

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: April 2, 2025

CASE NO. LDC 25-00037

Please Print:

NAME: Amy Horvath

ADDRESS: 5400 Side Saddle Trail, 89511

I REPRESENT: myself as a resident

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: I am in favor of some aspects of the amendment & in opposition to others.

\*I would like to speak as the last public comment speaker.\*

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: April 2, 25

CASE NO. LDC 25-00037

Please Print:

NAME: MIKE MELLOW

ADDRESS: 5457 SIDE SADDLE TRAIL RENO

I REPRESENT: MYSELF

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: AGAINST TURNING LOT 7'S ONE ACRE LOTS  
INTO 29 SMALL LOTS.

\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: 



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: April 2

CASE NO. LDC 25-00037

Please Print:

NAME: Mike Mellon

ADDRESS: 5457 Side Saddle Trail

I REPRESENT: myself - NANKAKAH

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: [Signature]

**RENO CITY PLANNING COMMISSION**  
**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 4/02/25

CASE NO. LDC 25-C0037

Please Print:

NAME: Kyle Forsyth, Consultant

ADDRESS: 6320 FAUBELLA COURT

I REPRESENT: Lyon Nca Devco, LLC

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

COMMENTS: Public Notice excluded  
pertinent Staff Report Details  
regarding Village 8 increase in lots  
from 7 to 29.

SIGNATURE: KLF

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: April 2, 2025

CASE NO. LDC 25 - 00037

Please Print:

NAME: Audrey Keller

ADDRESS: 720 Maewood ~~Trail~~ Trail

I REPRESENT: Myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: Rancharrack  
MPA + PUD approval

SIGNATURE: A. Keller

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: April 2, 2025

CASE NO. LDC 25-00037

Please Print:

NAME: Werner Keller

ADDRESS: 720 Maplewood Trail

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE:  \_\_\_\_\_



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 4/2/25

CASE NO. LDC 25-00037

Please Print:

NAME: Glenn Gray

ADDRESS: 730 Canter Way Reno

I REPRESENT: Self

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 4/2/2025.

CASE NO. LDC 25-00037.

Please Print:

NAME: CHRISTINE SPEED.

ADDRESS: 602 Braided Rope Dr.

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Christine A. Speed

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 4/2/2025

CASE NO. LDC 25-00037

Please Print:

NAME: DAVID WONG

ADDRESS: 6121 S. PLEASANT OAK TRL. RENO NV 89511

I REPRESENT: MYSELF AND ~~THE~~ OTHER HOMEOWNERS

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: PUD NEEDS FURTHER AMENDMENTS

TO ADDRESS OPEN SPACE ISSUES

SIGNATURE: 

**To The City of Reno Planning Commission for their public hearing on April 2, 2025**

Subject: Item: LDC25-00037 Rancharrah  
From: David Wong 6121 S. Pleasant Oak Trail Rancharrah  
dpwong@comcast.net  
Christine Speed 602 Braided Rope Drive Rancharrah  
pine.aberdeen@gmail.com  
Date: April 1, 2025

**Statement:**

1. We both oppose the RRH proposed amendment to increase the number of 7 homes to 29 on the site of Village 8.
2. We both oppose the imposition of an RRH 10% contingency to artificially increase the number of planned houses when the last remaining number of units to be built is essentially known.
3. We both oppose rezoning the Pavilion to permit the construction of 5 additional houses at Village 7 after the final number was approved by the City.
- 4.. We both oppose changing the Village 8 zoning from PGOS to SF. But this is only because it would deprive the community of 6 acres of open space which compose a crucial fraction of the 10.8 acres to which we are entitled per the Rancharrah PUD Handbook. However, we could agree to the original City option of seven houses upon one acre lots at Village 8 if the City could compensate us by causing the developer to execute certain mitigation measures which we request below.

We are aware that as far back as 2018, the City gave RRH future permission to develop the equestrian site into 7 houses at one house per acre. That permission has existed for so long, with no challenges, that, at this point, we feel it's been grandfathered in.

5. **RMC 18.02.507(f): "A PUD shall provide common open space developed with recreational amenities."** Missing the 6 PGOS acres, Rancharrah retains only about 6.8 acres of open space. 10.8 acres minus 6.8 makes us about **4 acres short** of our rightful allotment.

The actual Rancharrah open space area in acres minus the <sup>4.8</sup>~~6~~ PGOS acres soon to be converted are estimated below:

Reflection pool & garden:	30,000 sq. ft.
Front lawn pond:	105,000
Lake Ditch walking path	68,460
Planted berm from Village to Kietzke Gate	8,000 .
Village 8 north side walking path	8,000
Little dog park at Braided Rope Drive	1,600
Rancharrah Parkway pedestrian path	24,000
Village perimeter PGOS	1.2 acres

$$245,060 = 5.6 \text{ acres} + 1.2 = 6.8 \text{ acres}$$



***RMC 18.02.507(f)2: "Open space must be owned by the HOA so that it can be maintained per NRS sections."***

Correct the PUD Handbook by deleting the open space described as a 40 x 80 foot wide landscape buffer containing a minimum 6 foot berm plus large cobbled storm drainage ditch that extends @ 1,875 feet along the south side of the Special Events land along Del Monte Lane to Kietzke Lane. This green strip is called out as open space on the PUD "Open Space/ Trails Plan" But the HOA does not own the berm or the storm drainage ditch. This land belongs to the developer and further East, perhaps to the Commercial parcel. Thus, 2.4 acres must be deleted as open space.

6. How to cure this short fall when there is so little land left? We present some specific requests to achieve the mitigation. However, our open space assumptions require that the PUD Handbook be cleansed of inaccuracies when it comes to attributing open space area to the HOA.

### **Mitigation Requests**

#### **1st Request Supported by *RMC 18.04.104:***

Create a walking path along the south side of Village 4 (the Villas) along Evans Creek. Continue across Falabella Way and continue East to a new gate to be installed that provides connective access onto the Lake Ditch path. At the far SW corner of Village 8, there already exists a little clearing that could be expanded and made into a quarter acre secluded sitting and viewing area of the Evans Creek under the trees. (Mitigation = 1. acres of the Village 8 perimeter PGOS 1.2 acres plus construction of a gate.)

RMC 18.04.104 Drainage Way Protection:

(5) Provide open space land...where dense residential construction requires attention to open space needs.

(6) Improve or enhance wildlife corridors in urban areas to maintain the quality of life and the ecological balance of the community; and

(7) Assure that drainage ways are used for public access and recreational facilities, where determined appropriate.

#### **2nd Request Supported by *RMC 18.02.603(7):***

Remove the ratty fence along the north bank of the Evans Creek at the southern border of Village 8 and restore the river bank on both sides into a riparian buffer zone to control erosion and support aquatic ecosystems.

Also restore Evans Creek on the East side of Falabella by removing the artificial retaining wall and restoring this bank to its predevelopment natural riverine slope.  
(Mitigation = Restoration work, no additional acres.)

RMC 18.02.603(7) Significant Hydrologic Resources:

Preserve the character of the area. "Sensitive stream zone buffer areas" to protect hydrology, soil from erosion and natural vegetation and wildlife habitats. **Restore to predevelopment.**

**3rd Request** Supported by **RMC 18.04.105 :**

Preserve the mature trees upon a raised berm along the west perimeter of Village 8 as well as those along the south perimeter along the creek bank. The western perimeter trees are particularly sensitive because they're growing upon a two foot elevation in grade fronted by a stone retaining wall.

(Mitigation = Restoration work on south perimeter plus the last .2 PGOS acres along the western perimeter.)

**RMC 18.04.105** - Tree Protection to apply to all new construction where the land disturbing activity is expected to adversely affect mature healthy trees on the site.

(f) Prohibited Activities Adjacent to Trees

(5) Grade Changes: No grade changes over two inches (cut or fill) shall be allowed within the limits of the critical root zone of any protected tree unless methods are approved by the urban Forester.

**4th Request** Create more pedestrian paths for connectivity to offices and shops at Village 7. Renovate the old road along the eastern perimeter of Village 7 to create an emergency road and emergency gate plus a pedestrian gate similar to the one in Cantaro. This would provide connectivity to the east end of Sierra Rose shops and offices. The request restores the exit that originally existed on the City approved Village 7 map. We are told that the easement required to access Sierra Rose would be minimal and hope the City would be receptive to approving it. (.3 acres along the eastern perimeter plus construction.)

**5th Request** Supported by **RMC 18.02.602(d):**

At the Pavilion, near Talbot Gate, do not approve a zone change to permit five more houses and the house total as been finalized. Create historic and cultural preservation zoning to protect this site of cultural significance. Reserve it for future community purchase once residents assume control of the HOA . Create a connectivity path in the grass on the west side of the building that leads to an existing gate and permits pedestrian to access the western portion of the Sierra Rose office complex. Include the Pavilion, its grassy recreational areas on the West side as well as the south parking lot as our final compensation for lost Open Space. (2 acres plus construction.)

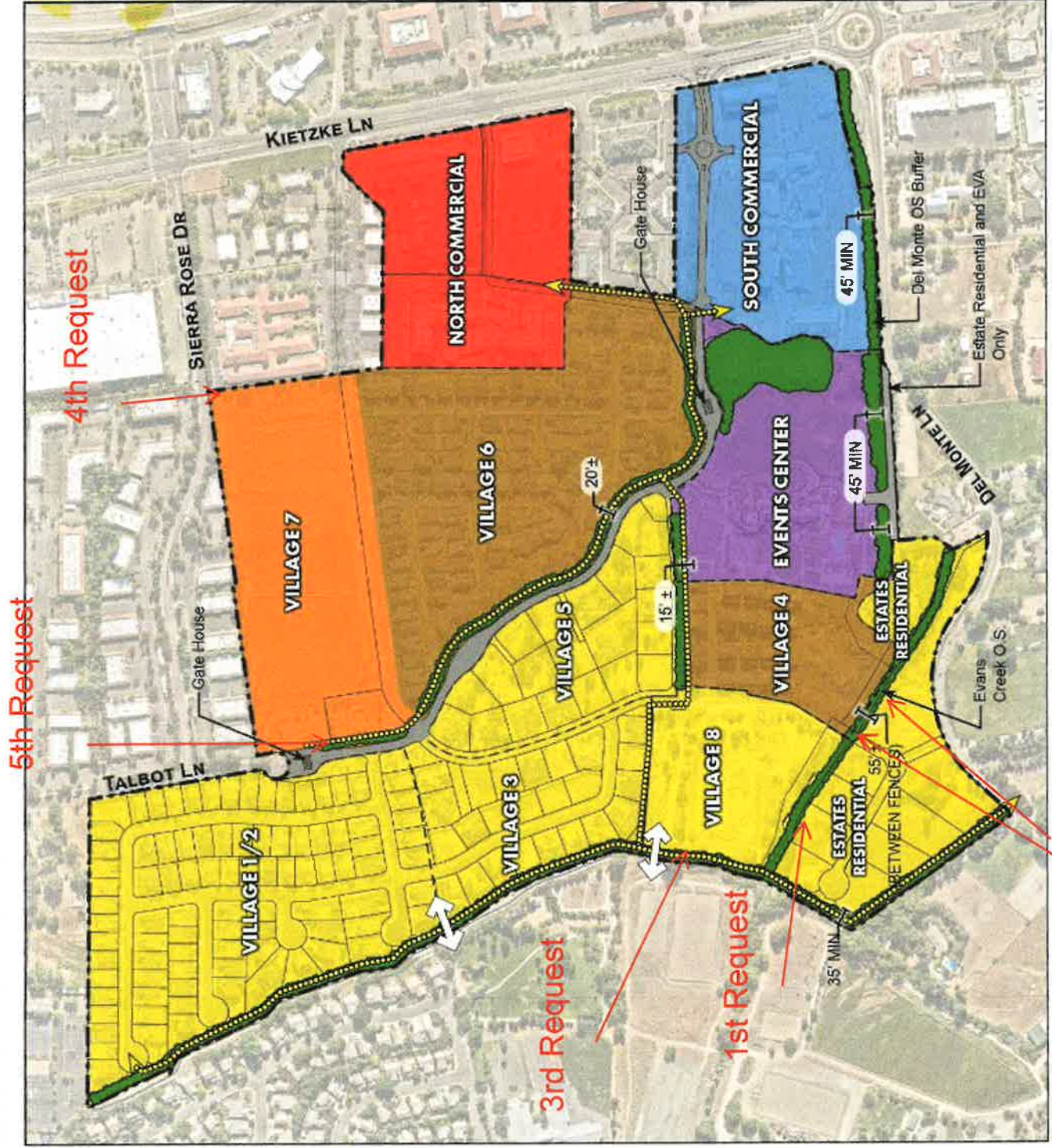
**RMC 18.02.602(d)** Historic Landmark, the preservation of buildings of cultural and landmark significance, as well as historic landscapes fit into discussion here of open space as a way to promote community engagement and sense of belonging among residents.

### **Conclusion**

The sum of our requested additional open space equals about 2.5 acres.  
By our estimate ( $4 \text{ acres} - 2.5 = 1.5$ ) we are still 1.5 acres short. But additional mitigation construction could be considered compensation.. Although not of significant size, these changes would greatly increase the quality of our lives by:  
creating more walking paths and access to nature;  
creating more walking access to our surrounding commercial world;  
and fostering a sense of community, well-being and belonging.

We hope that you will instruct the developer to carry out these modifications on behalf of meeting their responsibility of providing us with 10.8 acres of open space. Thank you.

LEGEND	
	Open Space
	Recreational Access
	Trails
	Single Family (V. 1, 2, 3, 5, 8)
	Cottages (V. 4 & 6)
	Urban Residential (V. 7)
	South Commercial
	North Commercial
	Equestrian Center
	Events Center
	Backbone Roads



Open Space/Trails Plan





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**Webinar Registration City of Reno - City of Reno Planning Commission Meeting - 4/2/25**

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**From** Michelle Fournier <no-reply@zoom.us>

**Date** Wed 4/2/2025 5:01 PM

**To** Michelle Fournier <FournierM@reno.gov>



Hi Michelle Fournier,

Barbara Beam (bbeam@me.com) has registered for "City of Reno - City of Reno Planning Commission Meeting - 4/2/25" on: Apr 2, 2025 06:00 PM Pacific Time (US and Canada)

First Name: Barbara

Last Name: Beam

Email: bbeam@me.com

Address: 6144 Falabella Way

City: Reno

Zip/Postal Code: 89511

State/Province: NV

Phone: 9723422050

Questions & Comments: We strongly support THE original PUD AS IT IS, SUPPORT 7 HOMES ONLY ON THE EQUESTRIAN CENTER SITE.

Do you wish to provide public comment for this Planning Commission Meeting?: Yes

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.: Agenda item 4.5 Case #: LDC25-00037

Rancharrah

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 2

Webinar Detail Link: <https://us06web.zoom.us/webinar/85608456681>

Thank you!



+1.888.799.9666

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San Jose, CA 95113

**zoom**

## 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 <small>Includes existing Ranch House plus 9 Estate Lots</small>	59 units  <i>Per Approved Preliminary Map</i>	7 units  <i>Per PUD</i>	8 units  <i>Per Approved Preliminary Map</i>	0 units  <i>Per PUD</i>
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, 395 units ***have been built or have been approved*** by the City of Reno be built in the Rancharrah community.

\*\*\*\* 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** at the expense of the residents and constituents.

## **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.

Per Staff:

**Discussion:** Although Covenants, Conditions, and Restrictions (CC&Rs) and the Homeowner's Association (HOA) are outside of the purview of a zoning document, it is worth noting that the reduction in units from 722 to 469 will give the Rancharrahomeowners majority control of the HOA Board. The number of units is significant because Nevada Revised Statutes (NRS) 116.310.32 and the adopted CC&Rs set the thresholds at which the residents have representation on the HOA Board. When 25 percent of the total allowed units are sold, the residents assign one member to the three member HOA Board. When 50 percent of the total units are sold, the residents assign two members to the board, and when 75 percent of the total units are sold, the residents assign all three members to the board. As shown in **Exhibit D**, without this amendment, the residents would likely never gain full control of the HOA Board because 75 percent of 722 unit is 542 units, and per the applicant no more than 469 units will be developed.



	Per Current PUD	Per Total Units Built and/or Approved by City to Be Built  7 homes at EQ  (Rezoning PGOS to SF)	Per Total Units Built and/or Approved by City to Be Built  29 homes at EQ  (Rezoning PGOS to SF and increasing from 7 units to 29 units)	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharra and RED; Hired by same investment groups as The Club at Rancharra and RED)
<b>Total Units</b>	722 units	395 units	417 units	292 units owned
<b>25% Threshold</b> (1 resident elected by residents, 2 assigned by declarant)	181 units  <b>met</b>	99 units  <b>met</b>	105 units  <b>met</b>	Currently at <b>73.92%</b> of actual/realized build homes if 7 homes are built at EQ site  Currently at <b>70.02%</b> of actual/realized build homes if 29 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>	206 units  <b>MET</b>  <b>Yet we only have ONE resident elected member</b>	209 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>	297 units  <b>MET</b>  <b>Yet we only have ONE resident elected member</b>	313 units  <b>met with 21 home sales</b>	

## **Contingency Numbers**

### **Amendment Asks:**

- 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.

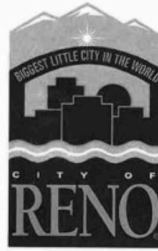
***Why at this stage, per the Developer, the last parcel of land to be developed, would a contingency be needed?***

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 not 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.

**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

August 6, 2024

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

FILED THIS DATE  
8/6/2024  
BY: [Signature]  
CITY CLERK

Subject: LDC24-00046 (Rancharra 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,

  
Mikki Huntsman  
City Clerk

xc: Rancharra 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)

	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)	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharrah and RED; Hired by same investment groups as The Club at Rancharrah and RED)
<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>	
<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>	Currently at <b>62.26%</b> of actual/realized build homes if 29 homes are built at EQ site

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

## The History & Future of the Sales Pavilion Parcel

### Amendment Asks

- 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 in its architectural style, is used as a commercial space (offices), and rented through The Club at Rancharra 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** at the expense of the residents and constituents.







## The History & Future of the Event Center Front Lawn Units

### Amendment Asks:

1 - For the continuation of the PUD to allow 12 units to be built *instead of the requested and approved 8 units* per the Tentative Map Extension by the Planning Commission on October 18, 2023.

AND

2 - A “10% contingency” be added on top of the already built units in this PUD Amendment.

AND

3 - Plus a 10% contingency, on top of the 12 units even though the City has approved an extension on the tentative map for 8, bringing the total

### History of the Event Center Lawn

**Residents** have been **told and sold** on the idea that the **plan for the “Cottages on the Front Lawn” would not be more homes**, but instead **8 single-story rental units** that could be rented out as part of an event through the Event Center (The Club at Rancharra). For example, a wedding party staying on premise the day and night of the wedding event. Or, Resident and Non-Resident Club Members could rent the cottages for their guests and visitors. **Never has there been a discussion with homeowners that these units would become permanent housing units within the development.**

### Why is this important?

If the City of Reno allows more homes to be approved for future building 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** at the expense of the residents and constituents.

## Meeting Minute Highlights from October 18, 2023 Planning Commission Meeting

- 5.2 Staff Report (For Possible Action): Case No. **LDC24-00012 (Rancharrah Tentative Map Extension)** – A request has been made for a two year time extension to record a subsequent final map on up to eight remaining lots (set to expire on November 16, 2023) which was part of a previously approved residential tentative map (LDC19-00065 – Rancharrah Village 4). The ±0.89 acre site is located at 0 Rancharrah Parkway near the southeast quadrant of the Events Center planning area (Club at Rancharrah). The project site is within the Planned Unit Development (Rancharrah PUD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Commissioner Becerra stated the residents raised a lot of good concerns. He asked what the plan is if market conditions haven't warranted development and they continue not to six months from now.

Mr. Durling stated when the tentative map was approved four years ago the market conditions were very different. The first final map was approved in 2021. Since then interest rates have continued to escalate and the housing market has cooled significantly so there is not an impetus to move forward right now but there may be in the next two years so we want to preserve that right to be able to move forward with the additional eight lots if market conditions correct themselves.

Commissioner Becerra stated it sounds like there is a bit of a disconnect and asked what community engagement has been done.

Mr. Durling stated they did not do outreach with this extension request. When this was approved in 2019 there was extensive outreach and a lot of community engagement.

Specifically, which Rancharrah Residents were engaged in this "community engagement?" Rancharrah had only but a few residents at this time.





Commissioner Becerra stated it is hard for him to determine if it is appropriate or not when there is no public input. He asked Mr. Durling if he is willing to make a commitment to rectify that communication issue.

Mr. Durling stated they take public input very seriously and are committed to public outreach. For this particular project, the applicant does have regular meetings at the club. Moving forward, there are very few projects left for the build-out of this and they will definitely engage with the community on any

Page 6

future projects.

While a commitment was made in October 2023, there was no community engagement in 2024 during the Village 7 Tentative Map Process.

One community engagement meeting with proper notice was held, as deemed necessary by the City of Reno, for this PUD Amendment.

*It was moved by Harris Armstrong, seconded by Kerry Rohrmeier, to approve a two year time extension on the Rancharrah PUD Village 4 tentative map, subject to original conditions of approval. Motion Pass.*

RESULT:	Approved [4 TO 2]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Kerry Rohrmeier, Commissioner
AYES:	Drakulich, Armstrong, Rohrmeier, Villanueva
NAYS:	Manny Becerra, Arthur Munoz
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

## Summary

**The PUD dictates 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 the community. NRS 116.31032 and the CC&Rs set the thresholds at which the residents have representation on their HOA Board.

**42 additional units** in the total unit count - **5 additional units** at the Sales Pavilion, **4 additional units** on the Event Center Lawn (when 8 have already been approved in a preliminary map), **22 additional units** (29 units at the Equestrian Center instead of 7), and a **10% contingency** (43 additional units) **on top of all units** in the development is an overstep and certainly feels like a bait and switch. It certainly feels as though **this PUD Amendment continues to uphold the status quo of who's in control of the HOA Board by continuing the development within the Rancharra neighborhood**, even though Residents have been told repeatedly that the Declarant would like to exit this project as soon as possible and has wanted to for many years.





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**Webinar Registration City of Reno - City of Reno Planning Commission Meeting - 4/2/25**

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**From** Michelle Fournier <no-reply@zoom.us>

**Date** Wed 4/2/2025 8:12 AM

**To** Michelle Fournier <FournierM@reno.gov>



**C I T Y O F**  
**RENO**

Hi Michelle Fournier,

George Phirippidis (info@kerrhill.com) has registered for "City of Reno - City of Reno Planning Commission Meeting - 4/2/25" on: Apr 2, 2025 06:00 PM Pacific Time (US and Canada)

First Name: George

Last Name: Phirippidis

Email: info@kerrhill.com

Address: 627 Camargue Trail

City: Reno

Zip/Postal Code: 89511

State/Province: NV

Phone: 510-928-0439

Questions & Comments: I live in Rancharrah and am opposed to the PUD changes the builder wants to submit at both the Equestrian center, (Village 8) and the Sales Pavilion. Can the City Council find the courage to say no and stop all the changes being made in Rancharrah?

Do you wish to provide public comment for this Planning Commission Meeting?: Yes  
If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 2

Webinar Detail Link: <https://us06web.zoom.us/webinar/85608456681>

Thank you!



+1.888.799.9666

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San Jose, CA 95113

**zoom**

## **Exhibit A**

See separate attachment “Exhibit A - PUD Number  
Visual (03.31.2025)”

## **Exhibit B**

Various Rancharrah Marketing & Sales  
Materials Provided to  
Prospective Home Buyers  
(Following pages)

# RANCHARRAH

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## CUSTOM DESIGN GUIDELINES

### THE RANCHARRAH DESIGN

The neighborhoods within Rancharra are inspired by the Rancharra aesthetic, the site's location and America's rich architectural heritage. A network of open space and streetscape corridors provide connectivity throughout the community. The first neighborhoods provide a mix of residential home types, a variety of architecture, landscape elements and gathering places.

All the homes will be of high quality design and contribute to the overall community character. The architectural design concept blends traditional architectural styles with adaptations using modern detailing, state of the art materials, or exaggerated forms.

Custom lots have been sited to fit comfortably within the character of the site. Mature trees have been preserved and integrated into the design to maximize enjoyment of its beauty. The landscape that surrounds the custom home sites is representative of the atmosphere that is Rancharra. It flows along the streets and into open space areas where residents can enjoy the elegance of the community.

The Design Custom Guidelines reinforce this visual character to create a place of enduring value and natural beauty.

**While residents were sold on the concepts outlined of “open space and streetscape corridors” along with “gathering places,” the neighborhood has very little true HOA owned and accessible open space/common area for all residents to enjoy.**

**Please see pages 17 & 18 for more information.**

# Neighborhood Maps Provided to Home Buyers

## CHAPTER ONE

### INTRODUCTION



Figure 1b: Illustrative Site Plan



**Equestrian-themed decor used to entice potential home owners with the “Equestrian Lifestyle” they could expect by owning a home in Rancharrah.**





## So much for the living the Equestrian Dream in Rancharrah.

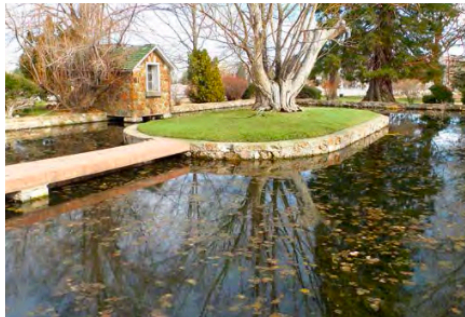
### RANCHARRAH

#### CUSTOM DESIGN GUIDELINES



#### EQUESTRIAN CENTER

A 52,000-square-foot world-class equestrian training and boarding facility. Composed of climate-controlled event spaces, stalls, indoor and outdoor arenas, covered hot walker, and veterinarian treatment room. Professional training and lessons are available.



#### REFLECTION POND

Naturally fed by a spring, the pond offers a wonderful setting to have a picnic or read a book.



#### SPECIMEN TREES

Rancharrah will preserve and protect these mature specimen trees where feasible. We have even planned an entire Village around them!

**It's not too late to preserve and protect the "mature specimen trees" throughout Village 7, Village 8, the Sales Pavilion, Event Center, & Front Lawn parcels.**

**With the Equestrian Center, riding facilities, horse pastures, and all horses removed from the development, Rancharrah is no longer “authentic” or “exclusive” per its own Guiding Principles.**

## RANCHARRAH

---

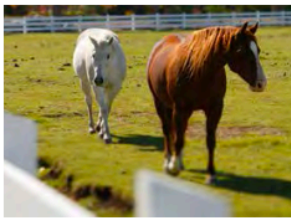
### CUSTOM DESIGN GUIDELINES

#### RANCHARRAH GUIDING PRINCIPLES



##### Authenticity

- Create a community that promotes the Rancharrah brand values
- Build upon the future Reno market vision.
- Create an exclusive community feel.



##### Create Memorable Experiences

- Create a series of interconnected villages where each has its own unique lifestyle.
- Establish an instant sense of place.
- Provide creative retail experience that links to “Club at Rancharrah” by being unique, boutique and memorable.



##### Healthy Community

- Implement comprehensive community programs that promotes health and wellness.
- Provide community framework that integrates multi-modal linkages.
- Partner with local agencies/organizations to promote Rancharrah lifestyle.

**If the Event Center (The Club at Rancharrah) is not preserved for homeowners, this neighborhood will become *just like any other Reno neighborhood*. It will no longer: “create community that promotes the Rancharrah brand values,” “create an exclusive community feel,” “establish an instant sense of place,” nor “being unique, boutique and memorable.”**



Every homesite provides access to Club membership, as monthly dues are part of the HOA. When you say “yes” to a home at Rancharra, you are saying yes to a diverse membership of both residents and non-residents.



**Preserve the Event Center and Front Lawn parcels as *continued***

- Open space
- Outdoor recreation space
- Indoor recreational space

**For residents to use and enjoy as the amenity they were sold upon purchasing homes in the Rancharra neighborhood.**

**Proposed Condition #4 - HOA’s 1st Right of Refusal regarding the sale of the Event Center and Lawn parcels.**



**Proposed Condition #3.**  
**Preserve the current Sales Pavilion parcel.**

**Protect ranch style building, which matches Clubhouse, preserve open space land, provide community center and recreation area.**

**Preserve and protect the intention of the PUD by ensuring the Sales Pavilion is reimagined as a Community Center, reusing the existing sales pavilion building as an amenity for the residents.**

**HOA's 1st Right of Refusal regarding the sale of the Sales Pavilion.**



Figure 1c: Outdoor Amenities at The Club

- |   |                             |
|---|-----------------------------|
| 1 Mansion<br>(Main Dining & Bar, Day Spa, Card Rooms, Boardrooms, Wine Cellar, Kids Adventure Club) | 8 Horseshoe Pits            |
| 2 Family Grill  | 9 Bocce Courts              |
| 3 Parking   | 10 Great Lawn               |
| 4 Fitness & Movement  | 11 Special Event Terrace    |
| 5 Resort Pool & Cabanas   | 12 Event Lawn               |
| 6 Kids Pool   | 13 Chef's Garden            |
| 7 Kids Play Area  | 14 Tennis/Pickleball Courts |
|   | 15 Reflection Pool          |
|   | 16 Gatehouse                |
|   | 17 The Park                 |

**Residents continue to wait for the Kids Adventure Club Family Grill Kids Pool & Kids Play Area they were sold on.**

## 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.*



	Per Current PUD	Per Total Units Built and/or Approved by City to Be Built  7 homes at EQ  (Rezoning PGOS to SF)	Per Total Units Built and/or Approved by City to Be Built  29 homes at EQ  (Rezoning PGOS to SF and increasing from 7 units to 29 units)	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharra and RED, employee of Developer)
<b>Total Units</b>	722 units	404 units	426 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  Currently at <b>68.54%</b> of actual/realized build homes if 29 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>	

\*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,

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

August 6, 2024

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

FILED THIS DATE  
8.6.2024  
BY: [Signature]  
CITY CLERK

Subject: LDC24-00046 (Rancharrah 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: Rancharrah 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

	<b>Per Total Units Built and/or Approved by City to Be Built</b>  <b>7 homes at EQ</b>  (Rezoning PGOS to SF <b>and</b> 10% contingency)	<b>Per Total Units Built and/or Approved by City to Be Built</b>  <b>29 homes at EQ</b>  (Rezoning PGOS to SF <b>and</b> increase from 7 units to 29 units <b>and</b> 10% contingency)	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharra 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  Currently at <b>62.26%</b> of actual/realized build homes if 29 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>	
<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 Rancharra 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.

\*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.

**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-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.

**Multifamily**

Front yard	15-feet
Side yard	5-feet
Rear yard	10-feet
<u>Building Height</u> <sup>2</sup>	45-feet (max. 3-stories)

\*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 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.



# 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>	<p>My wife &amp; I are opposed to changing parks, Greenways &amp; Open Space changes for Village 8. Keeping Village 8 open space will add to the beauty &amp; desirability of our community. we have heard that there are proposals for adding 25 to 29 new houses in this area. Given the size of Village 8 this would mean that the lots would be small and the houses cramped. Also at the meeting of 3/17/25 it was stated that the current PGOS designation for this area was an error. If it was an error those of us now living in Rancharrah bought our properties in good faith expecting this to be recreational and therefore the current stand. Thank You</p>
<b>Email Address</b>	gebelbarkel@hotmail.com
<b>Name of Commentor</b>	Colin Wells & Marjorie Wells
<b>Address</b>	110 Bridlemoor Ct, Reno, NV 89511

<b>Phone Number</b>	805-499-6993
---------------------	--------------

Submitted: 3/23/2025 6:52:19 PM

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

# 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>	<p>Since purchasing a home in the Cantera section of Rancharrrah, I have seen several disappointing changes to the Planned Unit Development. Maybe I should have looked at the historical record of the Planning Commission to see under what circumstances they allowed changes to a development. In two other states where I have lived, PUD's rarely if ever changed, and generally for reasons outside the control of the developers. Sadly, in the last three years, I have seen the Planning Commission allow the developer to modify the PUD for financial gain. Most importantly, the Planning Commission allowed the developer to tear down the most significant, historical feature of the development, the Equestrian Center. This was a feature that all residents of Reno could enjoy and cherish. It is a great disappointment to me personally and a loss to the greater Reno community. Now the developer proposes even greater density, moving Rancharrrah to the equivalent of any ordinary development, devoid of its historical character, and depreciating the value of its existing residential properties. As a homeowner, I ask the</p>

	<p>Planning Commission to take the following actions: Keep PGOS ZONING as PGOS. We should be able to keep what was permitted when we purchased our properties. Require the developer to provide a similar community amenity. Reject the 10% contingency plan. This is ridiculous. We are at near completion of full development. There is no need for a contingency plan. Take actions that allow property owners to acquire full control of the Home Owner Association. Allowing more units at higher density than was originally permitted, and with an open-ended "contingency plan", prevents the current property owners from gaining control of their Home Owner Association.</p>
<b>Email Address</b>	kathleen_miles@mac.com
<b>Name of Commentor</b>	Kathleen Miles
<b>Address</b>	623 Camargue Trail, Reno NV 89511
<b>Phone Number</b>	(312) 952-7724

Submitted: 3/20/2025 5:53:07 PM

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

# 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>	LDC 25-00037
<b>Position</b>	In Opposition
<b>Comments</b>	<p>We reject without reservation this Rancharrah PUD Amendment. The developers should be held accountable for retaining the beautiful grassy area free of housing in front of the club house and at least open space for the equestrian area they destroyed presently zoned PGOS. These amenities were what sold my husband and me on buying in the area. We have already been surprised since buying with new plans for more too close housing approved after we bought near the Talbot Gate. We do not need anymore housing a few feet apart. The developers should not be allowed to destroy the little open space we have left. Thank you.</p>
<b>Email Address</b>	mamckisson@gmail.com
<b>Name of Commentor</b>	Mary Ann McKisson
<b>Address</b>	5530 Dapplegray Way Reno Nv 89511

<b>Phone Number</b>	
---------------------	--

Submitted: 3/25/2025 6:30:20 PM

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



# 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>	LCD25-00037
<b>Position</b>	In Opposition
<b>Comments</b>	<p>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</p>

	venue that might include simple open space, benches, large shade trees, and a place for snow play for the kids, etc.
<b>Email Address</b>	winokenb@sbcglobal.net
<b>Name of Commentor</b>	Patt Brown
<b>Address</b>	6152 Falabella Way, Reno, NV 89511
<b>Phone Number</b>	775-448-6419

Submitted: 3/24/2025 5:42:43 PM

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

# 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 Rancharra Planning
<b>Position</b>	In Opposition
<b>Comments</b>	<p>I don't feel it is appropriate that Mr. Durling, as the expert on Rancharra'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</p>

	venue that might include simple open space, benches, large shade trees, and a place for snow play for the kids, etc.
<b>Email Address</b>	pwhitshop@gmail.com
<b>Name of Commentor</b>	Penny Whittaker
<b>Address</b>	6112 Triple Crown dr Reno 89511
<b>Phone Number</b>	707 489 0401

Submitted: 3/25/2025 5:53:43 PM

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

# 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>	<p>The developer should at the very least reduce the number of homes from 29 to 20 or 14 and show some goodwill gesture instead of being so greedy. The City of Reno is so pro-developer and contributing to a decline in the quality of life of its taxpayers. The 29 homes are not going to solve the shortage in housing anyway so a reduction of the number of homes is fair and reasonable.</p>
<b>Email Address</b>	psasaki@att.net
<b>Name of Commentor</b>	Phyllis Sasaki
<b>Address</b>	5435 Phillipa Drive
<b>Phone Number</b>	

Submitted: 3/20/2025 1:35:47 AM

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

## Development Review NAB Comment

The public comment form has a new entry from a member of the Ward Two (Naomi Duerr) Neighborhood Advisory Board.

<b>Case Number</b>	LDC35-00037 Rancharrah Master Plan and Handbook Amendment
<b>Compatibility</b>	SF w/1 unit per acre provides a compatible density transition to adjacent developments. Higher density, such as the requested 4.5 units/acre, does not. The underlying density should not be increased. The best/most compatible use for this property is to remain as open space.
<b>Enhancement to the area</b>	No – the density increase in the proposed Village 8 doesn't resemble the open space and equestrian uses that enticed many people to purchase homes nearby. An underlying density and standards for the Equestrian Center are already in the PUD Handbook. Given that the Equestrian center was removed without homeowner concurrence and in complete disregard for the first statement of objectives for the PUD, the underlying density of 1 unit per acre should be honored (in favor of residents) rather than quadrupled (in favor of developer).
<b>Traffic impacts and pedestrian safety</b>	Traffic is already poorly controlled. Evacuations, especially from the south end of the PUD, are already difficult. The impact of seven additional homes in the south part of the PUD might not have a lot of impact, but 27 new homes (zero lot line, cluster development) may have a substantial impact. Or more, if the "contingency" is approved for inclusion in the handbook.



<b>Environmental impacts</b>	None noted
<b>Other Comments</b>	<p>Yes make it possible for residents to obtain full control of the HOA by updating the number of units listed and reconciling allowed versus actual number of units No to increasing the number of allowed residential units in the Equestrian Center/Village 8 from 7 to 29 The underlying density for the proposed Village 8 area has always been 1 unit per acre. It should remain low density. See comment #8 above. No to updating the Flexibility section to reflect current RMC processes (major &amp; minor deviations, alternative equivalent compliance, and variances). Undoubtedly this will result in increasing the number of homes, decreasing landscaping, etc. There isn't that much space left. The developer shouldn't need a contingency "just in case" there's a desire to squeeze the last bit of juice from the lemon. Removing references to the Equestrian uses is akin to formally erasing traces of former obligations – but since the equestrian facilities have already been removed, they might as well clean up the handbook text to reflect the current state of things.</p>
<b>Name of NAB Member</b>	Donna Keats
<b>Email Address</b>	dkeats@sbcglobal.net
<b>Phone Number</b>	

Submitted: 3/31/2025 6:17:40 AM

AMY L. HORVATH

5400 SIDE SADDLE TRAIL  
RENO, NV 89511  
CELL (310) 418-1669  
AMY.L.HORVATH@GMAIL.COM

April 1, 2025

Re: Planning Commission Meeting April 2, 2025 - Public Comment Letter

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

To Whom it May Concern,

Our family made the decision to move from Truckee, California, the only state we had ever lived in, to Reno, Nevada based solely on the Rancharrah neighborhood and The Club at Rancharrah. My husband and I had moved to Truckee from Southern California with the intent to live in the mountains for a handful of years and then return to Southern California. That plan eventually changed, as we decided not to return to the hustle and bustle and the traffic of So Cal. Seven years later, when we seriously began looking to leave Truckee, we had written the State of Nevada and the City of Reno off. While we had enjoyed coming to Reno to run errands, explore new restaurants, enjoy the arts and culture scene, etc., and we liked the idea of no state income taxes, coming from California we were concerned with the education system and the “wild wild west of Nevada” in terms of the lack of rules and regulations. In fact, we were looking at different states all together. Then, by accident or kismet, we found The Club at Rancharrah and the Latigo Neighborhood of Rancharrah.

Simply put, we fell in love... Our daughter was horse back riding in Truckee, and we were told by Management she could ride right here in the Rancharrah neighborhood through the Equestrian Center (I promptly requested contact information). *Every piece of marketing material* had horses on it - from the photos of horses and cattle brands at Toll Brothers's sales studio, where we ultimately purchased our home - to the marketing materials and maps of the entire Rancharrah development - to The Club at Rancharrah brochures and website, which featured the Equestrian Center, horses, and the legacy of Rancharrah. (See Exhibit B). All the street names were and are horse themed and the neighborhood subdivisions were named after and had horse icons. The Talbot Lane gate entrance is equestrian themed and beautiful! We watched as horses were led between the pasture by the Sales Pavilion (which we were told would was planned as an extension of The Club at Rancharrah as a Family Center, complete with family pool, restaurant, and bar) and the Equestrian Center. In fact, we *selected our lot because of its location to the future Family Center*, its current status as horse pastures, and its undecided future. We were told *in writing* by Toll Brothers (December 2021) they were “unaware as to what the horse pastures/open space (Village 7, now slated to

become 59 patio homes this year) will be in the future,” and that it would most likely be custom lots. Of course, this was untrue.

Unbeknownst to us, remember we were moving from a different state entirely, *we had absolutely no idea that the future of the neighborhood had already been decided*. Not one person from management at The Club at Rancharra, real estate sales agents at Toll Brothers, etc. informed us of the PUD Handbook - the controlling document of the *entire* development. We knew we were purchasing a home in an HOA controlled community. We knew we were purchasing a home in a master plan community. We had lived in a new community before. We had lived in an HOA controlled community before. We had lived in a community where the Developer controlled the HOA Board, and then turned control over to the residents in accordance with the CC&Rs, following state and local statutes. In fact, I served for many years as the HOA President in one of our former neighborhoods. *We had never lived in a state or community where the controlling document was not provided to home owners*. We read **all** the paperwork provided to us, and I do mean all. Pulled directly from our CC&Rs, (first provided to us along with the HOA Documents on April 14, 2023, less than two months prior to our close of escrow, per the paper trail I have from my records):

**“Handbook”**: the Rancharra Planned Unit Development Handbook, recorded in the Official Records on November 28, 2011, as Document Number 4061783, as amended as amended by instrument recorded in the Official Records on December 7, 2015, as Document Number 4539233, as hereafter further amended from time to time.

What we did not know (beginning December of 2021 when we entered contract on our home through the 14 month escrow), and therefore *did not know to ask*, was that the **one reference** to a “Handbook” in our CC&Rs **controls the entire development, neighborhood, and ultimately HOA**. As the saying goes, “You don’t know what you don’t know.” But sadly for us, and most of the residents in this community, *what we didn’t know and weren’t made aware of* impacts us, our daily living and our financial investment, greatly. I do hope this **one reference** to the “Handbook” was a gross oversight by the creators of our community’s CC&Rs. However, at this point, through learning of the history of this development and living within the City of Reno and Rancharra community, I fear it is not.

While all traces of the physical horses, Equestrian Center, and horse pastures - one of the main reasons we fell in love with this community, sold our home in California, and relocated to Rancharra - are now demolished, we are left with the memory of what was and could have been. The memory of saying hello to Cisco the Horse and his neighboring horse friends each walk to and from school in the mornings and afternoons. The memories of our son and daughter running out to say hello to the Cisco and his friends after they saw, from their respective bedroom windows, the horses move along the fences along Falabella. The idea

we were sold on of our daughter riding at the Equestrian Center she could walk to from our home.

We are left with a housing community filled with horse named sub-neighborhoods and streets, iconographies of horses, and a bronze horse statue that greets us as we drive through the beautiful iron horse themed gate of Rancharra, even though no single horse longer resides within our community.

As a resident who was marketed and sold one vision of life within the gates of Rancharra, the reality has become a sad shell of that vision. I write to you today to ask you to consider the back story of the development and how it greatly impacts the individuals and families who chose and continue to choose to call this development home. As residents, we want our community to be a thriving, engaging, wonderful place to call home. We support the Developer's right to develop the remaining parcels; and we ask the Planning Commission, City Council, and the City of Reno to heavily weigh the desires of the residents and constituents of the Rancharra neighborhood when looking at the Proposed PUD Handbook and Master Plan Amendment before you.

Below, you will find my thoughts, concerns, and solutions regarding this matter.

Thank you for your time and consideration.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Amy Horvath', with a stylized, flowing script.

Amy Horvath  
Rancharra Resident

The proposed PUD Amendment asks to:

- Change the former Equestrian Center from PGOS to SF, *significantly reducing designated open space from the community*
- *Modify the objective of the PUD* by removing all reference to the Equestrian Center, equestrian uses, and riding facilities from the PUD Handbook
- Create Village 8 while changing the *allowed number of units from 7 to 29* within Village 8
- *Reflect the total number of units* to be developed in the Rancharra community to reflect accurate built and to-be-built numbers approved by The City of Reno.

**Request:**

**Master Plan Amendment from:**

- ±6.0 acres of Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF); and,

**Planned Unit Development Handbook Amendment to:**

- Change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8;
- Reduce the total number of units from 722 to 469 units;
- Modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and,
- Update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references.

The Objectives of the PUD clearly outline maintaining the ranch aesthetic of the property, including tree lined lanes, open spaces, and single family architectural styles complementary with existing buildings throughout the ranch; utilize existing structures, including the main house and riding facilities to establish unique equestrian and special events venues; compatibility with adjacent Bartley Ranch and Wheatland Park; sensitivity to, and connectivity with, adjacent open space/park features (see below for full text).

RANCHARRAH

### 1. Project Description

#### Introduction

The Rancharra Planned Unit Development Handbook (PUD) represents the design standards to guide development of the Rancharra master planned community. The development plan for Rancharra builds upon the history behind the ranch and reflects the changing urbanization of the surrounding areas. The majority of the ranch includes a mix of single family detached and higher density attached residential homes and utilizes the existing structures on the ranch for equestrian and special events venues. Parcels located on the eastern perimeters of the ranch with Kietzke Lane frontage will be developed consistent with the existing commercial and office developments adjacent to these areas.

#### Objective

The objective of the Rancharra PUD is to establish design standards and expectations to develop a mix of uses on the property that will address the following:

- Utilize existing structures, including the main house and riding facilities to establish unique equestrian and special events venues;
- Construct commercial and office uses consistent with uses found in the adjacent commercial and office uses to the north, south, and east;
- Compatibility with adjacent Bartley Ranch Regional Park and Wheatland Park to the west;
- Sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and

- 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.

#### Project Location

Rancharra encompasses 141± acres located on the northwest corner of the Kietzke Lane and Del Monte Lane intersection. Access to the heart of the ranch is provided from Talbot Lane on the north and from Kietzke Lane on the east. The office and commercial parcels are served only via Kietzke Lane. The ranch is bound to the north by the Ribeiro general office development, to the east by the NevDex office development, to the south by Mountain View Corporate Center, churches, and existing unincorporated residential, and to the west, predominately by Bartley Ranch Regional Park, Wheatland Park, and the Lewis Lakeside single family residential subdivision.

Chapter 1



And yet, the Planning Commission Staff Report, dated April 2, 2025, finds these amendment asks as aligning with the PUD's objectives. **I ask you, how do these amendments align with the PUD's objective of:**

- "maintaining the ranch aesthetic of the property"
- "open spaces"
- "architectural styles complementary with existing buildings throughout the ranch"
- "utilize existing structures, including [...] riding facilities to establish unique equestrian and special events venues"

**Objectives of the PUD:** Since the first amendment in 1995, Rancharrah has maintained the original objectives of the PUD related to equestrian uses. The 1995 land use plan incorporated 24.6 acres of equestrian and agricultural uses. That was expanded in 2011 to 48.8 acres of equestrian facilities and pastures, plus 10.8 acres of open space. The 2015 amendment significantly reduced this, eliminating the pastures and designated open space, and maintained only 17.4 acres of the Equestrian Center. In 2018, it was reduced again to 7.2 acres. In 2023, the equestrian facilities were removed from the property. Should the current amendment be approved, all references to the Equestrian Center, and all equestrian uses, will be removed from the Handbook. The 7.2 acre site would allow for a maximum of 29 single-family homes. If the amendment is not approved, the site currently allows for 7 single-family homes. The provision to allow residential development on this site has existed in the Handbook since 1995.

Per the PUD findings, the Planning Commission and City Council shall find that the Tentative

PUD Plan is consistent with the statement of objectives of a PUD. The current Handbook states the first objective as “Utilize existing structures, including the main house and riding facilities to establish unique equestrian country club and special events venues” (Rancharra PUD Handbook, page 1). This requested amendment includes a revision to that objective, shown below. Since the equestrian facilities have been removed, the revised Handbook has removed all references to equestrian uses and riding facilities.

### Objective

The objective of the Rancharra PUD is to establish design standards and expectations to develop a mix of uses on the property that will address the following:

- Utilize existing structures, including the main house ~~and riding facilities~~ to establish unique ~~equestrian country~~ club and special events venues;
- Construct commercial and office uses consistent with uses found in the adjacent commercial and office uses to the north, south, and east;
- Compatibility with adjacent Bartley Ranch Regional Park and Wheatland Park to the west;
- Sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and

**Changes in land use:** Rancharra is currently divided into seven land use categories (**Exhibit E**). The proposed amendment removes the Equestrian Center land use and adds the 7.2 acre site to the Single-Family land use category, creating Village 8. Currently, the subject site allows single-family residential, one unit per acre, for a maximum of 7 units. The proposed amendment does not increase the overall density of the PUD; it reallocates excess units allowed in the Urban Residential and Cottage designations to the Single-Family land use category. The amendment will allow for a total of 29 units on the 7.2 acre site, resulting in a density of 4.5 units per acre. Below is a comparison of the existing and the proposed land uses.

### Again, I ask you - How do these amendments align with the PUD’s objective?

- "maintaining the ranch aesthetic of the property"
- "open spaces"
- "architectural styles complementary with existing buildings throughout the ranch"
- "utilize existing structures, including [...] riding facilities to establish unique equestrian and special events venues"

**RANCHARRAH****Equestrian Center**

The 17± acre Equestrian Center contains a world class private indoor riding and stable facility, training and breeding pens, and outdoor riding arenas. The facility will be utilized for commercial boarding, as well as hosting private riding clubs and equestrian events. In addition to the existing trails system, new trails may be added including a private bridge crossing over the Lake Ditch, which will provide access to riding trails within the Bartley Ranch Regional Park. The trail connection to Bartley Ranch will require separate easements and agreements between the property owner, Lake Ditch, and Washoe County Parks & Open Space and must be provided with the building permit submittal for the bridge.

Should any portion of the Equestrian Center cease to operate as an equestrian use, the acreage may be developed as single family residential, not to exceed 1 dwelling unit per acre density. Any single family residential development within the Equestrian Center land use area shall follow the design standards contained in the PUD for the Estates Residential land use category.

The following standards apply to development of the Equestrian Center.

Permitted Uses:

- ~~Indoor/Outdoor equestrian facilities (i.e. stables, training pens, riding arenas, etc.)~~
- ~~Accessory storage facilities (i.e. hay barn, tack shop, etc.)~~
- ~~Equestrian trails~~
- ~~Commercial stables~~

- ~~Veterinarian services~~
- ~~Temporary open lot parking (north of Evans Creek), associated with permitted on site specialty function~~
- ~~Caretaker quarters~~
- ~~Riding club~~
- ~~Outdoor Specialty functions (north of Evans Creek) (i.e. horse shows, exhibitions, competitive equestrian events, etc. not to exceed seven (7) consecutive days) — maximum combined 12 outdoor events per calendar year are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit)~~
- ~~Accessory structures (i.e. utility structures, storage, workshops, etc.)~~

Uses Requiring a Special Use Permit:

- Indoor/Outdoor Event/Entertainment Facility (i.e. rodeo/livestock events facility, stadium, etc.)

Note:

1. *Outdoor entertainment and/or amplified music and speech, as well as arena lighting shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday (does not include indoor entertainment/music events). The Equestrian Center shall not exceed noise levels specified for the Events Center in requirement #2 on page 21 of this PUD handbook at the property line for adjoining single family residential properties to the south and northwest (does not include Rancharrah PUD single family uses).*

In order to meet the desires of the Developer and those of the Residents, the following solutions are proposed and **the Planning Commission is asked to condition the following modifications to the PUD Amendment:**

**Condition #1 - Option A****Equestrian Center - PUD Pages 25-27**

- A. Uphold the PUD Handbook Amendment to change 7.2 acres of Equestrian Center land use to Village 8.
- B. Master Plan Amendment of 6.0 acres of PGOS & Handbook Amendment of 7.2 acres designated at Equestrian:
  - i. Maintain 2.0 acres as PGOS in Master Plan.
  - ii. These 2.0 acres are to be annexed, creating two separate parcels.
  - iii. Annexed 2.0 acres is separate from remaining 4.0 PGOS acres of Master Plan and 1.2 PGOS acres of PUD Handbook owned by the HOA.



- iv. The 2.0 acres of remaining PGOS is developed into an Open Space/Park solely for the Rancharra Neighborhood, developed and paid for by the Developer, concurrent with the development of Village 8.
- C. Master Plan Amendment for the remaining 4.0 acres of current PGOS changes to SF and is a separate parcel.
  - I. This remaining 4.0 annexed parcel of the land creates the housing area for Village 8.
  - II. These 4.0 acres are separate from the remaining 2.0 PGOS acres and the 1.2 PGOS acres owned by the HOA.
- D. Setbacks and minimum lot size outlined in Equestrian Center and Estates Residential sections of the PUD are followed. Do not accept proposed Amendment reducing lot sizes from 43,560 sq. ft lots to 9,000 sq. ft lots.
- E. Trees at all Equestrian Center parcels **must** be preserved.
- F. See proposed edits below.
- G. Please note highlighted sections below.

## RANCHARRAH

2. Any outdoor events totaling more than 800 people may only be staged a combined 12 times per calendar year in either the Events Center or Equestrian Center. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event (see application and permit check list for special events in Appendix 6). Further, there shall be no more than two events per calendar month lasting longer than 7 consecutive days.

### Setbacks:

To Exterior Project Boundary (buildings)	40-feet
To Exterior Project Boundary (open pens and arenas)	0-feet

<u>Building Height:</u> (new buildings)	45-feet (max. 2-stories)
--	-----------------------------

### Note:

It is not foreseen that the Equestrian Events Facility property will be parceled for any uses. If the property is parceled, setback requirements not identified above will conform to the SF-15 zone, as amended.

### Parking:

Commercial Stables	1 space / 5 horses 1 trailer space/ 15 horses
Specialty Functions	To be determined based on anticipated attendance

### Note:

Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. Any new parking facilities constructed for the Equestrian Center may be shared with the Events Center.

New parking spaces to accommodate both vehicle and trailer parking shall be constructed on the north side of Evans Creek in the Equestrian Center. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical or Retail Commercial during off-peak times, to the approval of the individual property owner and determined at the time of the Special Activity Permit (see Appendix 6 for Special Activity permit requirements).

### Open Space Requirements:

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Equestrian Center provided on the following page 29.

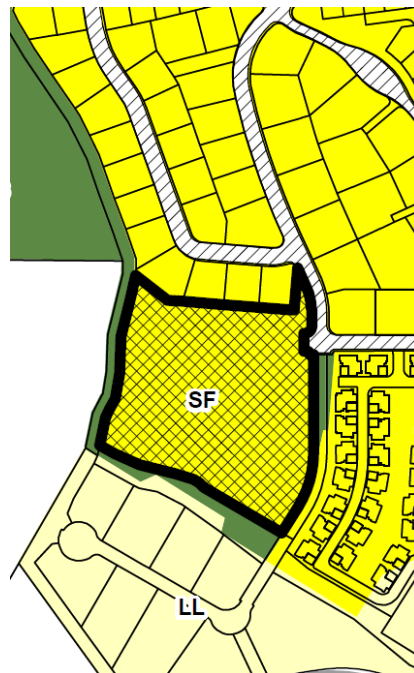
The existing equestrian trail identified along the Lake Ditch shall remain as part of the West Side Open Space Buffer (minimum 35' in width). An optional bridge crossing may be constructed to connect to the Bartley Ranch trail network to enhance the equestrian operation. The bridge crossing and trail connection

**Condition #1 - Option B**

**Equestrian Center - PUD Pages 25-27**

*If the Master Plan Amendment for the entire +/- 6.0 acres of PGOS is approved and changed to SF, and the Handbook Amendment of 7.2 acres designated as Equestrian, then:*

- A. Uphold the PUD Handbook Amendment to change 7.2 acres of Equestrian Center land use to Village 8. The remaining +/- 7.2 acres acre portion of the land use plan changes from Equestrian Center to Single-Family in order to create Village 8.
- B. 1.2 PGOS acres owned by the HOA remain PGOS.
- C. Setbacks and minimum lot size outlined in Equestrian Center and Estates Residential sections of the PUD are followed. Do not accept proposed Amendment reducing lot sizes from 43,560 sq. ft lots to 9,000 sq. ft lots.
- D. Trees at all Equestrian Center parcels **must** be preserved.
- E. See proposed edits below.
- F. Please note highlighted sections below.



## RANCHARRAH

**Equestrian Center**

The 17± acre Equestrian Center contains a world class private indoor riding and stable facility, training and breeding pens, and outdoor riding arenas. The facility will be utilized for commercial boarding, as well as hosting private riding clubs and equestrian events. In addition to the existing trails system, new trails may be added including a private bridge crossing over the Lake Ditch, which will provide access to riding trails within the Bartley Ranch Regional Park. The trail connection to Bartley Ranch will require separate easements and agreements between the property owner, Lake Ditch, and Washoe County Parks & Open Space and must be provided with the building permit submittal for the bridge.

Should any portion of the Equestrian Center cease to operate as an equestrian use, the acreage may be developed as single family residential, not to exceed 1 dwelling unit per acre density. Any single family residential development within the Equestrian Center land use area shall follow the design standards contained in the PUD for the Estates Residential land use category.

The following standards apply to development of the Equestrian Center.

**Permitted Uses:**

- ~~Indoor/Outdoor equestrian facilities (i.e. stables, training pens, riding arenas, etc.)~~
- ~~Accessory storage facilities (i.e. hay barn, tack shop, etc.)~~
- ~~Equestrian trails~~
- ~~Commercial stables~~

- ~~Veterinarian services~~
- ~~Temporary open lot parking (north of Evans Creek), associated with permitted on-site specialty function~~
- ~~Caretaker quarters~~
- ~~Riding club~~
- ~~Outdoor Specialty functions (north of Evans Creek) (i.e. horse shows, exhibitions, competitive equestrian events, etc. not to exceed seven (7) consecutive days) — maximum combined 12 outdoor events per calendar year are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit)~~
- ~~Accessory structures (i.e. utility structures, storage, workshops, etc.)~~

**Uses Requiring a Special Use Permit:**

- Indoor/Outdoor Event/Entertainment Facility (i.e. rodeo/livestock events facility, stadium, etc.)

**Note:**

1. Outdoor entertainment and/or amplified music and speech, as well as arena lighting shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday (does not include indoor entertainment/music events). The Equestrian Center shall not exceed noise levels specified for the Events Center in requirement #2 on page 21 of this PUD handbook at the property line for adjoining single family residential properties to the south and northwest (does not include Rancharrah PUD single family uses).

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p. 25

be staged a combined 12 times per calendar year in either the Events Center or Equestrian Center. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event (see application and permit check list for special events in Appendix 6). Further, there shall be no more than two events per calendar month lasting longer than 7 consecutive days.

**Setbacks:**

To Exterior Project Boundary (buildings)	40-feet
To Exterior Project Boundary (open pens and arenas)	0-feet
<b>Building Height:</b> (new buildings)	45-feet (max. 2-stories)

**Note:**

It is not foreseen that the Equestrian Events Facility property will be parceled for any uses. If the property is parceled, setback requirements not identified above will conform to the SF-15 zone, as amended.

**Parking:**

Commercial Stables	1 space / 5 horses 1 trailer space/ 15 horses
Specialty Functions	To be determined based on anticipated attendance

Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. Any new parking facilities constructed for the Equestrian Center may be shared with the Events Center.

New parking spaces to accommodate both vehicle and trailer parking shall be constructed on the north side of Evans Creek in the Equestrian Center. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical or Retail Commercial during off-peak times, to the approval of the individual property owner and determined at the time of the Special Activity Permit (see Appendix 6 for Special Activity permit requirements).

**Open Space Requirements:**

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Equestrian Center provided on the following page 29.

The existing equestrian trail identified along the Lake Ditch shall remain as part of the West Side Open Space Buffer (minimum 35' in width). An optional bridge crossing may be constructed to connect to the Bartley Ranch trail network to enhance the equestrian operation. The bridge crossing and trail connection



**Condition #2**

## Total Unit Count - Staff Report

**Discussion:** Although Covenants, Conditions, and Restrictions (CC&Rs) and the Homeowner's Association (HOA) are outside of the purview of a zoning document, it is worth noting that the reduction in units from 722 to 469 will give the Rancharra homeownrs majority control of the HOA Board. The number of units is significant because Nevada Revised Statutes (NRS) 116.310.32 and the adopted CC&Rs set the thresholds at which the residents have representation on the HOA Board. When 25 percent of the total allowed units are sold, the residents assign one member to the three member HOA Board. When 50 percent of the total units are sold, the residents assign two members to the board, and when 75 percent of the total units are sold, the residents assign all three members to the board. As shown in **Exhibit D**, without this amendment, the residents would likely never gain full control of the HOA Board because 75 percent of 722 unit is 542 units, and per the applicant no more than 469 units will be developed.

- A. PUD numbers to reflect the *actual number of units that have been built and the maximum remaining number of units left to be built.*
- B. *Omit any and all contingencies.* Amendment is asking for 10% to be added on top of units that have already been built or to villages that have conditions of approval not to exceed a certain number of units is unacceptable, like Village 7.
- C. PUD total unit number count not to exceed 395 units. Do not allow for the current PUD count at 722 units to stand. Do not accept 469 units proposed in the Amendment.
- D. *See Exhibit A for more information.*

### Condition #3

#### Urban Residential - PUD Page 48

- A. Preserve the current Sales Pavilion parcel from sale and development into more high density homes.
- B. Protected this ranch style building and preserve open space land as a community center/ club house and park/recreation area, when the current sales offices vacate and the building/parcel is ultimately sold.
- C. Preserve and protect the intention of the PUD by ensuring the Sales Pavilion is reimaged as a Community Center, reusing the existing sales pavilion building as an amenity for the residents.
- D. Add into PUD HOA's 1st Right of Refusal regarding the sale of the Sales Pavilion, provided:
- i. HOA to be turned over to Residents by Declarant (a 12 month process) prior to issuance of a 1st Right of Refusal.
  - ii. HOA Resident Controlled and Elected Board must be in effect for a minimum of 6 months prior to the issuance of a 1st Right of Refusal.
  - iii. Term of expiration of 1st Right of Refusal to be 90 days (not the current 5 days).
  - iv. Developer to consider HOA a viable buyer if HOA has intent to close escrow within 12 months.
- E. Trees at the Sales Pavilion parcel **must** be preserved.

F. See proposed edits below.

G. Please note highlighted sections below.

RANCHARRAH	
<b>Urban Residential</b> 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.	<del>• Senior housing, assisted living, active adult, skilled nursing</del> • Park/recreation area • Trails <del>• Utility Box, Well House, Backup Generator, Pumping or Booster Station</del> <del>• Accessory structures and temporary uses are allowed per RMC 18.08.201, 5F-6 zoning designation</del> <del>• Office/Medical/Retail uses as listed on pages 32-34 for the east 0.71 acres discussed above, at the discretion of the property owner</del>
	Minimum Lot Size: N/A
	Minimum Lot Width: N/A
	Setbacks: <sup>1</sup>
<b>Permitted Uses:</b> <del>• Single family, detached</del> <del>• Small lot single family</del> <del>• Cluster development</del> <del>• Zero lot line</del> • Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.) <del>• Single family attached/townhomes</del> <del>• Duplexes</del> <del>• Condominiums</del> <del>• Apartments</del>	<b>Single Family Detached/Attached</b> 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.
	<b>Multifamily</b> Front yard 15-feet Side yard 5-feet Rear yard 10-feet Building Height <sup>2</sup> 45-feet (max. 3-stories)

### **Condition #4**

#### Event Center - PUD Page 19 & 20

- A. Preserve the Event Center and Front Lawn parcels as continued open space and recreation space for residents.
- B. Add into PUD HOA's 1st Right of Refusal regarding the sale of the Event Center, provided:
- i. HOA to be turned over to Residents by Declarant (a 12 month process) prior to issuance of a 1st Right of Refusal.
  - ii. HOA Resident Controlled and Elected Board must be in effect for a minimum of 6 months prior to the issuance of a 1st Right of Refusal.
  - iii. Term of expiration of 1st Right of Refusal to be 90 days (not the current 5 days).
  - iv. Developer to consider HOA a viable buyer if HOA has intent to close escrow within 12 months.
- C. Trees at the Events Center and Front Lawn parcels **must** be preserved.
- D. See proposed edits below.
- E. Please note highlighted sections below.

RANCHARRAH

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**Events Center**

The 12.8± acre Events Center encompasses the area surrounding, and including, the main house. The main house is anticipated to be reconfigured inside. Building additions are possible, including permanent tented ballroom enclosures (west of the main house) to accommodate indoor event activities, such as weddings and private parties, as well as providing guest rooms. The grounds surrounding the main house may include areas for patio and outdoor dining areas, outdoor wedding venues (which includes amplified music and speech), and open areas for farmers markets, animal and car shows, art fairs, etc. Additionally, recreational amenities, including but not limited to a fitness center, tennis courts, pools, bocce, volleyball, children's play areas, etc. may be constructed on the grounds surrounding the main house.

Any residential development within the Events Center may not exceed 1 dwelling unit per acre gross density and shall utilize the design standards established for the Cottage land use category, excluding modifications to building heights that allow three stories. Residential units are only appropriate within the 300-foot buffer zone located along the southern portion of the Events Center.

A conceptual land plan for the outdoor events area (located west of the main house) is provided on page 25. This land plan shows a conceptual representation of potential elements that may be included in this outdoor events area of the events center, but does not represent the final design, programming, or absolute location of outdoor event elements. This outdoor events area is subject to the following stipulations:

- Other than parking and circulation located on the east and south sides of the main house, outdoor special events shall only be allowed the 300-foot buffer along the south PUD boundary if they comply with all of the provisions in the Open Space section below.
- All outdoor special events shall be oriented in a northerly direction, and;
- Outdoor special events shall not exceed 55 dB maximum measured at the nearest residential property line.

The following standards shall apply to development and uses within the Events Center.

**Permitted Uses:**

- Community center/clubhouse, private
- Indoor/Outdoor events center (i.e. weddings, private parties, concerts, plays, etc.)
- Specialty functions (i.e. art shows, fairs, animal/car shows, theater events, etc. – not exceeding seven (7) consecutive days and no more than two 7-day events per calendar month – maximum combined 12 outdoor events per calendar year for greater than 800 attendees are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit) – see Appendix 6 for Specialty Functions Application and Permit Checklist
- ~~Bed & Breakfast/Inn~~
- ~~Caretaker quarters~~
- ~~Single family attached/duets/townhomes/condominiums~~
- ~~Duplexes~~

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p. 19

## RANCHARRAH

## Equestrian trails

- Utility structures less than 6-feet in height
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- Temporary structures – subject to outdoor entertainment and/or amplified music and speech restrictions noted below
- Permanent tented structures – subject to the outdoor entertainment and/or amplified music and speech regulations noted below.

*\*Notes: Outdoor entertainment and/or amplified music and speech shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday. All events operating past 9:00 p.m. (Sunday through Thursday) and 10:00 p.m. (Friday and Saturday) shall be fully contained within a permanent structure (not including permanent tented structures).*

Any outdoor events totaling more than 800 people may only be staged a combined 12 times per calendar year in either the Events Center or Equestrian Center. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event. Further, they shall not exceed seven (7) consecutive days and no more than two 7-day events per calendar month. Rancharra staff shall notify property owners adjoining the Special Events and Equestrian Events land use parcels of each upcoming event and include a schedule of events, dates, and times and a contact name and number to resolve questions or issues.

The Events Center shall not exceed the outdoor noise levels specified in requirement #2 below at the property line for

adjoining single family residential properties, (does not include Rancharra PUD single family uses). Set-up and removal of events may occur outside of operational hours, provided noise generated by these activities does not exceed the levels specified in requirement #2 below. No music or other amplified sound is allowed after hours during outdoor set up and/or removal of these activities.

Noise and operational requirements for all outdoor events are as follows:

1. Amplified music and speech shall end at 10:00 p.m. Friday and Saturday and 9:00 p.m. Sunday thru Thursday.
2. Any outdoor sound systems shall be designed so as to limit maximum noise levels at the residential property lines adjacent to the south and northwest sides of the PUD to 55 dB maximum during the time periods that outdoor amplified music and speech are allowed.
3. The earthen berm required between the events center and nearest residences to the south shall be constructed up to 6-feet in height and shall be constructed prior to any outdoor events. No outdoor events shall be permitted until the berm and landscaping are constructed.
4. During all outdoor events, Rancharra staff shall monitor amplified speech and music noise levels at the nearest residential property line to the south on an hourly basis to ensure compliance with the noise standards specified in requirement #2 above.

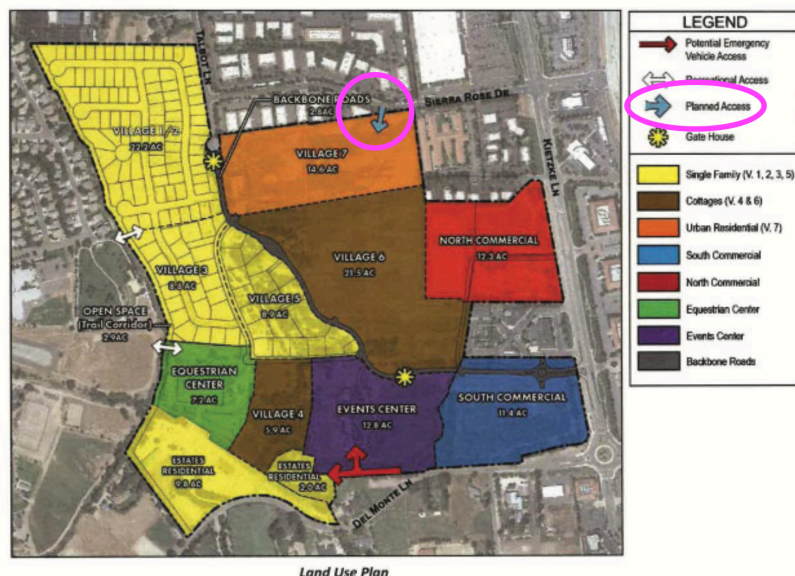
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## Condition #5

### Connectivity & Emergency Access

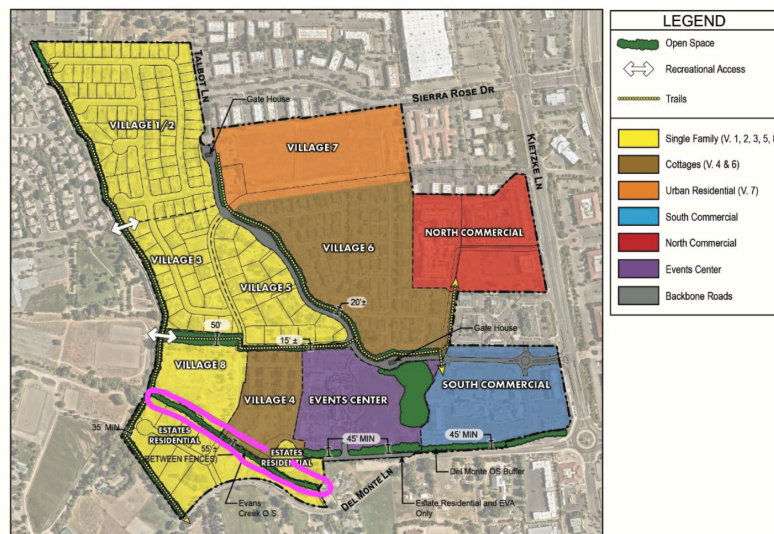
- A. Condition for the addition of an emergency crash gate and pedestrian gate from Village 7 on to Sierra Rose Drive as outlined in PUD.
  - I. Allows for connectivity (pedestrian and bike access) between neighborhood and surrounding medical buildings and hardware store.
  - II. Provides another exit point in the event of an emergency evacuation.
- B. Developer to bear the financial burden of both gates.

### Existing Land Use Plan



**Condition #6****Evans Creek**

- A. Developer to provide preservation of and access to Evans Creek (also known as a flood zone according to FEMA) as *usable* open space.
- B. Developer to work with The Nature Conservancy in Nevada to provide access as a *useable open space* for *all residents* of the neighborhood, and not just the residents who will inhabit the Estates lots through a private car and pedestrian gate.
- C. Developer to bear the financial burden of preservation, accessibility, and connectivity.

**Proposed Land Use Plan**

**RANCHARRAH**  
CUSTOM DESIGN GUIDELINES

**WALLS AND FENCES****Community Walls and Fences**

Rancharra will install a community white block wall that surrounds the Latigo Village and other future development.

The community wood fences will be five foot, six inches high and painted Rancharra white refer to Figure 4f: Lariat Village Wall and Fence Plan, for locations of community walls and fences.

**Interior Fences**

The interior wood community fence. Community and Interior height perimeter fence is prohibited in Riat on individual lots are low courtyard walls. generally consist of designed to be natural compatible with the home. Innovative solutions will be reviewed by i

**Condition #7****Community Wall****Latigo POS Document & Custom Design Guidelines**

Developer to construct, and bear the financial responsibility of, the continuation of the community white block wall, matching that seen in Latigo I and II throughout the community, concurrent with the development of Villages 7 and 8.



### **Condition #8**

#### **Talbot Lane Gate - Staff Report**

Developer to bear the financial burden of maintaining a manned Talbot Lane Gate for construction traffic of Village 7 and Village 8 until Certificate of Occupancy is provided by the City of Reno.

***Traffic Access and Circulation:*** The application materials do not indicate any adverse effects or impacts to City infrastructure facilities beyond existing uses. Traffic will be analyzed when applications for development are submitted, such as a tentative map for the proposed Village 8.

Staff has requested that the access gate at Talbot Lane be manned during construction. Staff is concerned that the construction traffic entering from the manned gate off Kietzke Lane will use Dapplegrey Way and Silver Charm way as a cut-throughs to access Villages 7 and 8 (**Exhibit G**). Both Dapplegrey Way and Silver Charm Way are narrow residential streets with on street

8

parking. Staff has received comments from residents, on previous development applications, requesting that construction traffic be restricted to Falabella Way and Rancharrah Parkway. The applicant contends that the HOA is responsible for the gate and the applicant has no authority over the HOA. The applicant states that the Village 7 developer was instructed to use the existing entrance that is outside of the gate for construction access to Village 7 (Talbot Lane – outside of the gate). If the Kietzke Lane gate is used to access Village 8 construction traffic will cut through Silver Charm Way. Staff may add a condition of approval to future entitlements, such as the tentative map for Village 8, restricting construction traffic access.

### **Condition #9**

#### **PUD Amendment will Trigger CC&Rs and HOA Doc Edits**

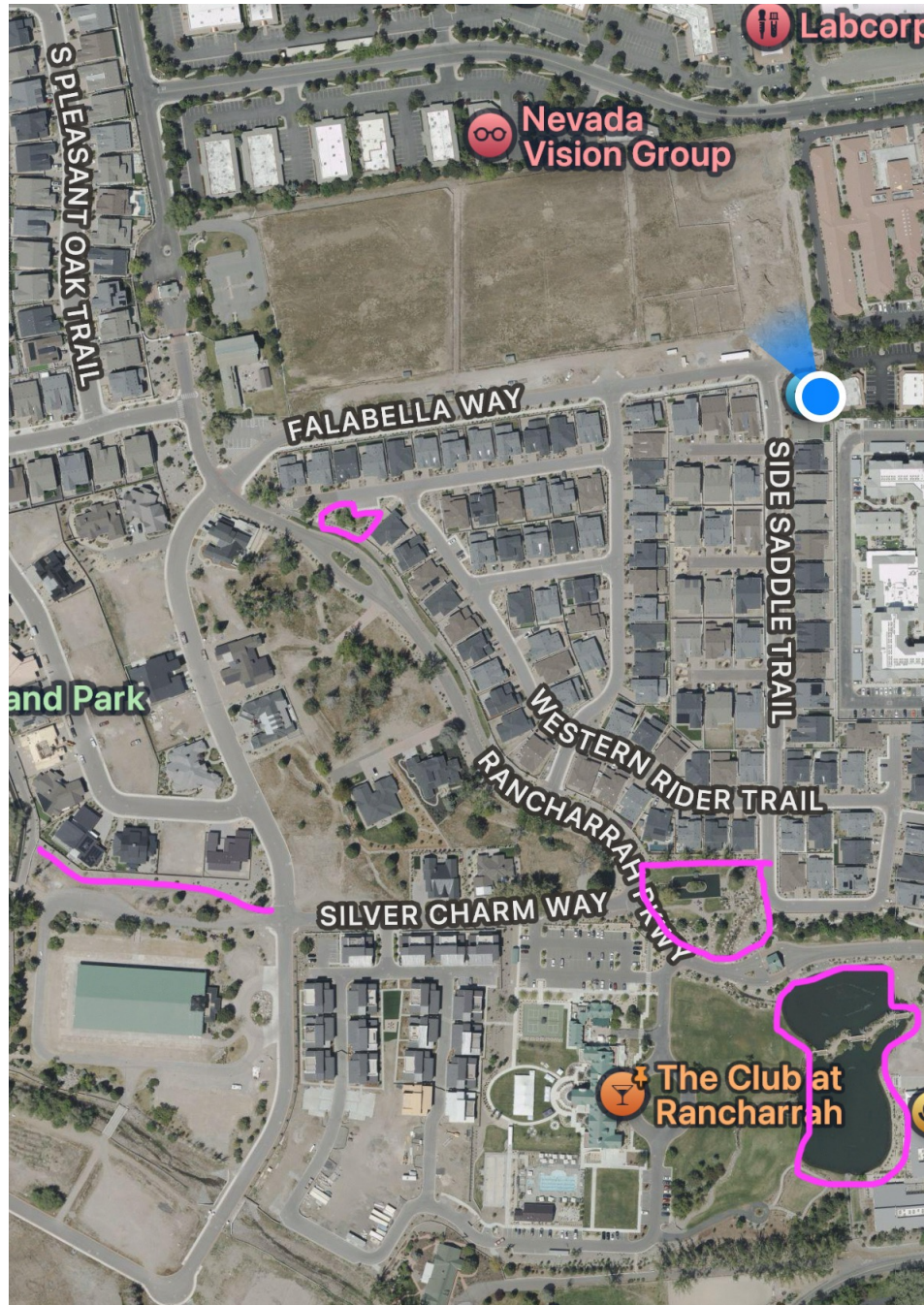
Although Covenants, Conditions, and Restrictions (CC&Rs) and the Home Owner's Association (HOA) are outside of the purview of a zoning document, it is worth noting that the approval of a PUD Amendment will create the need for the CC&Rs and HOA Documents to be brought into alignment.

- A. CC&Rs and HOA Documents are edited to reflect the loss of Equestrian Center and any/all mention of equestrian center, horses, and riding facilities.
- B. The fees incurred for these edits are to be paid for by Developer, not HOA or HOA Members.



# Proposed Amendment

## Open & Recreational Space

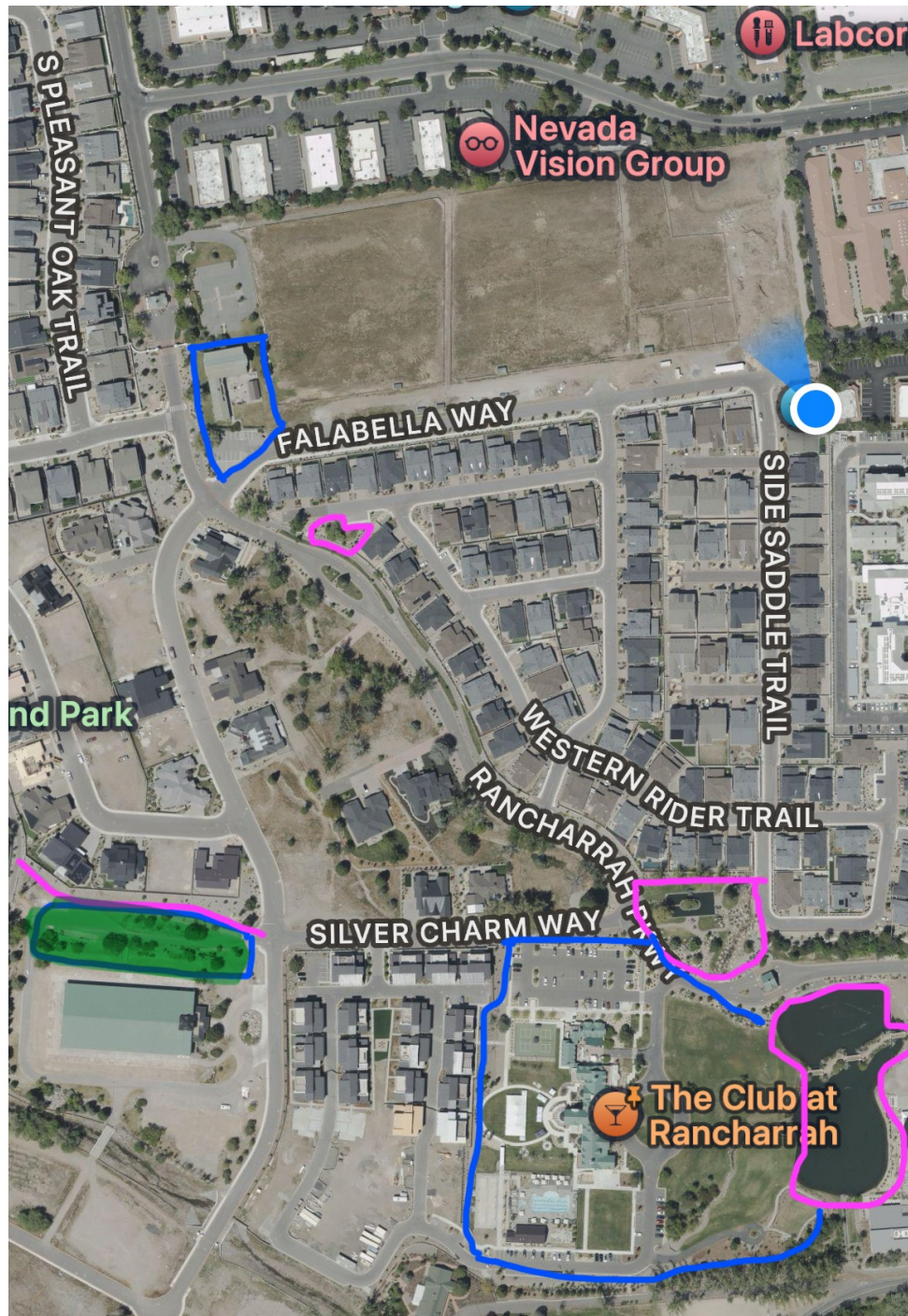


\*Visual shows open and recreational space available within the neighborhood for residents that is accessible and useable.



# Requested Conditions 1A, 3, 4 & 6

## Open & Recreational Space



\*Visual shows open and recreational space available within the neighborhood for residents that is accessible and useable.

## **Exhibit A**

See separate attachment “Exhibit A - PUD Number  
Visual (03.31.2025)”

## **Exhibit B**

Various Rancharrah Marketing & Sales  
Materials Provided to  
Prospective Home Buyers  
(Following pages)

# RANCHARRAH

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## CUSTOM DESIGN GUIDELINES

### THE RANCHARRAH DESIGN

The neighborhoods within Rancharra are inspired by the Rancharra aesthetic, the site's location and America's rich architectural heritage. A network of open space and streetscape corridors provide connectivity throughout the community. The first neighborhoods provide a mix of residential home types, a variety of architecture, landscape elements and gathering places.

All the homes will be of high quality design and contribute to the overall community character. The architectural design concept blends traditional architectural styles with adaptations using modern detailing, state of the art materials, or exaggerated forms.

Custom lots have been sited to fit comfortably within the character of the site. Mature trees have been preserved and integrated into the design to maximize enjoyment of its beauty. The landscape that surrounds the custom home sites is representative of the atmosphere that is Rancharra. It flows along the streets and into open space areas where residents can enjoy the elegance of the community.

The Design Custom Guidelines reinforce this visual character to create a place of enduring value and natural beauty.

**While residents were sold on the concepts outlined of “open space and streetscape corridors” along with “gathering places,” the neighborhood has very little true HOA owned and accessible open space/common area for all residents to enjoy.**

**Please see pages 17 & 18 for more information.**



# Neighborhood Maps Provided to Home Buyers

## CHAPTER ONE

### INTRODUCTION



Figure 1b: Illustrative Site Plan



**Equestrian-themed decor used to entice potential home owners with the “Equestrian Lifestyle” they could expect by owning a home in Rancharrah.**





## So much for the living the Equestrian Dream in Rancharrah.

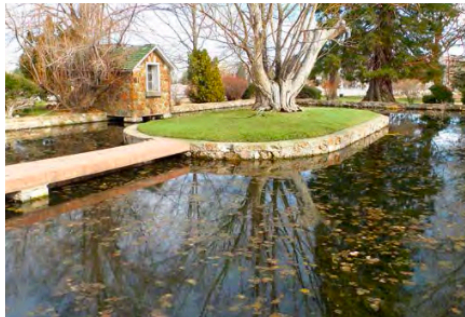
### RANCHARRAH

#### CUSTOM DESIGN GUIDELINES



#### EQUESTRIAN CENTER

A 52,000-square-foot world-class equestrian training and boarding facility. Composed of climate-controlled event spaces, stalls, indoor and outdoor arenas, covered hot walker, and veterinarian treatment room. Professional training and lessons are available.



#### REFLECTION POND

Naturally fed by a spring, the pond offers a wonderful setting to have a picnic or read a book.



#### SPECIMEN TREES

Rancharrah will preserve and protect these mature specimen trees where feasible. We have even planned an entire Village around them!

**It's not too late to preserve and protect the "mature specimen trees" throughout Village 7, Village 8, the Sales Pavilion, Event Center, & Front Lawn parcels.**

**With the Equestrian Center, riding facilities, horse pastures, and all horses removed from the development, Rancharrah is no longer “authentic” or “exclusive” per its own Guiding Principles.**

## RANCHARRAH

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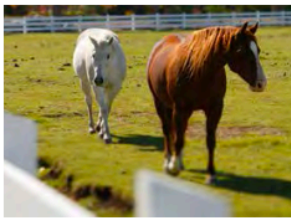
### CUSTOM DESIGN GUIDELINES

#### RANCHARRAH GUIDING PRINCIPLES



##### Authenticity

- Create a community that promotes the Rancharrah brand values
- Build upon the future Reno market vision.
- Create an exclusive community feel.



##### Create Memorable Experiences

- Create a series of interconnected villages where each has its own unique lifestyle.
- Establish an instant sense of place.
- Provide creative retail experience that links to “Club at Rancharrah” by being unique, boutique and memorable.



##### Healthy Community

- Implement comprehensive community programs that promotes health and wellness.
- Provide community framework that integrates multi-modal linkages.
- Partner with local agencies/organizations to promote Rancharrah lifestyle.

**If the Event Center (The Club at Rancharrah) is not preserved for homeowners, this neighborhood will become *just like any other Reno neighborhood*. It will no longer: “create community that promotes the Rancharrah brand values,” “create an exclusive community feel,” “establish an instant sense of place,” nor “being unique, boutique and memorable.”**



Every homesite provides access to Club membership, as monthly dues are part of the HOA. When you say “yes” to a home at Rancharra, you are saying yes to a diverse membership of both residents and non-residents.



**Preserve the Event Center and Front Lawn parcels as *continued***

- Open space
- Outdoor recreation space
- Indoor recreational space

**For residents to use and enjoy as the amenity they were sold upon purchasing homes in the Rancharra neighborhood.**

**Proposed Condition #4 - HOA’s 1st Right of Refusal regarding the sale of the Event Center and Lawn parcels.**



**Proposed Condition #3.**  
**Preserve the current Sales Pavilion parcel.**

**Protect ranch style building, which matches Clubhouse, preserve open space land, provide community center and recreation area.**

**Preserve and protect the intention of the PUD by ensuring the Sales Pavilion is reimagined as a Community Center, reusing the existing sales pavilion building as an amenity for the residents.**

**HOA's 1st Right of Refusal regarding the sale of the Sales Pavilion.**



Figure 1c: Outdoor Amenities at The Club

- |   |                             |
|---|-----------------------------|
| 1 Mansion<br>(Main Dining & Bar, Day Spa, Card Rooms, Boardrooms, Wine Cellar, Kids Adventure Club) | 8 Horseshoe Pits            |
| 2 Family Grill  | 9 Bocce Courts              |
| 3 Parking   | 10 Great Lawn               |
| 4 Fitness & Movement  | 11 Special Event Terrace    |
| 5 Resort Pool & Cabanas   | 12 Event Lawn               |
| 6 Kids Pool   | 13 Chef's Garden            |
| 7 Kids Play Area  | 14 Tennis/Pickleball Courts |
|   | 15 Reflection Pool          |
|   | 16 Gatehouse                |
|   | 17 The Park                 |

**Residents continue to wait for the Kids Adventure Club Family Grill Kids Pool & Kids Play Area they were sold on.**

## 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 <small>Includes existing Ranch House plus 9 Estate Lots</small>	59 units  <i>Per Approved Preliminary Map</i>	7 units  <i>Per PUD</i>	8 units  <i>Per Approved Preliminary Map</i>	0 units  <i>Per PUD</i>
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, 395 units ***have been built or have been approved*** by the City of Reno be built in the Rancharrah community.

\*\*\*\* 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** at the expense of the residents and constituents.

## **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.

Per Staff:

**Discussion:** Although Covenants, Conditions, and Restrictions (CC&Rs) and the Homeowner's Association (HOA) are outside of the purview of a zoning document, it is worth noting that the reduction in units from 722 to 469 will give the Rancharrahomeowners majority control of the HOA Board. The number of units is significant because Nevada Revised Statutes (NRS) 116.310.32 and the adopted CC&Rs set the thresholds at which the residents have representation on the HOA Board. When 25 percent of the total allowed units are sold, the residents assign one member to the three member HOA Board. When 50 percent of the total units are sold, the residents assign two members to the board, and when 75 percent of the total units are sold, the residents assign all three members to the board. As shown in **Exhibit D**, without this amendment, the residents would likely never gain full control of the HOA Board because 75 percent of 722 unit is 542 units, and per the applicant no more than 469 units will be developed.



	Per Current PUD	Per Total Units Built and/or Approved by City to Be Built  7 homes at EQ  (Rezoning PGOS to SF)	Per Total Units Built and/or Approved by City to Be Built  29 homes at EQ  (Rezoning PGOS to SF and increasing from 7 units to 29 units)	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharra and RED; Hired by same investment groups as The Club at Rancharra and RED)
<b>Total Units</b>	722 units	395 units	417 units	292 units owned
<b>25% Threshold</b> (1 resident elected by residents, 2 assigned by declarant)	181 units  <b>met</b>	99 units  <b>met</b>	105 units  <b>met</b>	Currently at <b>73.92%</b> of actual/realized build homes if 7 homes are built at EQ site  Currently at <b>70.02%</b> of actual/realized build homes if 29 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>	206 units  <b>MET</b>  <b>Yet we only have ONE resident elected member</b>	209 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>	297 units  <b>MET</b>  <b>Yet we only have ONE resident elected member</b>	313 units  <b>met with 21 home sales</b>	

## Contingency Numbers

### Amendment Asks:

- 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.

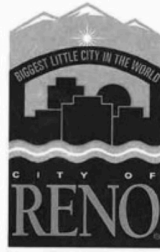
***Why at this stage, per the Developer, the last parcel of land to be developed, would a contingency be needed?***

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 not 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.

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

August 6, 2024

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

FILED THIS DATE  
8/6/2024  
BY: [Signature]  
CITY CLERK

Subject: LDC24-00046 (Rancharrah 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,

  
Mikki Huntsman  
City Clerk

xc: Rancharrah 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)

	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)	<b>CURRENTLY</b> as of 02.2025  (per Robert Cuillard, GM of The Club at Rancharrah and RED; Hired by same investment groups as The Club at Rancharrah and RED)
<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>	
<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>	Currently at <b>62.26%</b> of actual/realized build homes if 29 homes are built at EQ site

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

## The History & Future of the Sales Pavilion Parcel

### Amendment Asks

- 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 in its architectural style, is used as a commercial space (offices), and rented through The Club at Rancharra 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** at the expense of the residents and constituents.







## The History & Future of the Event Center Front Lawn Units

### Amendment Asks:

1 - For the continuation of the PUD to allow 12 units to be built *instead of the requested and approved 8 units* per the Tentative Map Extension by the Planning Commission on October 18, 2023.

AND

2 - A “10% contingency” be added on top of the already built units in this PUD Amendment.

AND

3 - Plus a 10% contingency, on top of the 12 units even though the City has approved an extension on the tentative map for 8, bringing the total

### History of the Event Center Lawn

**Residents** have been **told and sold** on the idea that the **plan for the “Cottages on the Front Lawn” would not be more homes**, but instead **8 single-story rental units** that could be rented out as part of an event through the Event Center (The Club at Rancharrah). For example, a wedding party staying on premise the day and night of the wedding event. Or, Resident and Non-Resident Club Members could rent the cottages for their guests and visitors. **Never has there been a discussion with homeowners that these units would become permanent housing units within the development.**

### Why is this important?

If the City of Reno allows more homes to be approved for future building 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** at the expense of the residents and constituents.

## Meeting Minute Highlights from October 18, 2023 Planning Commission Meeting

- 5.2 Staff Report (For Possible Action): Case No. **LDC24-00012 (Rancharrah Tentative Map Extension)** – A request has been made for a two year time extension to record a subsequent final map on up to eight remaining lots (set to expire on November 16, 2023) which was part of a previously approved residential tentative map (LDC19-00065 – Rancharrah Village 4). The ±0.89 acre site is located at 0 Rancharrah Parkway near the southeast quadrant of the Events Center planning area (Club at Rancharrah). The project site is within the Planned Unit Development (Rancharrah PUD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Commissioner Becerra stated the residents raised a lot of good concerns. He asked what the plan is if market conditions haven't warranted development and they continue not to six months from now.

Mr. Durling stated when the tentative map was approved four years ago the market conditions were very different. The first final map was approved in 2021. Since then interest rates have continued to escalate and the housing market has cooled significantly so there is not an impetus to move forward right now but there may be in the next two years so we want to preserve that right to be able to move forward with the additional eight lots if market conditions correct themselves.

Commissioner Becerra stated it sounds like there is a bit of a disconnect and asked what community engagement has been done.

Mr. Durling stated they did not do outreach with this extension request. When this was approved in 2019 there was extensive outreach and a lot of community engagement.

Specifically, which Rancharrah Residents were engaged in this "community engagement?" Rancharrah had only but a few residents at this time.





Commissioner Becerra stated it is hard for him to determine if it is appropriate or not when there is no public input. He asked Mr. Durling if he is willing to make a commitment to rectify that communication issue.

Mr. Durling stated they take public input very seriously and are committed to public outreach. For this particular project, the applicant does have regular meetings at the club. Moving forward, there are very few projects left for the build-out of this and they will definitely engage with the community on any

Page 6

future projects.

While a commitment was made in October 2023, there was no community engagement in 2024 during the Village 7 Tentative Map Process.

One community engagement meeting with proper notice was held, as deemed necessary by the City of Reno, for this PUD Amendment.

*It was moved by Harris Armstrong, seconded by Kerry Rohrmeier, to approve a two year time extension on the Rancharrah PUD Village 4 tentative map, subject to original conditions of approval. Motion Pass.*

RESULT:	Approved [4 TO 2]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Kerry Rohrmeier, Commissioner
AYES:	Drakulich, Armstrong, Rohrmeier, Villanueva
NAYS:	Manny Becerra, Arthur Munoz
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	



## Summary

**The PUD dictates 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 the community. NRS 116.31032 and the CC&Rs set the thresholds at which the residents have representation on their HOA Board.

**42 additional units** in the total unit count - **5 additional units** at the Sales Pavilion, **4 additional units** on the Event Center Lawn (when 8 have already been approved in a preliminary map), **22 additional units** (29 units at the Equestrian Center instead of 7), and a **10% contingency** (43 additional units) **on top of all units** in the development is an overstep and certainly feels like a bait and switch. It certainly feels as though **this PUD Amendment continues to uphold the status quo of who's in control of the HOA Board by continuing the development within the Rancharra neighborhood**, even though Residents have been told repeatedly that the Declarant would like to exit this project as soon as possible and has wanted to for many years.

# 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 Rancharrah
<b>Position</b>	In Opposition
<b>Comments</b>	<p>Dear Planning Commissioners: I am concerned that the approved 8 remaining lots 2023, have been altered to 12 in 2025. In 2023 I spoke against any building on the front lawn of the Club, before the Planning Commission. At the public meeting on 3/17/25 and the 'fake' public meeting on 2/27/25 both GM Robert Cuillard (employed by the developer) and Andy Durling claimed that these Patio Homes aka The Cottages will never be built. (In 2023 they said they were just keeping their options open.) In 2025 the developer is expanding the count and impairing the value of their own Club property, which the developer intends to sell to the homeowners. Currently the Club GM Robert Cuillard,(he is employed by the developer) has formed an HOA committee to prepare to buy the Club. Developers have the duty to act in good faith in the community they are developing. Are they? I know this may appear to be small stuff - just 4 more homes - but the plan will be built on the lake's edge, and maximize the views of the lake, which is the property of the Rancharrah HOA. Inch by inch the developer is eating up any</p>

	<p>and all what should be PGOS zoning - the open space vistas created by the front lawn and the lake looking east, which is spectacular. Why was the count amended by the developer and documented by staff to 12 in the Staff Report for the MPA being heard on 04/02/25? (In 2023 the case number was LDC24-00012 for a two year time extension.) The comment form will not allow me to copy and paste it for your reference. If the two year time extension has expired, then why does the count for 12 Patio Homes or Cottages appear in the Staff Report and is part of what the developer wants to amend in the MPA counts? By the time the MPA gets to Council, the two-year extension will be expired. Please VOTE to amend the housing counts to OMIT (not include) any PATIO HOMES / COTTAGES from the MPA.</p>
<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: 4/2/2025 4:02:16 PM

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

# 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>	I am against zoning change for lots on the land where the Equestrian Center. once stood. Rancharrah lost its souls and promises broken with the destruction of that world class Center. Are homeowners in for more community misery, congestion with your pending approval of higher density housing on Village H property. No real reason to change zoning. No mistake made.
<b>Email Address</b>	studio340@aol.com
<b>Name of Commentor</b>	Barbara Smtith
<b>Address</b>	6104 S Pleasant Oak Trail, Reno, NV 89511
<b>Phone Number</b>	775 747-2956

Submitted: 3/31/2025 7:24:20 PM

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

## Cali Shy

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**From:** drstollmeyer <drstollmeyer@gmail.com>  
**Sent:** Tuesday, April 1, 2025 6:55 PM  
**To:** Reno Planning Commission  
**Subject:** Agenda item 4.5 Case # LDC25-00037 Rancharra

Dear Commissioners

As we are unable to attend the meeting, but are a residents of Rancharra, we wish to submit our strong feelings to you on several matters before you.

1. On the subject of the Contingency Plan of 469 units, we would urge you to vote yes to 395 units - but vote NO contingency Plan and No patio homes on the Club front lawn (How ridiculous!).
2. Please support the original PUD as it is, for 7 homes on the Equestrian Center site.
3. Please protect the Sales Pavilion site - our future HOA Community Amenity, per the existing PUD, from demolition. We ask that you ensure and oversee that the Developers act in good faith. The PGOS zoning was not a mistake, so NO homes should be built on the Sales Pavilion site.

Thank you so much for your consideration.

David & Vicki Stollmeyer  
723 Marewood Trail,  
Reno, NV 89511



# 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>	Agenda item 4.5 Case #: LDC25-00037 Rancharrah
<b>Position</b>	In Opposition
<b>Comments</b>	Item b) wants to reduce total number of units from original 722 to 469 units. I am in favor of reducing the total units but this should not include any "contingent units", any units on the Club front lawn, and any increase in the current seven homes to be built at the Equestrian Center. I believe the total should be 395, not 469.
<b>Email Address</b>	DavidWCowles@outlook.com
<b>Name of Commentor</b>	David Cowles
<b>Address</b>	208 Criollo Ct, Reno NV 89511
<b>Phone Number</b>	415-385-5511

Submitted: 4/2/2025 2:11:36 AM

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

## Cali Shy

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**From:** Marla Miller <mandjskow@gmail.com>  
**Sent:** Tuesday, April 1, 2025 7:35 PM  
**To:** Reno Planning Commission; Marla Miller  
**Subject:** Agenda item 4.5 Case #LDC25-00037 Rancharra

Marla Miller  
728 Canter Way  
Reno NV 89511  
(916)275-0702  
[mandjskow@gmail.com](mailto:mandjskow@gmail.com)

RE: Planning Commission Meeting April2, 2025/Public Comment Letter

LDC25-00037 Rancharra Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Mayor/Commissioners:

My husband and I were early supporters of the Rancharra development-purchasing our lot in December 2017. We were convinced this was the most unique development to grace Reno and we were excited to be part of it. We were sold on the western theme and wanted to be surrounded by a Nevada vibe. The lot we selected was adjacent to the Equestrian Center because our motto was "horses, not houses". There was never any suggestion to us that the Equestrian Center was on the chopping block and scheduled for eventual demolition. As that became the reality, we knew it would result in seven, one-acre lots that would be available for development. Not ideal; but acceptable. We are now facing the likelihood that this will be amended to 29 small homes on even smaller lots. I find it ludicrous it could come to this.

The development of Village 8 is the final opportunity to confirm the uniqueness of Rancharra and let it stand as a distinct Reno community. But building twenty-nine semi-custom homes between Village 3, all custom homes on ¼ to 1/3 acre lots and the Estates, custom homes on 1 acre lots, is unacceptable. If you approve this amendment you are slapping the faces of those who bought in and supported what was to be an extraordinary development and may now become ordinary, at best.

We accept that progress often brings changes we didn't anticipate nor support. However, you must consider the compatibility to what already exists when approving these requests. Please remember your previous approval of seven lots should the Equestrian Center be removed. Please think about the members who took the risk to develop this unique place. Please consider their concerns when supporting developers instead of the people that built this community.

Respectfully,

Marla Miller

## Cali Shy

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**From:** Nancy Podewils-Baba <njpodewils@gmail.com>  
**Sent:** Friday, March 28, 2025 9:22 PM  
**To:** Reno Planning Commission  
**Subject:** Our opinion re: Case #LDC25-0037

Dear Commission Chair and Members,

My husband, George Baba, and I are home-owners in the Rancharra development in Reno, NV, and have lived there since 2020. We moved to Rancharra to enjoy the open spaces, as well as the proximity to our doctors and shopping. Now that the Equestrian Center is gone, we are concerned that the designation of that property could be changed from Parks, Greenways, and Open Space (PGOS) to high density housing. We would love to see the land remain PGOS and become a park for residents and others to enjoy.

We firmly oppose the proposed amendment to the Rancharra PUD Master Plan and any contingency plan that could increase housing density in Rancharra by 10%. Even with the current population and density in Rancharra, there could be a bottleneck to exit the development, if there were an emergency. We urge you to reject the proposed amendment.

Thank you.

Sincerely,

Nancy Podewils-Baba

6116 S. Pleasant Oak Trl, Reno, NV 89511

March 30, 2025

Dear Honorable Commissioners,

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Thank you for the work you do, I am sure it is difficult at times but hopefully rewarding as well. I sincerely appreciate your attention to issues concerning our community at Rancharrah .

I purchased my lot in Rancharrah in 2019. I was informed that the Equestrian Center was not economically viable and may need to be demolished. I was also informed that if the Equestrian Center was demolished the property is zoned for 6-7 one acre lots for residential development. What is currently in the PUD today. We purchased a lot that backs up to the Equestrian Center property, as did many of our neighbors. We made substantial investments in building new homes with the knowledge that our investments were protected. The homes being developed on the Equestrian Center property would be large one acre lots with homes built on those lots most likely equal to or more expensive than the homes that border the property. This was extremely important to the decision making of the 44 custom homeowners directly to the north, the 66 homeowners directly to the east, and the 10 homeowners directly to the south. We made life-changing financial decisions based upon the existing PUD. **Please do not change it.**

I had 4 meetings with the developer Locus Development, Mr. Joel Grace. Two meetings Mr. Andy Durling attended. The meetings were entirely perfunctory as I have already heard that they are misrepresenting what took place at those meetings. Perhaps you can ask them some questions and see what their answers are.

I was told at 3 of those meetings that the property that they will sell (the Equestrian Center) does not change in value whether there are 7 homes, 16 homes or 29 homes built on the property. I challenged Mr. Grace and said if that is the case, why are you doing this especially when you are aware that the Rancharrah community wants either no homes or at a maximum, 7 homes. He actually had a realtor at one of the meetings trying to convince me that 29 smaller homes behind my house would not devalue my house or devalue the more expensive homes surrounding the 29 proposed smaller homes(25-33% of the value of the surrounding homes). This was ridiculous, my neighbors and I did not believe what was obviously not true. He finally responded to my repeated questioning and said that with 24-29 homes on the property he could sell it quicker to another developer. One of his employees confessed that they would also

get more money but it is not a reason alone to request a zoning and PUD change so you won't hear this. Now we know their reason and motivation for the proposed changes. **Locus Development will sacrifice the good of the entire community for a little expediency selling the land and some potential additional profit.** Please ask them for yourself if they will get more money with more but substantially cheaper homes when they go to sell the property. I told Mr. Grace, when you stop taking money out of my pocket and my neighbors pockets to put in your own, and come up with a plan to build a smaller number of homes on lot sizes that fit the community (like 7 homes), we can support this kind of plan. It was ignored. No changes have been made, suggested, or mentioned, nothing!!

We had a community meeting with the Developer a week ago. After the developer explained his intentions to the 40 or so in attendance, I ask Mr. Grace, if you are not getting any more money for the property why are you trying to build more homes? He gave an efficiency answer that was confusing and made no sense. I challenged him again. And asked if he honestly thought anyone in the room believed his efficiency explanation. I said, Mr. Grace the purpose of this meeting is for you to get some community feedback, so I asked everyone in the room if they wanted 24-29 homes built on the Equestrian Center property? Kindly raise your hand. No one raised a hand. I then asked the 40 homeowners who would like to see 7 homes built on the site. Everyone in the room raised their hands. I said, Mr. Grace you wanted some community feedback, now you have it. I would ask Mr. Grace to bring 10 homeowners of the existing 300 in Rancharrah that are in favor of 29 homes on the Equestrian Center property. I don't think he will meet the challenge because no one wants this. It simply does not fit with the existing homes surrounding the property on 3 sides.

They will tell you they had "community" and residence meetings, and they took into account input from those meetings and will make changes as a result of those meetings. The changes they will suggest, as Mr. Grace told me, are 3. A tree planted every 30 feet instead of 50 feet on the street, a 50' buffer so the existing walking path will be preserved on the north side, and lastly the row of houses facing the north boundary be restricted to one story. While these are welcome, to my knowledge, all three were already in the plan before the meetings took place and none of these were suggested by any of the homeowners at the meetings or by me at our meetings. Wait and see how it will be characterized, The homeowners have one thing on their minds and they made it perfectly clear.....stop the bait and switch by these developers.....don't devalue our properties with 29 misplaced homes, and build seven homes on the Equestrian property per the existing PUD that we all relied on when we made our investments.



I will try to highlight some important issues we have below:

The Equestrian property should have no more than 7 lots as per the existing PUD.

Perhaps a ½-3/4 acre park could be included as we were shorted open space as called for in the current PUD

Stop the rezoning of the sales center to 5 lots as this was always offered as a community space and it is already an existing structure.

Deny the 10% contingency on the number of homes being built in Rancharra. This is an obvious attempt to maintain control of the HOA for 2-3 more years while more homes are being built until we reach the 75% threshold.

Require the addition of an entrance on Sierra Rose in Village 7. This will greatly increase safety and alleviate an already terrible traffic situation.

My fellow homeowners may have suggested some additional concerns that I may have overlooked. I am sure they will speak at the upcoming meeting.

Rancharra is our home. When we first signed on nearly 6 years ago, it appeared like Rancharra was going to be truly extraordinary, we are now trying to have it be a little better than ordinary. Thank you for your consideration and generosity with your time. I truly hope you can help us **save what's left of Rancharra**.

Kindest regards,

Pam & Glenn Gray

730 Canter Way (Rancharra)

Reno, NV 89511

847-951-7701

Glenn@cncexchange.com

March 30, 2025

Dear Honorable Commissioners Rohrmeier and Becerra,

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Thank you, thank you for taking your personal time to meet with us concerning our community at Rancharrah. I sincerely appreciate your attention to our issues.

I purchased my lot in Rancharrah in 2019. I was informed that the Equestrian Center was not economically viable and may need to be demolished. I was also informed that if the Equestrian Center was demolished the property is zoned for 6-7 one acre lots for residential development. What is currently in the PUD today. We purchased a lot that backs up to the Equestrian Center property, as did many of our neighbors. We made substantial investments in building new homes with the knowledge that our investments were protected. The homes being developed on the Equestrian Center property would be large one acre lots with homes built on those lots most likely equal to or more expensive than the homes that border the property. This was extremely important to the decision making of the 44 custom homeowners directly to the north, the 66 homeowners directly to the east, and the 10 homeowners directly to the south. We made life-changing financial decisions based upon the existing PUD.

I had 4 meetings with the developer Locus Development, Mr. Joel Grace. Two meetings Mr. Andy Durling attended. The meetings were entirely perfunctory as I have already heard that they are misrepresenting what took place at those meetings. Perhaps you can ask them some questions and see what their answers are.

I was told at 3 of those meetings that the property that they will sell (the Equestrian Center) does not change in value whether there are 7 homes, 16 homes or 29 homes built on the property. I challenged Mr. Grace and said if that is the case, why are you doing this especially when you are aware that the Rancharrah community wants either no homes or at a maximum, 7 homes. He actually had a realtor at one of the meetings trying to convince me that 29 smaller homes behind my house would not devalue my house or devalue the more expensive homes surrounding the 29 proposed smaller homes. This was ridiculous, my neighbors and I did not believe what was obviously not true. He finally responded to my repeated questioning and said that with 24-29 homes on the property he could sell it quicker to another developer. One of his employees confessed that they would also get more money but it is not a reason alone to request a zoning and PUD change so you won't

hear this. Now we know their reason and motivation for the proposed changes. **Locus Development will sacrifice the good of the entire community for a little expediency selling the land and some potential additional profit.** Please ask them for yourself if will get more money with more but substantially cheaper homes when they go to sell the property. I told Mr. Grace, when you stop taking money out of my pocket and my neighbors pockets to put in your own, and come up with a plan to build a smaller number of homes on lot sizes that fit the community(like 7 homes), we can support this kind of plan. It was ignored. No changes have been made, suggested, or mentioned, nothing!!

We had a community meeting with the Developer a week ago. After the developer explained his intentions to the 40 or so in attendance, I ask if you are not getting any more money for the property why are you trying to build more homes? He gave an efficiency answer that was confusing and made no sense. I challenged him again. And asked if he honestly thought anyone in the room believed his efficiency explanation. I said, Mr. Grace the purpose of this meeting is for you to get some community feedback, so I asked everyone in the room if they wanted 24-29 homes built on the Equestrian Center property? Kindly raise your hand. No one raised a hand. I then asked the 40 homeowners who would like to see 7 homes built on the site. Everyone in the room raised their hands. I said, Mr. Grace you wanted some community feedback, now you have it. I would ask Mr. Grace to bring 10 homeowners of the existing 300 in Rancharra that are in favor of 29 homes on the Equestrian Center property. I don't think he will meet the challenge because no one wants this. It simply does not fit with the existing homes surrounding the property on 3 sides.

They will tell you they had "community" and residence meetings, and they took into account input from those meetings and will make changes as a result of those meetings. The changes they will suggest, as Mr. Grace told me, are 3. A tree planted every 30 feet instead of 50 feet on the street, a 50' buffer so the existing walking path will be preserved on the north side, and lastly the row of houses facing the north boundary be restricted to one story. While these are welcome, to my knowledge, all three were already in the plan before the meetings took place and none of these were suggested by any of the homeowners at the meetings or by me at our meetings. Wait and see how it will be characterized, The homeowners have one thing on their minds.....stop the bait and switch by these developers.....don't devalue our properties with 29 misplaced homes, and build seven homes on the Equestrian property per the existing PUD that we all relied on when we made our investments.

Our group that you met with has some additional issues as they have made a much deeper dive into the application for changing the zoning and PUD.

I will try to highlight some important issues we have below:

The Equestrian property should have no more than 7 lots as per the existing PUD.

Perhaps a ½-3/4 acre park could be included as we were shorted open space as called for in the current PUD

Stop the rezoning of the sales center to 5 lots as this was always offered as a community space and it is already an existing structure.

Deny the 10% contingency on the number of homes being built in Rancharra. This is an obvious attempt to maintain control of the HOA for 2-3 more years while more homes are being built until we reach the 75% threshold.

Require the addition of an entrance on Sierra Rose in Village 7. This will greatly increase safety and alleviate an already terrible traffic situation.

My fellow homeowners may have suggested some additional concerns that I may have overlooked. I am sure they will speak at the upcoming meeting.

Once again, I want to thank you for visiting Rancharra. This community is our home and when we first signed on nearly 6 years ago, it appeared like Rancharra was going to be truly extraordinary, we are now trying to have it be a little better than ordinary. Thank you for your consideration and generosity with your time. I truly hope you can help us **save Rancharra.**

Kindest regards,

Pam & Glenn Gray

730 Canter Way (Rancharra)

Reno, NV 89511

847-951-7701

Glenn@cncexchange.com

**Cali Shy**

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**From:** Robert Bauter <rbauter@me.com>  
**Sent:** Tuesday, April 1, 2025 2:17 PM  
**To:** Reno Planning Commission  
**Cc:** Pamela Bauter  
**Subject:** Agenda item 4.5

My name is Robert Bauter and am a home owner at Rancharra, address is 6108 S Pleasant oak Trl. I am writing this letter in regard to:

**Agenda item 4.5**

**Case #: LDC25-00037 Rancharra**

**I am against**

**"CONTINGENCY PLAN" of 469 units,**

**And for an amended 395 units with NO CONTINGENCY PLAN, NO Patio Homes on the Club front-lawn and ONLY 7 HOMES AT THE EQUESTRIAN CENTER.**

**I Support THE original PUD AS IT IS, SUPPORT 7 HOMES ONLY ON THE EQUESTRIAN CENTER SITE.**

- **I am asking the Planning Commissioners to protect the SALES PAVILION - our future HOA Community AMENITY per the existing PUD, from planned demolition as a part of this amendment, NOT demolish the Sales Pavilion to build 5 more homes.**
- **And am asking the Planning Commissioners to ensure the Developers act in good faith. PGOS zoning was not a mistake. NO homes to be built on the Sales Pavilion site.**

Sincerely, Robert Bauter

Agenda Item: 4.5      Case: LDC 25-00037 Rancharra

Request:

That the Reno Planning Commission reject the requested changes to the currently approved PUD/MPA for Rancharra.

Background:

Official representatives of the developer, investors and management staff presented the Rancharra development as represented in the Planning Commission approved PUD/MPA when we and others bought property and built our homes in 2021, before and after. Brochures, websites and sales material accurately reflected the community as it was and what it was intended it to be.

The investors and developers have used the Planning Commission and subverted the assumed process to appear to legitimize their profit objectives without regard to their (and the Planning Commission's) commitment to community residents and owners.

Since moving from our long-time home in Incline Village in 2021, we have witnessed the decimation of the equestrian center, contrary to statements in the Master Plan, approval of development of Village G (anticipated) and threats of concentrated multifamily development if we interrupt the requested PUD/MPA amendments.

The proposed 469 homes v. approved 722 is still largely inflated and intended to mislead the Rancharra resident owners.

The destruction of the sales pavilion and development of the land into homes as well as development of the property in front of the Rancharra Club are clearly contrary to how the community was presented by official representatives.

Conclusion:

Approving the requested amendments to the PUD/MPA as represented in Case LDC 25-0037 Rancharra allows the Reno City Planning Commission to be complicit in this deception contrary to the best interests of Rancharra resident owners.

It is requested that the City Planning Commission reject this requested amendment, in particular the number of homes projected and the approval for 29 homes on the former equestrian property.

Respectfully submitted,

Thomas L. Wulf

6122 Pleasant Oak Trail, Reno, Nevada 89511