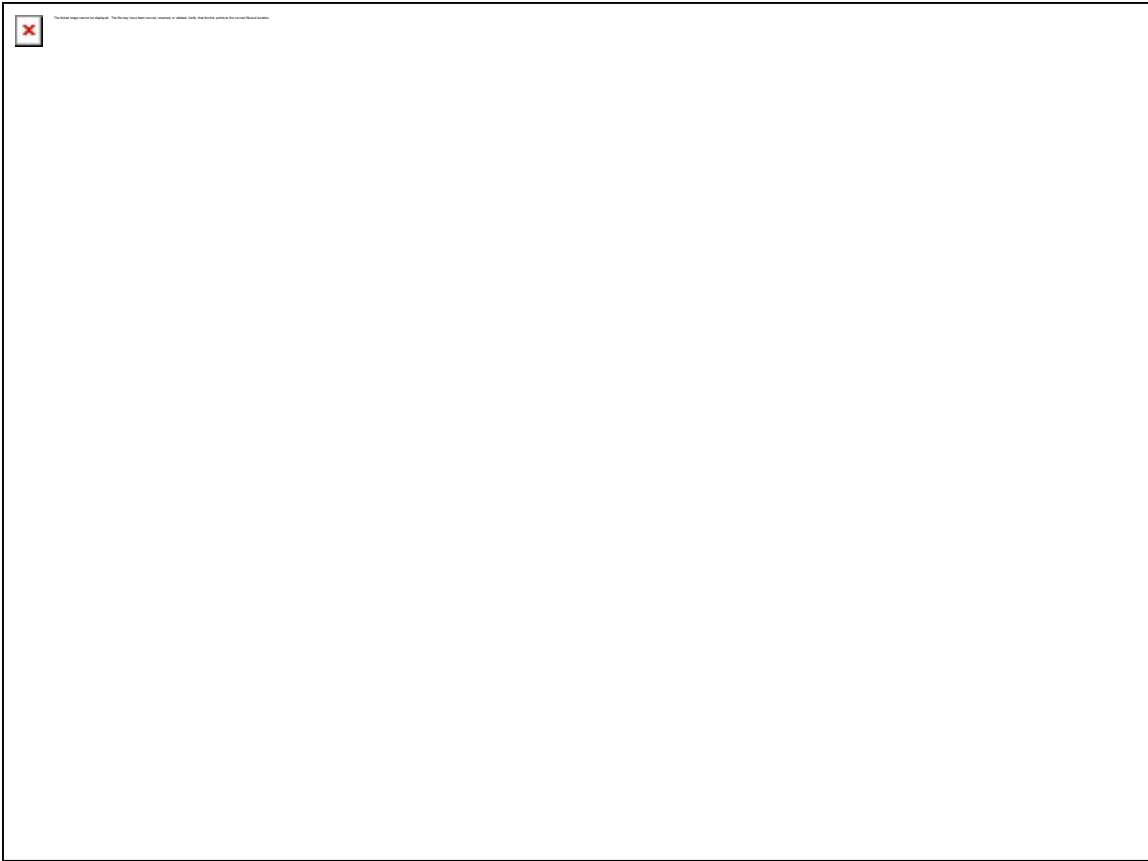
This is just a stalling tactic to maintain control of the HOA for the developer.

If the City votes in favor, including for the 10% contingency plan as shown, then the City is directly impacting our HOA Control - which is contrary to City Council's stance on not interfering in HOAs.

Clearly you heard at both meetings that the homeowners want the declarant management OUT of the business of HOA CONTROL.

SHOW the proposed housing chart as its own slide, because numbers tell the true Rancharrah story.

Please also SHOW the PUBLIC the density of your intentions to build and what 29 homes could look like. After all, this is your rendering, which to date you have refused to include it in public presentations.



Also - I don't feel it is appropriate that Mr. Durling, as the expert on Rancharrah's well-documented development changes over 15+ years, blame the City for improperly zoning the Equestrian Center as PGOS - Parks Greenways and Open Space. A lot of things in the PUD have been ignored, but this discussion should be about why the homeowners should support the developer to change the existing zoning PGOS to housing at all - just because you claim it was an error.

**Keep PGOS ZONING as PGOS - NO to rezoning - NO to more overcrowded housing on tiny lots.**

This Equestrian Center was a true community amenity and the developer(s) represented by all three of you: Grace, Cuillard and Durling have demolished the community amenity.

The developer(s) should be held responsible to substitute like-for-like. You destroy an amenity, you replace an amenity and so far, nothing tells us that you hear us.

Other allowed uses described in the PUD at the Equestrian Center is for an event venue. Just because the horses are gone, what solution could Locus provide the community as an alternative amenity? **PGOS park/event venue that might include simple open space, benches, large shade trees, and a place for snow play for the kids, etc.**



**I am encouraging my neighbors to write to the Planning Commissioners before the April 2nd meeting as well as our City Council members, to reject this Rancharrah PUD Amendment.**

Click the link below to submit a written comment to Planning Commissioners.

<http://reno.gov/PCPublicComment>

Copy & paste this case# **LDC25-00037**

Kind Regards,  
*Audrey Keller*

(818) 292-0447