



Community Services Department
 Planning & Building Division for the

I hereby certify that notices for the case number referenced below were delivered to the Washoe County Digital Communications for printing and distribution to mailroom for mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Commission
 1001 E. Ninth St., Bldg. A, Reno, NV 89512
 Post Office Box 11130, Reno, NV 89520-0027

Signature: *H. Emerson*

Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

No.	APN	Name and Address of Addressee
1	8571213	205 W 2ND AVE TRUST 2225 SKYLINE BLVD RENO NV 89509
2	8570226	5267 SLOPE DR TRUST 2225 SKYLINE BLVD RENO NV 89509
3	8584101	5348 SIDEHILL DR TRUST 2225 SKYLINE BLVD RENO NV 89509
4	8515515	5SEAT INVESTMENTS LLC 2655 FURY CT RENO NV 89521
5	8524215	6TH AVENUE COURT LLC PO BOX 20696 ATTN ROBBIE SMITH RENO NV 89510
6	8524218	6TH AVENUE COURT LLC PO BOX 20696 RENO NV 89515
7	8547214	7-ELEVEN INC 1722 ROUTH ST STE 1000 C/O AD VALOREM TAX DEPT 1 ARTS PLAZA DALLAS TX 75201
8	8523006	RAFAEL ACOSTA ET AL 678 W 24TH ST OGDEN UT 84401
9	8544237	JOSE L ACOSTA MARTINEZ ET AL 5575 PAULLO LN SUN VALLEY NV 89433
10	8558236	AFFORDABLE STORAGE SOLUTIONS LLC 5465 SUN VALLEY BLVD UNIT A SUN VALLEY NV 89433
11	8558235	AGREE SUN VALLEY NV LLC PO BOX 2198 ATTN DEPT 8088 MEMPHIS TN 38101
12	8524209	ROBERTA I AGUIAR 5625 DUCLERCQUE WAY SUN VALLEY NV 89433
13	8511326	FRANCISCO J & MARIA D C AGUILAR 5434 SLOPE DR SUN VALLEY NV 89433
14	8584205	FERMIN AGUILAR ET AL 5380 SLOPE DR SUN VALLEY NV 89433
15	8547212	HEYDY M AGUIRRE ET AL 5786 APRICOT CT SUN VALLEY NV 89433
16	8547217	JUSTIN AICHELE 5724 SUN VALLEY BLVD SUN VALLEY NV 89433
17	3511205	ELIZABETH ALBA 5074 SAGEBRUSH DR SUN VALLEY NV 89433
18	8510306	MARIA & ISAIAS ALBARRAN 5360 SLOPE DR SUN VALLEY NV 89433
19	3536425	FRANCISCO J & HAYDEE B ALCANTARA 150 LOFTY VIEW DR SUN VALLEY NV 89433
20	8504305	CHARLOTTE ALLEN 727 9TH AVE SAN MATEO CA 94402
21	3506403	LORETTA K ALLEN 4775 SKAGGS CIR SUN VALLEY NV 89433
22	8585207	CARRIE L ALLEN 250 E 2ND AVE SUN VALLEY NV 89433
23	8585208	CLYDE M & WILENE M ALLEN ET AL 222 E 2ND AVE SUN VALLEY NV 89433
24	8515432	MYRA R ALMOND ET AL 220 E 4TH AVE SUN VALLEY NV 89433
25	8524211	MARIA ALVARADO ET AL 5605 DUCLERCQUE WAY SUN VALLEY NV 89433
26	8584210	ROSA M ALVARADO ET AL 150 W 4TH AVE SUN VALLEY NV 89433
27	8544225	RUBEN F & MARIA S ALVAREZ 5595 LIL ABNER LN SUN VALLEY NV 89433
28	3512013	JOSE B & YOLANDA G ALVAREZ 45 BUTTERCUP CIR SUN VALLEY NV 89433
29	3511201	YOLANDA G ALVAREZ ET AL 5034 SAGEBRUSH DR SUN VALLEY NV 89433
30	8523014	LAWRENCE E & GWENDOLYN L AMARAL 170 W 6TH AVE SUN VALLEY NV 89433



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Signature: *K. Emerson*

Date: May 7, 2018

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31	8515402	BERTHA C AMBLER 5365 LEON DR SUN VALLEY NV 89433
32	8570103	DENNIS & MARGOT ANASTASSATOS TRUST 5960 CARTIER DR RENO NV 89511
33	8524205	WILLIAM R & MYRTLE J ANDERSON 5665 DUCLERCQUE WAY SUN VALLEY NV 89433
34	8570229	CHRISTINE M & DAVID W ANDERSON 5265 SLOPE DR SUN VALLEY NV 89433
35	8570232	DAVID W ANDERSON 5271 SLOPE DR SUN VALLEY NV 89433
36	3536607	RICHARD G JR & SARA ANDERSON 155 SUGAR HILL DR SUN VALLEY NV 89433
37	8570231	DAVID W ANDERSON 5265 SLOPE DR SUN VALLEY NV 89433
38	8506066	ANDERSON FAMILY TRUST 419 L ST SPARKS NV 89431
39	8504219	KATHLEEN S ANGST 5270 CAROL DR SUN VALLEY NV 89433
40	8502244	DAVID M ANTHONY ET AL 5128 CAROL DR SUN VALLEY NV 89433
41	8516205	JOSE A AQUINO ET AL 280 BOOMERANG CIR SUN VALLEY NV 89433
42	8506059	GUY & MARY ELLEN ARCHER LIVING TRUST 1725 FAIRFIELD AVE RENO NV 89509
43	8548102	ALBA L ARDON ET AL 5760 APPLGATE DR SUN VALLEY NV 89433
44	8584201	ALEJANDRO C ARENAS 5376 SLOPE DR SUN VALLEY NV 89433
45	8584202	ALEJANDRO ARENAS 5370 SLOPE DR SUN VALLEY NV 89433
46	8554215	JESS C & SUZANNE K ARNDELL PO BOX 588 FERNLEY NV 89408
47	8582022	VIOLETA P ARNOLD 5105 BREIMON AVE SUN VALLEY NV 89433
48	3536309	RONALD E C ARRUE ET AL 4845 RAMPION WAY SUN VALLEY NV 89433
49	3536306	DONALD ARTERBURN 4875 RAMPION WAY SUN VALLEY NV 89433
50	3536408	PATRICIA ASSURAS PO BOX 20665 SUN VALLEY NV 89433
51	8544217	GEORGE & BRENDA K AUCUTT PO BOX 50837 SPARKS NV 89435
52	8524116	PETE E AVERA 167 E 6TH AVE SUN VALLEY NV 89433
53	8570107	CLINT D & TAMARA W AVERA 5284 SLOPE DR SUN VALLEY NV 89433
54	3536505	JOSE E & ANGELA AVILEZ 200 SUGAR HILL DR SUN VALLEY NV 89433
55	8505057	MARIA AVINA 5029 LEON DR SUN VALLEY NV 89433
56	3507319	B & E GAMES FAMILY CO LLC 10580 N MCCARRAN BLVD #115-312 RENO NV 89503
57	8544301	JUAN BADILLO 6530 GALIC CT SUN VALLEY NV 89433
58	8502166	MICHAEL BADZINSKI ET AL 5126 SUN VALLEY BLVD SUN VALLEY NV 89433
59	8510226	BAER FAMILY TRUST 1340 GORDON AVE RENO NV 89509
60	8582016	BAJWA PROPERTIES LLC-5121 BREIMON SERIES 2406 PRATER WAY SPARKS NV 89431
61	8544249	JACKIE D BAKER 150 E 6TH AVE SUN VALLEY NV 89433
62	8544221	GEORGE & PATTY BAKER 125 DAISY MAE LN SUN VALLEY NV 89433
63	8565011	LAURIE A BALDWIN PO BOX 20081 SUN VALLEY NV 89433
64	8547218	JAVIER & MARTHA BARAJAS 6275 W CROW CT SUN VALLEY NV 89433



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65	8523049	BALDEMAR BARAJAS ET AL 113 GRUMPY LN SUN VALLEY NV 89433
66	8504317	GAUDENCIO H BARAJAS ET AL 5239 CAROL DR SUN VALLEY NV 89433
67	8526148	PETER A BARCHI 150 E 7TH AVE SUN VALLEY NV 89433
68	8526154	BARBARA BARCHI ET AL 150 E 7TH AVE SUN VALLEY NV 89433
69	8582002	DAVID L & BILLIE F BARKER 5145 SUN VALLEY BLVD SUN VALLEY NV 89433
70	8582003	DAVID L & BILLIE F BARKER 5143 SUN VALLEY BLVD SUN VALLEY NV 89433
71	3511311	IRENE BARNES ET AL 64394 WELCH RD COOS BAY OR 97420
72	8523039	NORA M BARTON 102 GRUMPY LN SUN VALLEY NV 89433
73	8566035	WILLIAM L & CHERRIE A BATES 5735 SUN VALLEY BLVD SUN VALLEY NV 89433
74	8511221	GERALD H BAUER 2009 TRUST 5422 SIDEHILL DR SUN VALLEY NV 89433
75	8516215	BERNICE BAUMAN-BANKS 5465 LANI CIR SUN VALLEY NV 89433
76	8524133	HECTOR & ALONDRA BAUTISTA 152 WEWOKA WAY SUN VALLEY NV 89433
77	8502119	FRANCISCO BAUTISTA 5141 CAROL DR SUN VALLEY NV 89433
78	8585115	BAY AREA/DIABLO PETROLEUM CO 16580 WEDGE PKWY STE 300 RENO NV 89511
79	8583040	CORRINE J BAY ET AL 129 LACY LN SUN VALLEY NV 89433
80	3506102	MICHAEL W BAYLESS ET AL 4723 W LEONESIO DR SUN VALLEY NV 89433
81	8523052	RON BELL PO BOX 18284 RENO NV 89511
82	8582026	BELLI FAMILY TRUST 2450 WARRIOR LN RENO NV 89523
83	8523058	BEN JAMISON PROPERTIES LLC 26425 SE 22ND ST SAMMAMISH WA 98075
84	8509052	JOSEPH L BENGOCHEA FAMILY TRUST 3355 PRESCOTT WAY RENO NV 89509
85	50474204	LEON C SR & MYRNA M BENSON ET AL 189 PERIDOT WAY SUN VALLEY NV 89433
86	3536429	NANCY A BERNAL-RODRIGUEZ 8655 WISE AVE RENO NV 89506
87	8509036	JACK & EDA BERNARD FAMILY TRUST 2405 FARM DISTRICT RD FERNLEY NV 89408
88	8584114	NATHAN G BERTRAM 790 STOKER AVE RENO NV 89503
89	8515417	BENJAMIN BISHOP 277 SUNSET HILLS YERINGTON NV 89447
90	3512005	IRA D & MARY E BLEVINS 704-380 INDIANS RD JANESVILLE CA 96114
91	8505047	PEGGY J BLUHM ET AL 5070 PROSSER WAY SUN VALLEY NV 89433
92	8510243	MARTHA Y L BONILLA 5324 SIDEHILL DR SUN VALLEY NV 89433
93	8565053	DANIEL G BONNEY 5530 SIDEHILL DR SUN VALLEY NV 89433
94	8562008	HAROLD BOULETTE 5650 RILLA WAY SUN VALLEY NV 89433
95	8547201	T A & NADINE A BOWLING TRUST 2101 NOREEN LN PENRYN CA 95663
96	50474103	RICHARD L BRADFORD 5659 CARNELIAN WAY SUN VALLEY NV 89433
97	8548136	ERIC & ALICIA C BRANDT 150 PENELOPE CT SUN VALLEY NV 89433
98	8504324	JOSE D & CRUZ BRAVO 135 E 2ND AVE SUN VALLEY NV 89433



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99	8504335	BRIDGE CARSON CITY LLC 424 S BENTLEY AVE LOS ANGELES CA 90049
100	8504244	BRIGHT START HOLDINGS LLC 3413 PARK AVE BROOKFIELD IL 60513
101	8562009	WILLIAM R & DORIS C BROOKS 5640 RILLA WAY SUN VALLEY NV 89433
102	8504203	DORIS J BRUBAKER 5245 LEON DR SUN VALLEY NV 89433
103	8548215	ROGER & BRENDA BRYANT FAMILY TRUST 5759 APPELEGATE DR SUN VALLEY NV 89433
104	8584113	DEAN T BRYMER 620 E PLUMB LN # 120 RENO NV 89502
105	3512019	CARLOS JR BUCIO 4915 SUN VALLEY BLVD SUN VALLEY NV 89433
106	3511303	JOE J & RUZA BUDIJA ET AL 1595 GREENFIELD DR RENO NV 89509
107	8570202	RUTH L BUNCE 279 E 6TH AVE SUN VALLEY NV 89433
108	3536406	ALEX BURCA ET AL 4780 RAMPION WAY SUN VALLEY NV 89433
109	3506218	DAVID W BURKE 4743 E LEONESIO DR SUN VALLEY NV 89433
110	8522028	ROBERT BURNS ET AL 5400 GRAND AVE SUN VALLEY NV 89433
111	3507314	WILLIAM E BURRIS 955 SKAGGS CIR SUN VALLEY NV 89433
112	8523060	KRISTIN T BUSH 80 W 6TH AVE SUN VALLEY NV 89433
113	3536411	FRANCES R BUSTAMANTE 4830 RAMPION WAY SUN VALLEY NV 89433
114	50474102	DONALD E II & DINA JO CABRAL 5661 CARNELIAN WAY SUN VALLEY NV 89433
115	8584102	CHERYL C CAIN 1786 ALBRIGHT CT RENO NV 89523
116	8506029	LAVERNE A & ERIC A CALL PO BOX 156 ROOSEVELT UT 84066
117	8547221	JOSE & MICHELLE CAMACHO-VILLA 5726 SUN VALLEY BLVD SUN VALLEY NV 89433
118	8582004	DAVID V CAMPANARO 3790 VANCOUVER DR RENO NV 89511
119	3511310	MARIA CANDELARIA-VALDIVIA 180 W 1ST AVE SUN VALLEY NV 89433
120	3536312	DWIGHT CARLSON 4520 EAGLE MOUNTAIN DR SPARKS NV 89436
121	8585108	CARNEL FAMILY TRUST 135 W PUEBLO ST RENO NV 89509
122	8570102	CAROL S WILLIAMS LLC 500 CHANTRY FLATS RD RENO NV 89510
123	3506205	DALE A CARPENTER 4718 W LEONESIO DR SUN VALLEY NV 89433
124	3507101	JAMES L & LINDA L CARPENTER 4821 WAYNE DR SUN VALLEY NV 89433
125	3536613	VILMA A CARRANZA-PADILLA ET AL 215 SUGAR HILL DR SUN VALLEY NV 89433
126	8544247	SANTA CARRILLO 6527 JAMON DR SPARKS NV 89436
127	3536610	ASCENSION & IRMA G CARRILLO 185 SUGAR HILL DR SUN VALLEY NV 89433
128	8529034	ROBERTO C CARRILLO ET AL 2383 CAMELOT WAY RENO NV 89509
129	8522047	DAVID L & KUM JA HUH CARSTENSEN 5420 SUN VALLEY BLVD SUN VALLEY NV 89433
130	8522034	DAVID L CARSTENSEN 5420 SUN VALLEY BLVD SUN VALLEY NV 89433
131	3506209	LAWRENCE CARTER 7430 BAROQUE CT SUN VALLEY NV 89433
132	8523046	BRENDA S CASH 5548 SLOPE DR SUN VALLEY NV 89433



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133	8524105	IVAN S CASTELLON-CHAVEZ ET AL 5640 DUCLERCQUE WAY SUN VALLEY NV 89433
134	50474209	MARIA A CASTILLO 204 ALEXANDRITE CT SUN VALLEY NV 89433
135	8547208	ALDEN CASTILLO ET AL 5741 APPLGATE DR SUN VALLEY NV 89433
136	8504220	JAMES W & ELLEN V CASTLEBERRY PO BOX 20504 SUN VALLEY NV 89433
137	8554118	MARTHA A CAZARES 150 STACI WAY SUN VALLEY NV 89433
138	8502182	ROBERTO CHAGOLLA PO BOX 3753 SPARKS NV 89432
139	50474207	SALVADOR & SARA CHAVEZ 198 ALEXANDRITE CT SUN VALLEY NV 89433
140	8523018	ISIDRO CHAVEZ-GALLEGOS ET AL 5585 SLOPE DR SUN VALLEY NV 89433
141	8510250	RICARDO CHAVEZ-RODRIGUEZ ET AL 269 W GEPFORD PKWY SUN VALLEY NV 89433
142	8505016	KENNETH M & KAREN J CHESTER LIVING TRUST 10144 S SUMMER AVE YUMA AZ 85365
143	8504225	SUSAN M CHISHOLM 5230 CAROL DR SUN VALLEY NV 89433
144	8511212	PAUL W CHRISTENSEN 205 W 4TH AVE SUN VALLEY NV 89433
145	8511316	CHRISTENSEN PROP OF UTAH LLC PO BOX 06116 C/O O'REILLY AUTO PARTS STORE # 2861 CHICAGO IL 60606
146	8505081	CHURCH AT RENO 1205 N MCCARRAN BLVD RENO NV 89512
147	8510225	CHURCH OF NAZARENE 205 W GEPFORD PKWY SUN VALLEY NV 89433
148	8515456	WILLIAM L & JOANNE CHURCHMAN PO BOX 1727 TRUCKEE CA 96160
149	8502209	CHURRUCA FAMILY TRUST 1950 W 6TH ST RENO NV 89503
150	8504221	CLEVELAND/MANHA FAMILY TRUST 1795 N WELLS AVE RENO NV 89512
151	8502210	GRACE CLONINGER 5148 CAROL DR SUN VALLEY NV 89433
152	8547104	STEVEN D CLOYD PO BOX 21091 SUN VALLEY NV 89433
153	8505080	WAYNE K & ELIZABETH COBB 5020 CAROL DR SUN VALLEY NV 89433
154	8548103	GARY L & LORNA COBEEN 5766 APPLGATE DR SUN VALLEY NV 89433
155	8516220	AGUSTIN J G COBIAN ET AL 5480 LANI CIR SUN VALLEY NV 89433
156	8522050	COFFEY LIVING TRUST 5410 SUN VALLEY BLVD SUN VALLEY NV 89433
157	3511208	GAYLE COLEMAN 200 W 1ST AVE SUN VALLEY NV 89433
158	3511206	RICHARD G COLLINS ET AL 5084 SAGEBRUSH DR SUN VALLEY NV 89433
159	3512012	MARIE A COLVIN 55 BUTTERCUP CIR SUN VALLEY NV 89433
160	8571102	DONNA E COMBS PO BOX 7463 SPRINGFIELD OR 97475
161	8515550	ROBERT COMER 6327 LAGUNA MIRAGE LN ELK GROVE CA 95758
162	8547129	JOHN CONNOLLY 5740 KASANDRA WAY SUN VALLEY NV 89433
163	8566018	DEBORAH L CONWAY 113 MINERAL AVE SUN VALLEY NV 89433
164	8571229	ED & RENEE P COOPER 7235 GLEN BAY SAN ANTONIO TX 78239
165	8526104	COOVER FAMILY TRUST 220 MOONBEAM DR SPARKS NV 89441



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167	3507306	JERRY E CORBARI 4862 TED CT SUN VALLEY NV 89433
168	8515431	JOSE L C CORDERO 230 E 4TH AVE SUN VALLEY NV 89433
169	3511211	FELIPE J CORDOVA 5069 SUNFLOWER DR SUN VALLEY NV 89433
170	3536305	MOISES & CELIA CORDOVA 4885 RAMPION WAY SUN VALLEY NV 89433
171	3511213	ROGELIO C CORRAL 5055 SUNFLOWER DR SUN VALLEY NV 89433
172	8558217	PATRICIA CORRAL 150 W 5TH AVE SUN VALLEY NV 89433
173	50474107	CECILIA CORTES 5898 COPLEY DR C/O GUILD MORTGAGE CO SAN DIEGO CA 92111
174	8511324	ORLANDO CORTES-AGUIRRE ET AL 5438 SLOPE DR SUN VALLEY NV 89433
175	8570114	DEBORA COTNER 5244 SLOPE DR SUN VALLEY NV 89433
176	8523044	KATHY J COTTER 1261 UNIVERSITY TER RENO NV 89503
177	8515434	SHARON L CRADY 255 E GEPFORD PKWY SUN VALLEY NV 89433
178	8511230	CRAFTSMAN HOMES LLC PO BOX 7036 RENO NV 89510
179	8566037	DANIEL GREITZ TRUST 2572 LEMON RD APT 205 HONOLULU HI 96815-3767
180	8524207	FRED R & NIMFA D CROOM LIVING TRUST PO BOX 20055 SUN VALLEY NV 89433
181	8583013	JOHN A CROWELL 170 DAISY MAE LN SUN VALLEY NV 89433
182	8548214	SANDRA CRUMP 5765 APPLGATE DR SUN VALLEY NV 89433
183	3506210	MELISSA A CRUTCHER PO BOX 10183 RENO NV 89510
184	8504247	JANS G CRUZ 5246 CAROL DR SUN VALLEY NV 89433
185	8510271	ARMANDO CRUZ 5345 SLOPE DR SUN VALLEY NV 89433
186	8554205	FRANCISCO G CRUZ ET AL 139 STACI WAY SUN VALLEY NV 89433
187	50474203	EFRAIN CRUZ-SERVIN ET AL 193 PERIDOT WAY SUN VALLEY NV 89433
188	8504242	HAROLD D JR & SUSAN A CUMMINGS 274 E GEPFORD PKWY SUN VALLEY NV 89433
189	8584118	JOHN & BARBARA DALIPOSON TRUST 1403 EASTWOOD DR RENO NV 89509
190	3507402	DART REAL ESTATE LLC 4270 MUIRWOOD CIR RENO NV 89509
191	8523022	BARBARA J DAVIS 5545 SLOPE DR SUN VALLEY NV 89433
192	8522030	ALFRED C JR & KRISTINE J DAY 5420 GRAND AVE SUN VALLEY NV 89433
193	8571212	GARY W & JANET M DE CAPUA 225 W 2ND AVE SUN VALLEY NV 89433
194	8506054	PETRONILO & MARIA DE LA CERDA 63 FRANKS LN SUN VALLEY NV 89433
195	8548216	VICENTE DE LA CRUZ 5753 APPLGATE DR SUN VALLEY NV 89433
196	8582017	RICHARDO DE LA PUENTE ET AL 5117 BREIMON AVE SUN VALLEY NV 89433
197	8554208	ERNESTO DE LA ROSA ET AL 155 STACI WAY SUN VALLEY NV 89433
198	3511301	OTONIEL A DE LEON 5050 SUNFLOWER DR SUN VALLEY NV 89433
199	8502126	MARIA DE LOS ANGELES ARCEO 5130 SUN VALLEY BLVD SUN VALLEY NV 89433



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201	8522055	CINDY DE SANTIAGO ET AL 630 SUN MESA DR SUN VALLEY NV 89433
202	8570207	ROBERT E & BEVERLY R DEAN 5275 SLOPE DR SUN VALLEY NV 89433
203	3507205	DANIEL L DEARBORN 4751 E LEONESIO DR SUN VALLEY NV 89433
204	8502175	KEN & ALICE DEBOY 1335 BODEGA CT SPARKS NV 89436
205	8504223	FRANK E & MARY E DEFEHR ET AL 5220 CAROL DR C/O FRANCISCA DE LA CREDIA MENDEZ SUN VALLEY NV 89433
206	8523065	RONNIE B DEGUMBIS PO BOX 21094 SUN VALLEY NV 89433
207	3536403	MARIA DELGADO 6530 GALICE CT SUN VALLEY NV 89433
208	3536604	ADOLFO F DELGADO 125 SUGAR HILL DR SUN VALLEY NV 89433
209	8583034	MARIA DELGADO ET AL 6530 GALICE CT SUN VALLEY NV 89433
210	8504326	RAYMOND G DENNER 5205 CAROL DR SUN VALLEY NV 89433
211	3507321	RONALD III DETLEFSEN 967 SKAGGS CIR SUN VALLEY NV 89433
212	8582020	ALBERT DEWEY ET AL 5109 BREIMON AVE SUN VALLEY NV 89433-8100
213	8585201	MATHYS & BARBARA A DEWITT 5154 CAROL DR SUN VALLEY NV 89433
214	3536623	JOEL DIAZ 315 SUGAR HILL DR SUN VALLEY NV 89433
215	3506404	DAVID DIAZ 4765 SKAGGS CIR SUN VALLEY NV 89433
216	8505052	MANUEL DIAZ 5078 CAROL DR SUN VALLEY NV 89433
217	8584218	MANUEL DIAZ-GONZALEZ 5355 DESIREE CT SUN VALLEY NV 89433
218	3512011	BRUCE R & CONNIE H DILLON 65 BUTTERCUP CIR SUN VALLEY NV 89433
219	8523059	JOEL DIONISIO 101 GRUMPY LN SUN VALLEY NV 89433
220	3506309	JOHN R DIPAOLO 960 SKAGGS CIR SUN VALLEY NV 89433
221	8583021	NANCY DONNELLAN ET AL 5509 LEON DR SUN VALLEY NV 89433
222	8523016	DAVID & CORNELIA R DOTY 150 W 6TH AVE SUN VALLEY NV 89433
223	8504205	TREASA C DOTY 5225 LEON DR SUN VALLEY NV 89433
224	8571103	MATTHEW J DOUGHERTY ET AL 5238 SLOPE DR SUN VALLEY NV 89433
225	50474214	TRACY D DOUGLASS 203 ALEXANDRITE CT SUN VALLEY NV 89433
226	8548203	DOWNEY FAMILY TRUST 9255 MAPLEHURST TRL RENO NV 89523
227	8583003	DP REAL ESTATE INVESTMENTS 423 W PLUMB LN RENO NV 89509
228	8570227	MICHAEL J DRUM PO BOX 20871 SUN VALLEY NV 89433
229	3511308	DOUGLASS M DUFFY 5 ROSEBUD CIR SUN VALLEY NV 89433
230	3507310	ESPERANZA DUFUR INTERVIVOS TRUST 602 SUGAR TREE CT RENO NV 89511
231	8515518	ESPERANZA DUFUR TRUST ET AL 602 SUGAR TREE CT RENO NV 89511
232	8511222	BENNIE DUNCAN 5447 SLOPE DR SUN VALLEY NV 89433



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1001 E. Ninth St., Bldg. A, Reno, NV 89512
 Post Office Box 11130, Reno, NV 89520-0027

Signature: *H. Emerson*

Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

233	8511216	BARNNIE B & NANETTE M DUNCAN 229 W 4TH AVE SUN VALLEY NV 89433
234	8583039	CARMEN DUNSTAN 6912 142ND CT NE REDMOND WA 98052
235	8583008	DUPSKY FAMILY TRUST 5525 LEON DR SUN VALLEY NV 89433
236	8523055	JOHN W & TERRY S DYE 5570 SLOPE DR SUN VALLEY NV 89433
237	8509019	WILLIAM W ECCLES 3848 BEXLEY SQ RENO NV 89503
238	8509015	WILLIAM W ECCLES TRUST 3848 BEXLEY SQ RENO NV 89503
239	8516225	GLORIA G EILER TRUST 7754 CERRITOS CIR SPARKS NV 89436
240	8523054	DONALD B & MELBA J ELLIS 2026 MASONIC DR GARDNERVILLE NV 89410
241	8523005	JOHN R & LORIE L ELLIS 150 SPEARS CIR SUN VALLEY NV 89433
242	8510330	DAREL L & RICKIE EPPER 7568 DEVONSHIRE LN RENO NV 89511
243	8511217	ANDREW ERWIN 5425 SLOPE DR SUN VALLEY NV 89433
244	8502221	PATRICIA P ESPARZA 5058 PROSSER WAY SUN VALLEY NV 89433
245	8522023	EDUARDO & MARIA ESPINOZA 711 STRAUSS CT SUN VALLEY NV 89433
246	3536624	JOSE A ESTRADA 325 SUGAR HILL DR SUN VALLEY NV 89433
247	3506306	BARBARA EUSTAQUIO 4728 E LEONESIO DR SUN VALLEY NV 89433
248	8524102	JAMES D & VICKIE L EVANS 5610 DUCLERCQUE WAY SUN VALLEY NV 89433
249	8516214	GLORIA A EVANS 5475 LANI CIR SUN VALLEY NV 89433
250	8582009	E-Z-2 BUY HOMES LLC 401 K PLAN 216 LEMMON DR # 282 RENO NV 89506
251	8510265	JEROME FARFSING TRUST 2345 SAGITTARIUS DR RENO NV 89509
252	3506207	KENNY R FERNS 4726 W LEONESIO DR SUN VALLEY NV 89433
253	8547213	TRACI A FERRANTE 238 SIERRA SHADOWS LN GARDNERVILLE NV 89460
254	8523019	ROSA FERREL PO BOX 3765 RENO NV 89505
255	8585125	DARLA J FINK 1575 BEDFORD CT RENO NV 89503
256	3506304	RENEE A FINK-PRICE ET AL 1575 BEDFORD CT RENO NV 89503
257	8524132	PAUL FINLEY 154 WEWOKA WAY SUN VALLEY NV 89433
258	8516201	FIRST INTERSTATE BANK NEVADA PO BOX 2609 C/O THOMSON PROPERTY TAX SERVICES CARLSBAD CA 92018
259	8523056	WILLIAM A H & TRACY FISHER 5572 SLOPE DR SUN VALLEY NV 89433
260	8526152	CHARLES W SR FLEMING TRUST 5330 MADEIROS DR SUN VALLEY NV 89433
261	8524210	ANTONIO & BRENDA FLORES 5615 DUCLERCQUE WAY SUN VALLEY NV 89433
262	8584220	MARIBEL D FLORES 5335 DESIREE CT SUN VALLEY NV 89433
263	3506215	FRANK N & MARGIE FLORES 4715 E LEONESIO DR SUN VALLEY NV 89433
264	8585205	MARLENE FLORES 5190 CAROL DR SUN VALLEY NV 89433
265	3536605	MARIA M D FLORES ET AL 135 SUGAR HILL DR SUN VALLEY NV 89433



Community Services Department
 Planning & Building Division for the

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266	8505078	HECTOR M FLORES ET AL 5048 PROSSER WAY SUN VALLEY NV 89433
267	8562002	GEORGE A & NORMA FORBUSH 1659 CHATTERLEY LN SPARKS NV 89434
268	8585206	WALTER L & ELLEN FORD 254 E 2ND AVE SUN VALLEY NV 89433
269	3506402	MARJORIE A FOUNDS 2011 TRUST PO BOX 20104 SPARKS NV 89432
270	8562011	ROBERT M FOWLER 750 AMANA ST APT 801 HONOLULU HI 96814-5008
271	8522032	THOMAS M & COREENA J FRANK 5440 GRAND AVE SUN VALLEY NV 89433
272	8565009	KATHLEEN A FRAZER 5530 HIGHLINE CT SUN VALLEY NV 89433
273	8523032	MICHAEL R FRIED 5580 SLOPE DR SUN VALLEY NV 89433
274	8504306	BARRY J & ASHLEY C FRIEDBERG 5245 CAROL DR SUN VALLEY NV 89433
275	3512030	EDWARD FROST 4905 SUN VALLEY BLVD SUN VALLEY NV 89433
276	8582018	SANDRA FRYBARGER-MOORE ET AL 5113 BREIMON AVE SUN VALLEY NV 89433
277	8566019	LEONARD FULLER 8000 OFFENHAUSER DR APT 5B RENO NV 89511
278	8524137	CHERYL A FULLER LIVING TRUST 5655 LEON DR SUN VALLEY NV 89433
279	8547145	SANDRA K GABBERT 204 PHAROH CT SPARKS NV 89441
280	8547142	RAMON J GABINO 165 E 7TH AVE SUN VALLEY NV 89433
281	8548104	MAURICE & JUDY L GABRIELSON 5772 APPLGATE DR SUN VALLEY NV 89433
282	8526145	ARACELI B GALLEGOS ET AL 136 E 7TH AVE SUN VALLEY NV 89433
283	3536507	GAIL E GALLESPIE ET AL 180 SUGAR HILL DR SUN VALLEY NV 89433
284	8548204	NICOLAS & LETICIA GARCIA 5772 SUN VALLEY BLVD SUN VALLEY NV 89433
285	8577031	GUSTAVO & PATRICIA GARCIA 5420 LEON DR SUN VALLEY NV 89433
286	8502137	BARBARA J GARCIA 195 E 1ST AVE SUN VALLEY NV 89433
287	8584110	EDGAR F & JUSTINA D GARCIA 13802 MCDOUGALD RD SANFORD NC 27332
288	8515458	IGNACIO M & MARIA S GARCIA 5339 LEON DR SUN VALLEY NV 89433
289	8585204	TOMAS & GLORIA GARCIA 670 TEEL ST SPARKS NV 89431
290	8504240	ULISES GARCIA 2595 YORI AVE APT C RENO NV 89502
291	8585104	MARIA L GARCIA 7128 HIGH HILL ST SPARKS NV 89436
292	8506062	JOSE L GARCIA 10 MITCHELL CREEK CT SUN VALLEY NV 89433
293	8523064	RAMIR A GARCIA ET AL 130 W 6TH AVE SUN VALLEY NV 89433
294	8558203	JOSE & MARIA GARCIA FAMILY TRUST 680 VALLE VERDE DR SPARKS NV 89441
295	8547105	FRANCISCO J GARCIA-TRUJILLO 5736 APPLGATE DR SPARKS NV 89433
296	8506030	MICHAEL F & ALESIA GARDNER 35 FRANKS LN SUN VALLEY NV 89433
297	3506214	MARGO J GARNER 4719 E LEONESIO DR SUN VALLEY NV 89433
298	8515505	DENNIS D & SANDRA K GATES 5345 CAROL DR SUN VALLEY NV 89433
299	8583005	LORNE A GAY ET AL 880 MARSH AVE RENO NV 89509



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300	8502141	JAMES E GAYER 5125 CAROL DR SUN VALLEY NV 89433
301	3506303	GLEN C & DIANA G GEIGER 4720 E LEONESIO DR SUN VALLEY NV 89433
302	8544248	CHARLES L GEPFORD 3095 SPROUT WAY SPARKS NV 89431
303	8515447	GILMORE FAMILY TRUST 1855 PROBASCO WAY SPARKS NV 89431
304	8571117	NANCY W GIRAUD 175 W 2ND AVE SUN VALLEY NV 89433
305	8502167	GOLDEN FAMILY PROPERTIES LLC PO BOX 11624 RENO NV 89510
306	8524204	VICTOR M & GRISELDA GOMEZ 5675 DUCLERCQUE WAY SUN VALLEY NV 89433
307	8526143	JOSUE & YOLANDA GOMEZ 130 E 7TH AVE SUN VALLEY NV 89433
308	8516226	RONALD A & NANCY N GONSALVES 240 BOOMERANG CIR SUN VALLEY NV 89433
309	8502170	ERNESTO GONZALEZ PO BOX 20091 SUN VALLEY NV 89433
310	8515435	NARCISO & ALBERTA L GONZALEZ 265 E GEPFORD PKWY SUN VALLEY NV 89433
311	8504216	CRISTOBAL R GONZALEZ 5520 DESERT DREAMS DR SUN VALLEY NV 89433
312	3536501	ERNESTO GONZALEZ PO BOX 20091 SUN VALLEY NV 89433
313	8504352	NACISCO & ALBERTA GONZALEZ ET AL 265 E GEPFORD PKWY SUN VALLEY NV 89433
314	3536502	VIVIANA GONZALEZ ET AL 11755 DESERT BLOOM DR RENO NV 89506
315	3536510	DENNISSE E GONZALEZ LARIOS 150 SUGAR HILL DR SUN VALLEY NV 89433
316	50474105	MARIA I GONZALEZ-ORTEGA 5655 CARNELIAN WAY SUN VALLEY NV 89433
317	8565024	J ANGEL GONZALEZ-SALAZAR ET AL 195 W 5TH AVE SUN VALLEY NV 89433
318	8565006	GOODNIGHT FAMILY PROPERTIES LLC 3690 GRANT DR STE E RENO NV 89509
319	8504232	CARSEN GORDEN 250 E GEPFORD PKWY SUN VALLEY NV 89433
320	8554207	ASWINI GOSINE 141 LOMA BONITA DR DAVENPORT FL 33837
321	8505042	CHARLES & RITA GRANT 90 FRANKS LN SUN VALLEY NV 89433
322	8510278	JOHN L & EILEEN J GREEN 5355 SLOPE DR SUN VALLEY NV 89433
323	8516213	ALAN GREEN ET AL 5485 LANI CIR SUN VALLEY NV 89433
324	8547209	RICHARD W & STEPHANIE C GRIFFIN 5735 APPLGATE DR SUN VALLEY NV 89433
325	8516210	RALPH A GRIFFIN 280 BOOMERANG CIR C/O SILVIA L HERNANDEZ SUN VALLEY NV 89433
326	8558209	AVA GRIGGS 2439 MELODY LN RENO NV 89512
327	8509006	AVA L GRIGGS ET AL 2439 MELODY LN RENO NV 89512
328	8510217	ROY M & SHIRLEY M GRISSOM 259 W GEPFORD PKWY SUN VALLEY NV 89433
329	8583029	LYNN & FRANCES D GROBERG 163 E 5TH AVE SUN VALLEY NV 89433
330	8562020	GUY & CYNTHIA GROSS 8130 FIRE OPAL LN RENO NV 89506
331	8571101	JUAN GUERRERO ET AL 3201 LAGOMARSINO DR SPARKS NV 89431
332	8547131	NORBERTO M GUERRERO TRUST 5740 PEARL DR SUN VALLEY NV 89433
333	3536615	YAJAIRA GUERRERO-RUIZ 235 SUGAR HILL DR SUN VALLEY NV 89433



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334	8583032	JOSE J & SILVIA D GUTIERREZ 9190 RISING MOON DR RENO NV 89506
335	8571211	EDUARDO D GUTIERREZ-CRUZ ET AL 235 W 2ND AVE SUN VALLEY NV 89433
336	8510231	JUAN M GUZMAN 5310 SIDEHILL DR SUN VALLEY NV 89433
337	8562005	LUIS GUZMAN-MARTINEZ 5665 SLOPE DR SUN VALLEY NV 89433
338	8548202	ALTON C & BARBARA J HACKER LIVING TRUST 399 SCHOOL ST SUN VALLEY NV 89433
339	8502142	SHAYNE HACKWORTH 181 E 1ST AVE SUN VALLEY NV 89433
340	8582023	KRISTINE A HADDAD 5103 BREIMON AVE SUN VALLEY NV 89433
341	3536620	ELEANOR L HAILE ET AL 285 SUGAR HILL DR SUN VALLEY NV 89433
342	8504241	DAVID J HALL 262 E GEPFORD PKWY SUN VALLEY NV 89433
343	8523053	PHYLLIS W HAMBLETON ET AL 106 GRUMPY LN SUN VALLEY NV 89433
344	3536511	DOUGLAS A HANKS 140 SUGAR HILL DR SUN VALLEY NV 89433
345	3536617	HARCK FAMILY TRUST PO BOX 478 DOYLE CA 96109
346	8504351	WARREN & LINN HARDING 1375 BELFORD RD RENO NV 89509
347	3506307	THOMAS M HARTMAN 380 STATESMAN CT CHESTERFIELD MO 63017
348	8502208	HARVEY LIVING TRUST 5135 LEON DR SUN VALLEY NV 89433
349	3512022	MARIA HATJOPOULOS 2008 TRUST 1659 DAVIDSON WAY RENO NV 89509
350	8515504	RUSSELL A HAWTHORNE 4600 KIETZKE LN BLDG A STE 106 RENO NV 89502
351	8571224	HAYNES FAMILY TRUST 2090 OPPIO ST SPARKS NV 89431
352	8510232	BRENDA L HEGGARTY IRREVOCABLE TRUST 5 BUNKER AVE READING MA 01867
353	3507103	BARBARA HEGNE 4805 W LEONESIO DR SUN VALLEY NV 89433
354	8510321	HELD FAMILY LIVING TRUST 3706 LINDBROOK DR ROCKLIN CA 95765
355	8510218	PHILIP R HELSING 257 W GEPFORD PKWY SUN VALLEY NV 89433
356	8505003	TYLER & EMILY J HENDERSON 150 E 1ST AVE SUN VALLEY NV 89433
357	8515436	HISAKO HENION 5350 CAROL DR SUN VALLEY NV 89433
358	8577034	TIMOTHY R & KOREEN V HENKE 5444 LEON DR SUN VALLEY NV 89433
359	3536625	SCOTT P & JEANNE M HEPNER 335 SUGAR HILL DR SUN VALLEY NV 89433
360	8544302	ABEL M & ENEDINA A HERNANDEZ 120 DAISY MAE LN SUN VALLEY NV 89433
361	8506068	MIGUEL A M HERNANDEZ 18524 OUTPOST CT RENO NV 89508
362	8506069	ZOYLA & JUAN P HERNANDEZ 79 FRANKS LN SUN VALLEY NV 89433
363	8583026	MARINA HERNANDEZ ET AL 165 E 5TH AVE SUN VALLEY NV 89433
364	8583010	RUBEN HERNANDEZ-ARELLANO ET AL 555 LLEWELLYN RD SUN VALLEY NV 89433
365	8511330	FREDERICO HERNANDEZ-GUTIERREZ ET AL 5430 SLOPE DR SUN VALLEY NV 89433
366	8565072	RAUL HERNANDEZ-NICOLAS ET AL 5512 SIDEHILL DR SUN VALLEY NV 89433
367	8523015	MANUEL HERRERA 160 W 6TH AVE SUN VALLEY NV 89433



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368	8526144	MAGNA B HERRERA 134 E 7TH AVE SUN VALLEY NV 89433
369	8584116	LESLIE P & JOANNE E HERRMANN 5365 SLOPE DR SUN VALLEY NV 89433
370	8505082	JOSEPH D HIBBS 5060 CAROL DR SUN VALLEY NV 89433
371	8584112	ERIC L HICKS PO BOX 2136 SPARKS NV 89432
372	8526141	HIGHLAND STORES INC 5690 SUN VALLEY BLVD SUN VALLEY NV 89433
373	8582024	JERRY JR HILBISH 5101 BREIMON AVE SUN VALLEY NV 89433
374	8571227	JAMES J & DEDRA R HILL 5253 SLOPE DR SUN VALLEY NV 89433
375	3511204	WANDA A HILL PO BOX 6122 RENO NV 89513
376	8510233	CHARLES & LOUISE HILL FAMILY TRUST 5296 SIDEHILL DR SUN VALLEY NV 89433
377	3536619	HILL LIVING TRUST 10580 N MCCARRAN BLVD STE 115 PMB 383 RENO NV 89503
378	3507204	DOROTHY HILLIS 2525 OHIO DR APT 2803 PLANO TX 75093
379	8509060	HOBEY'S INC 5195 SUN VALLEY BLVD SUN VALLEY NV 89433
380	8524103	HODGINS FAMILY TRUST 5910 PANTHER DR RENO NV 89506
381	8585119	HOGAN-WIGGER FAMILY TRUST 7990 BALEARES CT SPARKS NV 89436
382	8515410	LARRY W & PAMELA M HOLCOMB 2014 LIVING TRUST 5310 CAROL DR SUN VALLEY NV 89433
383	8523026	GROVE R HOLCOMB RESIDUAL TRUST 6580 S MCCARRAN BLVD UNIT D2 RENO NV 89511
384	8583004	SPARREL H HOLCOMB TRUST 6005 MIDDLE FORK DR C/O RICHARD H HOLCOMB TRUSTEE SUN VALLEY NV 89433
385	8547135	FREDERICK A HORNBLOWER 2865 ROYAL SAGE CT RENO NV 89503
386	8547143	KIMBERLY S HORNBY TRUST 820 ISIS CT RENO NV 89512
387	8544113	HOUSING AUTHORITY CITY OF RENO 1525 E 9TH ST RENO NV 89512
388	8526147	HOUSTON LIVING TRUST PO BOX 11662 RENO NV 89510
389	8570224	HSKS LLC 1955 GREENFIELD DR RENO NV 89509
390	8502203	MARIA A HUERTA 1110 XMAN WAY SPARKS NV 89431
391	8544227	GORDON C HUGHES 5575 LIL ABNER LN SUN VALLEY NV 89433
392	8502121	JUAN S IBARRA 5137 CAROL DR SUN VALLEY NV 89433
393	3511304	JERRY ICARD 30 ROSEBUD CIR SUN VALLEY NV 89433
394	8558122	MARCEL & MARIE L INDA TRUST 726 ROBERTS ST RENO NV 89502
395	8510351	ISC REAL ESTATE LLC 6960 CASSELBERRY WAY SAN DIEGO CA 92119
396	8584207	ROBERT A IVERSON 5384 SLOPE DR SUN VALLEY NV 89433
397	3506405	TANIA I JACINTO ET AL 4760 SKAGGS CIR SUN VALLEY NV 89433
398	8565022	RANDY G JACKSON PO BOX 20723 SUN VALLEY NV 89433
399	3536423	SANDRA R JACOBS 340 SUGAR HILL DR SUN VALLEY NV 89433
400	8505083	RYAN JANTZEN 5082 CAROL DR SUN VALLEY NV 89433



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401	8523027	JAURON FAMILY LLC PO BOX 33790 RENO NV 89533
402	8585214	JAURON FAMILY LLC 6960 EAGLE CREEK CT RENO NV 89519
403	3507311	JENSON FAMILY REVOCABLE TRUST 1411 MOHR CT CONCORD CA 94518
404	8544232	PAUL M & DESIRAE L JERNBERG 5590 LIL ABNER LN SUN VALLEY NV 89433
405	8584214	JH ESTATES LLC 2565 TRIDENT WAY RENO NV 89512
406	8582021	JUAN R JIMENEZ 5107 BREIMON AVE SUN VALLEY NV 89433
407	3536602	MARIA M JIMINEZ 105 SUGAR HILL DR SUN VALLEY NV 89433
408	8506070	RANDY S & ROSE S JOHNS 77 FRANKS LN SUN VALLEY NV 89433
409	8548137	CHARLES M III & SANDRA L JOHNSON 160 PENELOPE CT SUN VALLEY NV 89433
410	8524119	JOHNNA JOHNSON 180 WEWOKA WAY SUN VALLEY NV 89433
411	8502222	ALLEN R JOHNSON 5122 CAROL DR SUN VALLEY NV 89433
412	8523036	DARRELL E JOHNSON ET AL 5589 SUN VALLEY BLVD SUN VALLEY NV 89433
413	8505023	JOHNSON FAMILY TRUST PO BOX 20282 SUN VALLEY NV 89433
414	8511231	SETSUKO JONES 5445 SLOPE DR SUN VALLEY NV 89433
415	3536627	KATHERINE A JONES 355 SUGAR HILL DR SUN VALLEY NV 89433
416	8511223	SETSU JONES ET AL 5445 SLOPE DR SUN VALLEY NV 89433
417	8502129	JULIE CADJEW & ASSOCIATES INC 9825 S VIRGINIA ST RENO NV 89511
418	3536626	LAURA N KALINOFF 345 SUGAR HILL DR SUN VALLEY NV 89433
419	8504319	KAPPERMAN FAMILY TRUST 5496 YUKON DR SUN VALLEY NV 89433
420	8558216	FRANK KELLEHER PO BOX 20031 SUN VALLEY NV 89433
421	8502143	GARY & MARTHA KELLER ET AL 5135 CAROL DR SUN VALLEY NV 89433
422	8510267	RONALD & CHRISTINE KELLEY 5340 SIDEHILL DR SUN VALLEY NV 89433
423	8529019	BRIAN P R KELLEY ET AL 5319 SIDEHILL DR SUN VALLEY NV 89433
424	8515461	DEBRA S KELLY 5370 CAROL DR SUN VALLEY NV 89433
425	8515548	GLORIA KENDALL TRUST 180 E 4TH AVE SUN VALLEY NV 89433
426	8562010	SHERRY L KENNEDY PO BOX 20453 C/O SHERRY PALACIO SUN VALLEY NV 89433
427	8523023	J D & A L KESTERSON 1213 W TYLER ST LOVINGTON NM 88260
428	8584216	SHAHEEN A KHAN ET AL 3438 TERRACE KNOLL CT RENO NV 89512
429	8524117	RILEY KILFOIL ET AL 165 E 6TH AVE SUN VALLEY NV 89433
430	3507104	CHRISTOPHER R & INDIRA L KLINGER 4739 W LEONESIO DR SUN VALLEY NV 89433
431	8522021	KEVIN & LORI M KNUF 1090 MANOR DR RENO NV 89509
432	3507316	PATRICIA KOCH 4845 SUN VALLEY BLVD SUN VALLEY NV 89433
433	8505049	KAZMER KOVACS 3691 GRANITE WAY WELLINGTON NV 89444
434	3512002	OTTO J KRUGER 4980 SUNFLOWER DR SUN VALLEY NV 89433



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435	8544240	RAYMOND B & CAROL E KUMMER 5577 LEON DR SUN VALLEY NV 89433
436	8544215	L&L INVESTMENTS 7430 BARQUE CT SUN VALLEY NV 89433
437	8524206	ANNA LACOE 401 SIBLEY ST APT A107 SAINT PAUL MN 55101
438	3512008	ALEXANDER & ZULA LAGUILLO 50 BUTTERCUP CIR SUN VALLEY NV 89433
439	3507307	LANDRUS TRUST 2198 MANZANITA LN RENO NV 89509
440	8526153	JEFFREY D LANGLEY 146 E 7TH AVE SUN VALLEY NV 89433
441	3536307	LETICIA V LARA 4865 RAMPION WAY SUN VALLEY NV 89433
442	3536412	FRED LARA-VARGAS 4840 RAMPION WAY SUN VALLEY NV 89433
443	3536622	CHRISTOPHER A LEACH 305 SUGAR HILL DR SUN VALLEY NV 89433
444	8511321	LEACH FAMILY TRUST 5440 SLOPE DR SUN VALLEY NV 89433
445	8515438	ALLEN J LECOMPTE 361 HUNINGTON AVE EUGENE OR 97405
446	8529023	JESUS LEDESMA-MELENDRÉS ET AL 5345 SIDEHILL DR SUN VALLEY NV 89433
447	8554202	KARL R & BETTY J LEE 105 STACI WAY SUN VALLEY NV 89433
448	3511302	CHARLES A & DIANNA S LEE 10 ROSEBUD CIR SUN VALLEY NV 89433
449	8570208	CHARLES W JR LEE 325 CAPTAIN HOOK WAY DAVENPORT FL 33837
450	8505065	CINDY LESLIE TRUST 5526 MARIN CIR SUN VALLEY NV 89433
451	8515543	ANNA M LEW TRUST 1030 SHOSHONE DR RENO NV 89512
452	8548212	HELEN LEWIS 5777 APPLGATE DR SUN VALLEY NV 89433
453	8565029	MEILIN LIAO TRUST PO BOX 885 C/O VICKY CHANG LOS ALTOS CA 94023
454	3506216	ALAN C & ROSEMARY LINDBERG 4711 E LEONESIO DR SUN VALLEY NV 89433
455	8523047	ROBERT C & CAROL F LINDSAY PO BOX 836 FERNLEY NV 89408
456	8523035	FRANK & MARJORIE LISCOM FAMILY TRUST 5585 SUN VALLEY BLVD SUN VALLEY NV 89433
457	8511318	PATRICIA LITE 2690 MARGARET DR RENO NV 89506
458	8547128	MARIA LIZARRAGA LIVING TRUST 5730 KASANDRA WAY SUN VALLEY NV 89433
459	8523057	DALE J & LEA M LOPEZ 5574 SLOPE DR SUN VALLEY NV 89433
460	8547120	CARLOS & SANDRA L LOPEZ 5700 ANNA MADALINE CIR SUN VALLEY NV 89433
461	8504330	WILLIE & CAROL L LOPEZ 5255 CAROL DR SUN VALLEY NV 89433
462	8511235	JOSE M LOPEZ 275 W 4TH AVE SUN VALLEY NV 89433
463	8584209	RODERICO S & MARIA LOPEZ 6472 ESKIMO DR SUN VALLEY NV 89433
464	8510249	FRANCISCO R & AMALIA LOPEZ 267 W GEPFORD PKWY SUN VALLEY NV 89433
465	8510242	FRANCISCO R LOPEZ 5320 SIDEHILL DR SUN VALLEY NV 89433
466	8505036	JOSE A LOPEZ 5030 PROSSER WAY SUN VALLEY NV 89433
467	3536606	SERGIO M LOPEZ ET AL 145 SUGAR HILL DR SUN VALLEY NV 89433
468	3536310	GERARDO LOPEZ-ARELLANO 4835 RAMPION WAY SUN VALLEY NV 89433



Community Services Department
Planning & Building Division for the

Washoe County Commission

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Signature: *K. Emerson*

Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

469	50474101	JESUS LOPEZ-BARRON 5663 CARNELIAN WAY SUN VALLEY NV 89433
470	8515451	ARTURO LOPEZ-PIMENTEL 5359 LEON DR SUN VALLEY NV 89433
471	8583007	JORGE G A LORENZO ET AL 5186 APRICOT CT SUN VALLEY NV 89433
472	8547206	THRESA LOTTA PO BOX 213 VERDI NV 89439
473	8544222	ANA M LOZANO 141 DAISY MAE LN SUN VALLEY NV 89433
474	3511207	LTFR LLC 201 W LIBERTY ST STE LL2 RENO NV 89501
475	8582031	STAN LUCAS 2850 TEMPLE AVE LONG BEACH CA 90806
476	8509008	LUCKY D'S LLC PO BOX 104 SPARKS NV 89432
477	3536410	DEBRA L LUDDY ET AL 4820 RAMPION WAY SUN VALLEY NV 89433
478	3507403	STEVEN C & SARA K LUDLOW 4880 SUN VALLEY BLVD SUN VALLEY NV 89433
479	8544216	SANDY LUND ET AL 114 E 6TH AVE SUN VALLEY NV 89433
480	8583009	LUND FAMILY TRUST 185 JANI PL SUN VALLEY NV 89433
481	8516223	W J LYNCH PO BOX 13159 C/O PDS COMPANIES ARLINGTON TX 76094
482	8515552	WILLIAM J JR LYNCH LIVING TRUST PO BOX 20393 SUN VALLEY NV 89433
483	8522042	W J LYNCH LIVING TRUST PO BOX 13519 C/O PDS TAX SERVICES ARLINGTON TX 76094
484	8516217	W J JR LYNCH LIVING TRUST PO BOX 20393 SUN VALLEY NV 89433
485	8566016	EARL D MACOMBER ET AL 5745 SUN VALLEY BLVD SUN VALLEY NV 89433
486	3507312	MADDOX FAMILY TRUST 4854 TED CT SUN VALLEY NV 89433
487	8584206	JOSE MAGANA-VALENCIA ET AL 11070 BROCKWAY RD # 29 TRUCKEE CA 96161
488	8571109	FRANCISCO M MAGDALENO 5210 SLOPE DR SUN VALLEY NV 89433
489	8511227	MALONE FAMILY TRUST 5450 SIDEHILL DR SUN VALLEY NV 89433
490	8524202	JENNIFER P MANRIQUEZ 5680 DUCLERCQUE WAY SUN VALLEY NV 89433
491	8515427	DAVID MARFIL ROBERTOS ET AL 244 E 4TH AVE SUN VALLEY NV 89433
492	8524208	LORI MARTIN 5898 COPLEY DR SAN DIEGO CA 92111
493	8504208	DARRELL W & LOUISE R MARTIN 3270 W PLUMB LN RENO NV 89509
494	8548134	JESUS MARTINEZ 145 PENELOPE CT SUN VALLEY NV 89433
495	3536503	VIVIANA MARTINEZ 135 LOFTY VIEW DR SUN VALLEY NV 89433
496	8502185	CARLOS D & MARIA D C MARTINEZ 5132 SUN VALLEY BLVD SUN VALLEY NV 89433
497	8502171	EDUARDO MARTINEZ ET AL 125 E 1ST AVE SUN VALLEY NV 89433
498	8502172	EDUARDO MARTINEZ ET AL 131 E 1ST AVE SUN VALLEY NV 89433
499	8547220	ILIANA MARTINEZ-SILVA 5728 SUN VALLEY BLVD SUN VALLEY NV 89433
500	3511307	GEORGE J MASSETTI ET AL 34 RAINBOW DR PEKIN IL 61554
501	8511213	ALFRED G & ANN I MATTICE PO BOX 78 MANHATTAN NV 89022
502	8511214	ABBY L MATTICE 225 W 4TH AVE SUN VALLEY NV 89433



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503	8565043	ROBERT D & BERTHA J MATTSON FAMILY TRUST 32178 61ST AVE C/O DENNIS R MATTSON SAINT CLOUD MN 56303
504	8584115	LESLIE A MAXWELL-BURTON 5381 SLOPE DR SUN VALLEY NV 89433
505	8583016	MARK L & ROSE M MAYHEW 160 JANI PL SUN VALLEY NV 89433
506	8511325	ELIAS & DEMETRIA MAYORGA 7855 TULEAR ST RENO NV 89506
507	3507201	JOHN O & MARGARET J MCBRIDE 4738 W LEONESIO DR SUN VALLEY NV 89433
508	8571228	DAWN K MCCARTHY 5255 SLOPE DR SUN VALLEY NV 89433
509	8571110	SHERRIE L MCCLAUGHREY 5214 SLOPE DR SUN VALLEY NV 89433
510	3536401	CHRISTOPHER MCCLINTOCK 2565 CAMELOT WAY RENO NV 89509
511	3506408	PATRICC A & BRANDI M MCDONALD 4790 SKAGGS CIR SUN VALLEY NV 89433
512	8544226	RICKEY L MCGOLDRICK 6035 N RILEY ST LAS VEGAS NV 89149
513	8544228	PATRICIA A MCKEE 5565 LIL ABNER LN SUN VALLEY NV 89433
514	3507102	ETHAN P & CARLA A MCLAUGHLIN 4815 WAYNE DR SUN VALLEY NV 89433
515	8554136	ROBERT M MCLEOD FAMILY TRUST 6417 HICKORY AVE ORANGEVALE CA 95662
516	3536407	MARIA A MEDINA 4790 RAMPION WAY SUN VALLEY NV 89433
517	8570205	ABELARDO V MEDINA 7650 MARIE WAY SPARKS NV 89436
518	3536612	VALENTINA MEDINA 205 SUGAR HILL DR SUN VALLEY NV 89433
519	8515530	JOSE MEDINA ET AL 5379 CAROL DR SUN VALLEY NV 89433
520	8505039	JOSE S MEJIA 60 FRANKS LN SUN VALLEY NV 89433
521	3536609	MIGUEL E & JUANA I MELENDEZ 175 SUGAR HILL DR SUN VALLEY NV 89433
522	8502184	ENRIQUE MENA-MARQUEZ ET AL 1450 TRAINER WAY RENO NV 89512
523	8511315	JUAN MENDOZA 30 LONE CEDAR CT SUN VALLEY NV 89433
524	50474109	RODOLFO & ANGELA MENDOZA ET AL 188 PERIDOT WAY SUN VALLEY NV 89433
525	8523008	TERRY L MEYER 180 SPEARS CIR SUN VALLEY NV 89433
526	8504235	STEVE MILES 5256 CAROL DR SUN VALLEY NV 89433
527	8583038	BRYAN A & BRENDA L MILHOLLAN 141 LACY LN SUN VALLEY NV 89433
528	8548205	RANDY S MILLER 5778 SUN VALLEY BLVD SUN VALLEY NV 89433
529	8504360	WILLIAM G & CAROL MILLER 2576 CITYVIEW TER RENO NV 89512
530	8504321	CAROL A MILLER 2576 CITYVIEW TER RENO NV 89512
531	8570115	LAVONNE MILLER 4008 PACIFIC AVE LONG BEACH CA 90807
532	3511305	KIE S MILLER 35 ROSEBUD CIR SUN VALLEY NV 89433
533	8583033	FRANCISCO MIRANDA-DUARTE ET AL 595 E 7TH AVE C/O ANTONIA MENDEZ SUN VALLEY NV 89433
534	8566039	KATHY MIYOSHI 5710 JACOBSON WAY SUN VALLEY NV 89433
535	8548101	ALEJANDRO & BERTHA A MONTANO 5754 APPLGATE DR SUN VALLEY NV 89433



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536	8504249	JUAN M M MORAN 5265 LEON DR SUN VALLEY NV 89433
537	8571107	ARACELI MORAN-CERDA 5224 SLOPE DR SUN VALLEY NV 89433
538	8510224	DAWN MORELAND 2825 CUSHMAN RD FALLON NV 89406
539	8506060	RAUL M MORENO 30 MITCHELL CREEK CT SUN VALLEY NV 89433
540	8544230	GARY G & KAREN L MORRIS 5570 LIL ABNER LN SUN VALLEY NV 89433
541	8505006	BUDDY R MORTON ET AL 18845 MESQUITE AVE RENO NV 89508
542	8544244	ANDREW R & SHIRLEY MOSHER 175 DAISY MAE LN SUN VALLEY NV 89433
543	8548105	WANDA L MOSIER 5778 APPLGATE DR SUN VALLEY NV 89433
544	8506012	MOXAN TRUST 1014 E WASHINGTON AVE EL CAJON CA 92020
545	3506305	CHARLES E & KARIN E MULFORD 990 YORK WAY SPARKS NV 89431
546	8510268	MARY MULLER ET AL 5326 SIDEHILL DR SUN VALLEY NV 89433
547	8548135	MARIA O MUNOZ 140 PENELOPE CT SUN VALLEY NV 89433
548	8582012	STEPHANIE C MURGA 5106 BREIMON AVE SUN VALLEY NV 89433
549	8582011	JOSE G MURILLO-AMARO ET AL 5104 BREIMON AVE SUN VALLEY NV 89433
550	8544238	DAVID & LEONOR MURO 5585 PAULLO LN SUN VALLEY NV 89433
551	50474216	ELEAZAR V MURO ET AL 199 ALEXANDRITE CT SUN VALLEY NV 89433
552	8582007	DAVID A MUSKIN 5115 SUN VALLEY BLVD SUN VALLEY NV 89433
553	8523013	JESUS & ALMA NAJERA 180 W 6TH AVE SUN VALLEY NV 89433
554	8504230	ANA V NAJERA 19 E P ST SPARKS NV 89431
555	3536427	JAMES NASH 130 LOFTY VIEW DR SUN VALLEY NV 89433
556	8502223	JUAN NAVARRO-MAGDALENO 5124 CAROL DR SUN VALLEY NV 89433
557	3507303	NEELD FAMILY TRUST 1923 RIO TINTO DR SPARKS NV 89434
558	8510334	LARRY F & KATHY NEELEY ET AL 5364 SLOPE DR SUN VALLEY NV 89433
559	8526151	CHARLES R & MELISSA M NEHRBASS 140 E 7TH AVE SUN VALLEY NV 89433
560	8515541	BIRGITTE D NELON 5327 CAROL DR SUN VALLEY NV 89433
561	3512023	JAMES D NELSON LIVING TRUST 3515 W PLUMB LN RENO NV 89509
562	8502131	GERARDO NERI-ARENAS 5144 SUN VALLEY BLVD SUN VALLEY NV 89433
563	3511212	NEVADA AFFORDABLE HOUSING TRUST #102913 PO BOX 10767 RENO NV 89510
564	8515521	NEVADA BELL 600 E GREEN ST RM 300 ATTN: LINDA RANKIN-AREA MANAGER PASADENA CA 91101
565	8504345	ROCHELLE C & KRISTOFFER E NEWBOLD 5215 CAROL DR SUN VALLEY NV 89433
566	8511328	JO ANN NEWBURY 155 W 4TH AVE SUN VALLEY NV 89433
567	8544250	JACK D & TAMMY J NICHOLSON 154 E 6TH AVE SUN VALLEY NV 89433
568	8585209	ALLEN NIDEVER PO BOX 9162 RENO NV 89507
569	8515544	PAUL NIMSUWAN ET AL 8316 ACCOLADE STREET LAS VEGAS NV 89139



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570	8515428	THOMAS W & TONI E NOBLETT ET AL 4 ANDES LN YERINGTON NV 89447
571	3512009	KENNETH E NORDBERG 60 BUTTERCUP CIR SUN VALLEY NV 89433
572	8516224	JOHN B & PAMELA J NORMAN 248 BOOMERANG CIR SUN VALLEY NV 89433
573	8515420	DENISE A NORWOOD ET AL 240 E 4TH AVE SUN VALLEY NV 89433
574	8547107	AUDREY NUNAMAKER LIVING TRUST 913 GARNET CIR CARSON CITY NV 89705
575	3536603	ISMAEL & PATRICIA NUNEZ 115 SUGAR HILL DR SUN VALLEY NV 89433
576	3512029	JORGE F NUNEZ ET AL 4901 SUN VALLEY BLVD SUN VALLEY NV 89433
577	8570126	LEOBARDO NUNEZ-CASTRO ET AL 180 W GEPFORD PKWY SUN VALLEY NV 89433
578	8510348	JOHN M NUNN ET AL 185 W GEPFORD PKWY SUN VALLEY NV 89433
579	8510347	JOHN M NUNN ET AL 5312 SLOPE DR SUN VALLEY NV 89433
580	8510323	JOHN M NUNN ET AL 165 W GEPFORD PKWY SUN VALLEY NV 89433
581	3506211	RAUL NUNO 1258 CENTERVILLE LN C/O JAMES & DOROTHY PAGE GARDNERVILLE NV 89460
582	50474108	MARIA G OJEDA ET AL 186 PERIDOT WAY SUN VALLEY NV 89433
583	8566027	UTE & RICHARD T OLSON 5755 SUN VALLEY BLVD SUN VALLEY NV 89433
584	3511202	MIRIAM OROZCO 5044 SAGEBRUSH DR SUN VALLEY NV 89433
585	8515519	JAVIER & MARIA S OROZCO 5335 CAROL DR SUN VALLEY NV 89433
586	8502202	ALVARO JR ORTIZ 269 E 1ST AVE SUN VALLEY NV 89433
587	8511229	CASEY OWENS 5456 SIDEHILL DR SUN VALLEY NV 89433
588	8506071	AVEL P & ANA L PALACIOS 75 FRANKS LN SUN VALLEY NV 89433
589	8523030	DUSTIN L PALMER 5584 SLOPE DR SUN VALLEY NV 89433
590	3506407	RICHARD N PARIS 4780 SKAGGS CIR SUN VALLEY NV 89433
591	8524121	DAVID S & EUN S PARK 2560 WESTFALL RD SPARKS NV 89436
592	8547133	JACK A & ANNE E PARKER 5715 ANNA MADALINE CIR SUN VALLEY NV 89433
593	8522027	JACK N & VERONICA V PARKER ET AL 5410 GRAND AVE SUN VALLEY NV 89433
594	8582010	RITA M PARRA 5102 BREIMON AVE SUN VALLEY NV 89433
595	3506308	ALINE J PARRY-POWELL 1208 W 1ST ST RENO NV 89503
596	8504310	NILESH J & SEJU N PATEL 221 W 5TH ST RENO NV 89503
597	8509009	ROBIN L PATRICK ET AL 5185 SLOPE DR SUN VALLEY NV 89433
598	8509007	PETER H & JANIS Y PATRIE 2890 SAVONA DR SPARKS NV 89434
599	8522052	JAMES E & ALEXIS S PAULLO 7770 STARHILL WAY SPARKS NV 89436
600	8515558	JAMES PAULLO 7770 STARHILL WAY SPARKS NV 89436



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No.	APN	Name and Address of Addressee
601	8562023	JERRY PAYNE 2104 GAULT AVES S FORT PAYNE AL 35967
602	8523062	P PELLEGRINI PO BOX 1961 HOMER AK 99603
603	8504234	DONALD J PENNINGTON 210 E GEPFORD PKWY SUN VALLEY NV 89433
604	3507206	MARTIN C PEREZ ET AL 4747 E LEONESIO DR SUN VALLEY NV 89433
605	8583015	JUAN M PEREZ-CASTILLO ET AL 158 JANI PL SUN VALLEY NV 89433
606	8515442	ABRAHAM PEREZ-MENDOZA ET AL 5354 CAROL DR SUN VALLEY NV 89433
607	8515520	SURI PEREZ-PALMA 20 MITCHELL CREEK CT SUN VALLEY NV 89433
608	8582015	ROGER PETCH 3858 SNOW VALLEY RD RENO NV 89508
609	8504233	ARTARUTH PETERS 550 N MCCARRAN BLVD # 301 SPARKS NV 89431-5278
610	8504350	JUDITH L PHAIR FAMILY TRUST PO BOX 628 RENO NV 89504
611	8547207	HERMAN L & TAMMY PHELPS 5645 SLOPE DR SUN VALLEY NV 89433
612	8562003	PHELPS FAMILY TRUST 5645 SLOPE DR SUN VALLEY NV 89433
613	8510350	SPENCER PHUNGPHIPHADHANA PO BOX 1113 SPARKS NV 89432
614	8571219	RUBY A PINEDA 5246 SIDEHILL DR SUN VALLEY NV 89433
615	8502138	JOSE M PINEDO-GONZALEZ ET AL 185 E 1ST AVE SUN VALLEY NV 89433
616	50474208	LUIS PINTOR-MENDOZA ET AL 202 ALEXANDRITE CT SUN VALLEY NV 89433
617	3506101	ALFONSO PINUELAS-MOLINA 4729 W LEONESIO DR SUN VALLEY NV 89433
618	8562004	CLEVE A SR PITKIN 5655 SLOPE DR SUN VALLEY NV 89433
619	3536404	MARIA M PLASCENCIA 4760 RAMPION WAY SUN VALLEY NV 89433
620	8523007	JOHN PLATTE 170 SPEARS CIR SUN VALLEY NV 89433
621	3512007	RONALD R & MARILYN D POE FAMILY TRUST 5185 HONEY BEAR DR SUN VALLEY NV 89433
622	8510251	POKER BROWN LLC 6770 S MCCARRAN BLVD RENO NV 89509
623	8582019	MARIO PONCE-CONO 5111 BREIMON AVE SUN VALLEY NV 89433
624	8511226	FRANK PONTIUS 5444 SIDEHILL DR SUN VALLEY NV 89433
625	8547134	PAMELA C PONTON 5725 ANNA MADALINE CIR SUN VALLEY NV 89433
626	3536608	THOMAS E POUND 165 SUGAR HILL DR SUN VALLEY NV 89433
627	8582008	CRAIG POUNDSTONE 236 W EAST AVE STE A PMB 307 CHICO CA 95926
628	8515555	JAIME A M PRADO ET AL 5307 CAROL DR SUN VALLEY NV 89433
629	8571225	RAQUEL PUENTES 5247 SLOPE DR SUN VALLEY NV 89433
630	8571202	DANIEL QUINTANA ET AL 5254 SIDEHILL DR SUN VALLEY NV 89433



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631	8510331	JOSE E QUINTANILLA ET AL 5334 SLOPE DR SUN VALLEY NV 89433
632	8554120	CHU ENG QUON 1998 REVOCABLE TRUST 1030 SHOSHONE DR RENO NV 89512
633	8515419	DANIEL A RAGAN 5396 CAROL DR SUN VALLEY NV 89433
634	8554206	JERONIMO & ELAINE RAMIREZ 145 STACI WAY SUN VALLEY NV 89433
635	8544233	ALEX O RAMIREZ 5595 PAULLO LN SUN VALLEY NV 89433
636	8502120	MARIA T D G & MIGUEL A G RAMIREZ 5145 CAROL DR SUN VALLEY NV 89433
637	8570204	JESUS F & MARIA T RAMIREZ 250 W GEPFORD PKWY SUN VALLEY NV 89433
638	3536509	MARIA M H RAMIREZ 160 SUGAR HILL DR SUN VALLEY NV 89433
639	8515556	MIKE RAMIREZ ET AL 14285 VIRGINIA FOOTHILLS DR RENO NV 89521
640	3536422	ROSARIO RAMIREZ-DEAGUIRRE 350 SUGAR HILL DR SUN VALLEY NV 89433
641	8515457	SANDEE L RAMOS 5330 CAROL DR SUN VALLEY NV 89433
642	8571108	OSCAR A RAMOS SILVA 841 E STRATFORD AVE SALT LAKE CITY UT 84106
643	8544304	MIGUEL A RAMOS-ROCHA ET AL 116 DAISY MAE LN SUN VALLEY NV 89433
644	8544213	STEVEN B & KATHLEEN L RAMSAY 152 E 6TH AVE SUN VALLEY NV 89433
645	8585120	DAVID & BARBARA RANDELL 625 WEST VINE ST TOOELE UT 84074
646	50474205	JUAN M RANGEL ET AL 5654 CARNELIAN WAY SUN VALLEY NV 89433
647	8515441	FILIBERTO RANGEL-GUILLEN ET AL 5352 CAROL DR SUN VALLEY NV 89433
648	8510241	CELIA M RANSON 3400 CRAZY HORSE RD RENO NV 89510
649	3511203	RAYBURN FAMILY TRUST 5596 RIVERS EDGE DR FALLON NV 89406
650	8558233	REALTY INCOME CORPORATION 1 CVS DR C/O CVS 9838-01 OCC EXP DEPT WOONSOCKET RI 02895
651	8515532	REALTY INCOME TRUST 2 PO BOX 1017 FAMILY DOLLAR STORES INC CHARLOTTE NC 28201
652	8583035	JOHN D REEDY 137 LACY LN SUN VALLEY NV 89433
653	8524106	DON REHMANN LIVING TRUST 3714 INTERNET AVE NORTH LAS VEGAS NV 89031
654	8571116	LAVONNE E & DON R REINHARD 165 W 2ND AVE SUN VALLEY NV 89433
655	8504359	RIGOBERTO & ROSA REYES 160 RINALDI CT SUN VALLEY NV 89433
656	3536308	BLANCA E REYES ET AL 4855 RAMPION WAY SUN VALLEY NV 89433
657	3506401	JUAN M REYES-POSADA 4795 SKAGGS CIR SUN VALLEY NV 89433
658	8506067	JAMES L REYNOLDS PO BOX 51 SPARKS NV 89432
659	8515404	ALFONSO & JULIA L RIBAS 5345 LEON DR SUN VALLEY NV 89433
660	8504318	JESSICA L RICHARD 448 WASHINGTON ST #H RENO NV 89503
661	8585124	DAVID RICKEY 5169 CAROL DR SUN VALLEY NV 89433
662	8585123	DAVID B RICKEY 5167 CAROL DR SUN VALLEY NV 89433
663	8502246	GERARDO G RICO 5132 CAROL DR SUN VALLEY NV 89433
664	8516211	DAMACIO C RIOS 290 BOOMERANG CIR SUN VALLEY NV 89433



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665	8529036	RAUL V & LAURA M RIOS 5335 SIDEHILL DR SUN VALLEY NV 89433
666	8515433	LUIS M RIVERA 225 E GEPFORD PKWY SUN VALLEY NV 89433
667	8544243	H L & J I RIVERS 1997 FAMILY TRUST PO BOX 20602 SUN VALLEY NV 89433
668	50474215	JOHN D & FRANCES R ROBARDS 201 ALEXANDRITE CT SUN VALLEY NV 89433
669	8582014	KATHY ROBINSON 5126 BREIMON AVE SUN VALLEY NV 89433
670	8571214	ELIZABETH ROBLES 5215 SLOPE DR SUN VALLEY NV 89433
671	8584203	IGNACIO & JIESEL ROBLES LIVING TRUST 17730 HONEY LOCUST CT RENO NV 89508
672	8505055	JOEL ROBLES-VALADEZ ET AL 226 E 1ST AVE SUN VALLEY NV 89433
673	8583036	OCTAVIO P ROCHA ET AL 139 LACY LN SUN VALLEY NV 89433
674	8571222	JAVIER & FRANCISCA RODARTE 5850 MIDDLE FORK DR SUN VALLEY NV 89433
675	8523003	JUAN RODRIGUEZ 130 SPEARS CIR SUN VALLEY NV 89433
676	8565012	ARTURO RODRIGUEZ 5555 HIGHLINE CT SUN VALLEY NV 89433
677	3506406	JOSE L P RODRIGUEZ 4770 SKAGGS CIR SUN VALLEY NV 89433
678	8548213	GILBERTO G RODRIGUEZ ET AL 5771 APPLGATE DR SUN VALLEY NV 89433
679	3536428	JULIO C RODRIGUEZ ET AL 120 LOFTY VIEW DR SUN VALLEY NV 89433
680	8502245	SANDRA L RODRIGUEZ ET AL 5130 CAROL DR SUN VALLEY NV 89433
681	8583014	LUCIANO D ROJAS 150 JANI PL SUN VALLEY NV 89433
682	8505056	JONATHAN ROJAS 624 KEPPEL ST FALLON NV 89406
683	3536621	CIRINA ROLDAN 295 SUGAR HILL DR SUN VALLEY NV 89433
684	8547126	ELIZABETH B & HAL G ROLFE 167 E 7TH AVE SUN VALLEY NV 89433
685	8529020	ROLLISON FAMILY SURVIVORS TRUST 5325 SIDEHILL DR SUN VALLEY NV 89433
686	8554102	ODILIA ROMERO 10985 CHESAPEAKE DR RENO NV 89506
687	8562012	ANDREW P & KATTIE M ROOT 165 W 6TH AVE SUN VALLEY NV 89433
688	8523021	JOSE A ROSA 5555 SLOPE DR SUN VALLEY NV 89433
689	8565056	NICHOLAS & MARCELINA ROSALES 190 VOGEL CT SUN VALLEY NV 89433
690	8524115	DAVID O ROSALES ET AL 171 E 6TH AVE SUN VALLEY NV 89433
691	8547127	CHARLES J JR ROSE 5720 KASANDRA WAY SUN VALLEY NV 89433
692	8524118	CHARLES ROSENBAUM 155 E 6TH AVE SUN VALLEY NV 89433
693	3536424	LORRAINE ROSS 160 LOFTY VIEW DR SUN VALLEY NV 89433
694	3511312	JAMES C ROSS TRUST 6326 LIBERTY CHAPEL RD FLORENCE SC 29506
695	3536402	RICHARD J & EVELYN K ROWE REVOCABLE TRUST 2001 COUNTRY CIR SPARKS NV 89434
696	3536506	DOMINGO M RUELAS ET AL 190 SUGAR HILL DR SUN VALLEY NV 89433
697	8516221	PEDRO & MARIA D R RUIZ 520 JAN MOR CT SUN VALLEY NV 89433
698	8522044	PEDRO & ROSARIO RUIZ 520 JAN MOR CT SUN VALLEY NV 89433



Community Services Department
 Planning & Building Division for the

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Washoe County Commission

1001 E. Ninth St., Bldg. A, Reno, NV 89512
 Post Office Box 11130, Reno, NV 89520-0027

Signature: *R. Gurnea* Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

699	8524201	ALONZO & JULEEN RUIZ FAMILY TRUST 5670 DUCLERCQUE WAY SUN VALLEY NV 89433
700	8585118	RUMBAUGH LIVING TRUST 1825 ELLENDALE RD RENO NV 89503
701	3507308	WILLIAM D RUSHFORD 4870 E LEONESIO DR SUN VALLEY NV 89433
702	8583017	BARBARA H RUSSELL 170 JANI PL SUN VALLEY NV 89433
703	8565069	S F & W W ECCLES LLC PO BOX 18628 RENO NV 89511
704	8584111	GARY & VICTORIA L SALAZ 230 W 4TH AVE SUN VALLEY NV 89433
705	8570203	JOSEFINA SALAZAR ET AL 270 W GEPFORD PKWY SUN VALLEY NV 89433
706	3536413	MARIO SALCE-MACIAS 4850 RAMPION WAY SUN VALLEY NV 89433
707	8565010	FRANCISCO & JACKIE SALDANA 5540 HIGHLINE CT SUN VALLEY NV 89433
708	3536409	ROSALIO & DONA SAMBRANO 305 SCORPIO CIR RENO NV 89521
709	8515421	PEDRO R SANCHEZ 242 E 4TH AVE SUN VALLEY NV 89433
710	8516216	ROBERT M SANCHEZ SPENDTHRIFT TRUST 99 W ARROYO ST RENO NV 89523
711	8583001	SANCOR LLC 3205 PIAZZO CIR RENO NV 89502
712	8524138	SAUL SANDOVAL 150 WEWOKA WAY SUN VALLEY NV 89433
713	3506208	EMETERIO S SANDOVAL 760 SNOWDROP CT SUN VALLEY NV 89433
714	8544223	LUIS SANTIAGO-HERNANDEZ ET AL 1705 MERCHANT ST APT B SPARKS NV 89431-3525
715	8547204	MARTHA E G SAUCEDO ET AL 1700 HADDOCK DR RENO NV 89512
716	8562007	RICHARD W & LINDA L SCHAFER 1062 N CATHY LN MERIDIAN ID 83642
717	8544229	CAROL M SCHMORDE FAMILY TRUST 5560 LIL ABNER LN SUN VALLEY NV 89433
718	8504245	LAVERNE E SCHONARD 5672 LUPIN DR SUN VALLEY NV 89433
719	8502183	WILLIAM L III SCHUH 5136 SUN VALLEY BLVD SUN VALLEY NV 89433
720	3512004	LANCE M SCHWAB 17305 WHIPPOORWILL LN RENO NV 89508
721	8554117	JESSICA SCOTT 160 STACI WAY SUN VALLEY NV 89433
722	8583012	CLAYTON SCUDDER 1305 ROCKY VISTA CT RENO NV 89521
723	8504227	JEROME SEGAR 5489 TRAPPER CT SUN VALLEY NV 89433
724	8504226	JOAN SEGAR 5212 CAROL DR SUN VALLEY NV 89433
725	3507203	ALEJANDRA S SEPULVEDA 4748 W LEONESIO DR SUN VALLEY NV 89433
726	8504325	SEQUEIRA FAMILY TRUST PO BOX 60388 C/O DUSSAULT PROPERTY MGMT/D & J SEQUEIRA RENO NV 89506
727	8511232	SERIES 13 CJG LLC 9825 S VIRGINIA ST C/O JULIE CADJEW RENO NV 89511
728	8585101	SERIES 2 CJG LLC 9825 S VIRGINIA ST C/O JULIE CADJEW RENO NV 89511
729	8571106	SERIES 4 CJG LLC 9825 S VIRGINIA ST C/O JULIE CADJEW RENO NV 89511
730	8515527	SERIES 5 CJG LLC 9825 S VIRGINIA ST C/O JULIE CADJEW RENO NV 89511
731	8571223	ANDREW & CLAIRE C SERRANO PO BOX 20656 SUN VALLEY NV 89433



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Signature: K. Emerson

Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

732	8547101	DIANE L SESKO PO BOX 20123 SUN VALLEY NV 89433
733	8505044	ARTURO G SEVILLA 110 FRANKS LN SUN VALLEY NV 89433
734	8511332	IKE SHAW PO BOX 3271 RENO NV 89505
735	8583030	DENNIS & DAWN SHAY PO BOX 5203 SPARKS NV 89432
736	8524128	RHONDA L SHEEHAN 175 E 6TH AVE SUN VALLEY NV 89433
737	8558204	HARRY SHEPHERD 5565 SHEPHERD CIR SUN VALLEY NV 89433
738	8522051	LINDA J SHIPP ET AL 265 MIA DR SPARKS NV 89436
739	8585105	TAIFUL B SIERRA 5154 SUN VALLEY BLVD SUN VALLEY NV 89433
740	3517001	SIERRA POINT LLC 4751 CAUGHLIN PKWY C/O GASTON & WILKERSON MGMT GRP RENO NV 89519
741	8522024	DAISY SILOZOCHILT 5415 GRAND AVE SUN VALLEY NV 89433
742	8585121	TERESA SILVA 5181 CAROL DR SUN VALLEY NV 89433
743	3511209	MARIA SILVA-PINTOR 5085 SUNFLOWER DR SUN VALLEY NV 89433
744	8544224	RANDY L & DIANA C SIMAR 145 DAISY MAE LN SUN VALLEY NV 89433
745	8516218	EDGAR SIMENTAL 5460 LANI CIR SUN VALLEY NV 89433
746	8577035	MIGUEL & MARIA S SIMENTAL 5434 LEON DR SUN VALLEY NV 89433
747	8544102	SIXTH AVENUE PARK 1 LLC PO BOX 20696 RENO NV 89515
748	50474104	KERRY J & CATHERINE SKINNER 5657 CARNELIAN WAY SUN VALLEY NV 89433
749	8547106	ROBERT H SMITH 5742 APPLGATE DR SUN VALLEY NV 89433
750	8515554	WILLIAM L & ANNA MAE SMITH 5305 CAROL DR SUN VALLEY NV 89433
751	8570105	SHERRILL SMITH PO BOX 12755 RENO NV 89510
752	3536508	NANCY L SMITH 170 SUGAR HILL DR SUN VALLEY NV 89433
753	3507320	BRIAN D & STEPHANIE M SMITH 965 SKAGGS CIR SUN VALLEY NV 89433
754	8585210	TODD A SMITH PO BOX 5952 RENO NV 89513
755	8583025	JON A SMITH ET AL 185 E 5TH AVE SUN VALLEY NV 89433
756	8558108	LEONARD W & OPAL A SMITH FAMILY TRUST 3900 BUCKINGHAM SQ RENO NV 89503
757	3536611	ALEXANDER G SNYDER 195 SUGAR HILL DR SUN VALLEY NV 89433
758	8510260	MARITZA A SOLANO ET AL 5343 SLOPE DR SUN VALLEY NV 89433
759	8515537	ROSALVA I SOMERA 5387 CAROL DR SUN VALLEY NV 89433
760	8502130	EMMA I SORIANO 5142 SUN VALLEY BLVD SUN VALLEY NV 89433
761	8523020	R J SPEARS 5435 PEARL DR C/O MICHAEL A LINDNER SUN VALLEY NV 89433
762	8566017	MICHAEL J SPIELMAN 577 MARSH AVE RENO NV 89509
763	8505054	TRICIA K SPIELMAN 250 RIVER BEND DR RENO NV 89523
764	8525202	ST PETER CANISUS REAL PROPERTY LLC 290 S ARLINGTON AVE STE 200 RENO NV 89501
765	8558201	KIYOKO STANTON 5450 SLOPE DR SUN VALLEY NV 89433



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Planning & Building Division for the

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Signature: *R. Gueser* Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

766	8515464	JERRY T III STARK 575 E 4TH AVE SUN VALLEY NV 89433
767	3536616	CHARLES F STEWART 245 SUGAR HILL DR SUN VALLEY NV 89433
768	8502139	STOWELL LIVING TRUST PO BOX 20151 SUN VALLEY NV 89433
769	8515423	STEVEN M STREEPER 5300 CAROL DR SUN VALLEY NV 89433
770	8505020	RAND L SULLIVAN 2000 REDWOOD HWY SPC 69 SPC 69 GREENBRAE CA 94904
771	3512026	SUN VALLEY CENTER LLC 2170 SKYLINE BLVD C/O LORRAINE A DESIDERIO RENO NV 89509
772	8521103	SUN VALLEY GENERAL IMPR DIST 5000 SUN VALLEY BLVD SUN VALLEY NV 89433
773	8515559	SUN VALLEY LAND OWNERS CORP 5360 SUN VALLEY BLVD C/O TREASURER SUN VALLEY NV 89433
774	8522017	SUN VALLEY SHOPPING CENTER 6600 WANDERMERE RD C/O ROBERT F VAN SANTEN MALIBU CA 90265
775	8505066	SUN VALLEY WATER & SANITATION 5000 SUN VALLEY BLVD SUN VALLEY NV 89433
776	8571210	SUNSHINE HOME LOCATOR TRUST 550 W PLUMB LN # B507 RENO NV 89509
777	3511315	SYSTEM CAPITAL REAL PROP CORP PO BOX 182571 ATTN MCDONALD CORP 27-0170 COLUMBUS OH 43218
778	3511214	PHILLIP & ANITA TATE 6027 AFTON CT SAN JOSE CA 95123
779	8515465	TENAYA MANUFACT HOMES THRE LLC 3318 POCO REY CT SPARKS NV 89436
780	8504358	TENAYA MANUFACTURED HOMES FIVE 3318 POCO REY C/O BARBARA FAULKNER SPARKS NV 89436
781	3512006	TENAYA MANUFCTRED HMS FIVE LLC 3318 POCO REY CT SPARKS NV 89436
782	8571118	STEPHEN TESERIO ET AL 11565 JUNIPER ST RENO NV 89506
783	8570125	MICHAEL THELEN PO BOX 20103 SUN VALLEY NV 89433
784	3507105	STEVEN P TILLMAN 4733 W LEONESIO DR SUN VALLEY NV 89433
785	8544112	PATRICIA E TITTLE 5587 DAYSRING LN SUN VALLEY NV 89433
786	8515538	MICHAEL F JR TOBIN 5385 CAROL DR SUN VALLEY NV 89433
787	8504353	LINDA J & RICADO S TOOMBS 5289 CAROL DR SUN VALLEY NV 89433
788	3536614	CELEDONIA G TOREM 225 SUGAR HILL DR SUN VALLEY NV 89433
789	8562026	NORMA C TORRES 175 W 6TH AVE SUN VALLEY NV 89433
790	8570225	SYLVIA R TORRES PO BOX 21082 SUN VALLEY NV 89433
791	50474106	RAMIRO TORRES-MENDEZ ET AL 5653 CARNELIAN WAY SUN VALLEY NV 89433
792 *	8585116	JOHN R TRIMMER 205 SUNLIT TER SPARKS NV 89441
793	8570206	MARK A TRUDELL 10540 MIZPAH CIR RENO NV 89508
794	8570113	ANDRES A TRUJILLO 2285 ROCKDALE DR SPARKS NV 89434
795	8570216	ROBERT H TURNBAUGH PO BOX 20131 SUN VALLEY NV 89433
796	3506206	MONTGOMERY TURNER 4722 W LEONESIO DR SUN VALLEY NV 89433
797	3507309	KATHLEEN E TURNER 4874 E LEONESIO DR SUN VALLEY NV 89433
798	8505038	SAMUEL Z URQUIDEZ ET AL 50 FRANKS LN SUN VALLEY NV 89433



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Signature: *K. Emice* Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

No.	APN	Name and Address of Addressee
826	8523004	VICKIE VLADEFF 140 SPEARS CIR SUN VALLEY NV 89433
827	8570210	KEVIN VOKES ET AL 2510 TUSCAN WAY SPARKS NV 89434
828	8523051	KIMBERLY A VROOMAN PO BOX 190921 ATLANTA GA 30319
829	3512003	NANCY D WAGNER 4990 SUNFLOWER DR SUN VALLEY NV 89433
830	8584219	LAURIE L WAGONER 5345 DESIREE CT SUN VALLEY NV 89433
831	8523031	LOREN L & CYNTHIA J WAHL 5582 SLOPE DR SUN VALLEY NV 89433
832	3506213	SANDRA L WARBINGTON 4723 E LEONESIO DR SUN VALLEY NV 89433
833	8547132	ROBERT & HEATHER WARNER 5745 ANNA MADALINE CIR SUN VALLEY NV 89433
834	8515528	DORTHEA & BARRY WASHBURN 205 E GAULT WAY SPARKS NV 89431
835	8521102	WASHOE COUNTY 7500 E 53RD PL RM 1108 C/O USPS NEVADA FCT DENVER CO 80266
836	3536313	WASHOE COUNTY PO BOX 11130 ATTN COMMUNITY SERVICES DEPT RENO NV 89520
837	8562013	WASHOE COUNTY REGIONAL OPEN SPACE PROGRAM PO BOX 11130 RENO NV 89520
838	8576036	WASHOE COUNTY SCHOOL DISTRICT BOARD PO BOX 30425 ATTN TOM CIESYNSKI RENO NV 89520
839	8502140	WE BUY HOUSES LLC 512 VICTORIAN AVE SPARKS NV 89431
840	8524135	WILLIAM S & DOROTHY H WEBB LIVING TRUST 903 LYMAN AV RENO NV 89509
841	8577033	CINDY L WEINTRITT 5400 LEON DR C/O JOANNE L LONG SUN VALLEY NV 89433
842	3506310	WEISS FAMILY TRUST ET AL 4710 E LEONESIO DR SUN VALLEY NV 89433
843	8544246	BARRY G WELLARD ET AL 155 DAISY MAE LN SUN VALLEY NV 89433
844	8554203	CHARLES E WEST 335 E 6TH AVE SUN VALLEY NV 89433
845	8516219	TERRY L WEST 5470 LANI CIR SUN VALLEY NV 89433
846	3512028	WESTERN HIGHLAND MORTGAGE FUND 3170 US HIGHWAY 50 STE 10 SOUTH LAKE TAHOE CA 96150-9213
847	8547144	JOYCE L WESTWOOD TRUST 5741 KASANDRA WAY SUN VALLEY NV 89433
848	8509021	PENNY E WHITE 265 STRATTON DR SUN VALLEY NV 89433
849	8558215	DONALD L WHITNEY PO BOX 20051 SUN VALLEY NV 89433
850	8522033	LEONARD E JR WIGHT 3100 FISCHER PL FALLON NV 89406
851	8547219	AERON WILLIAMS 801 WILSON AVE RENO NV 89502
852	8524203	VICTORIA L WILLIAMS LIVING TRUST 900 SHARROW WAY CARSON CITY NV 89703
853	8583024	ARTHUR J WILSON 179 E 5TH AVE SUN VALLEY NV 89433
854	8577032	FRED & LINDA J WILSON 218 SUNFLOWER DR ROSE HILL KS 67133
855	8583023	ROB R & MARY W WILSON PO BOX 1743 TWAIN HARTE CA 95383



Community Services Department
 Planning & Building Division for the

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Signature: *K. Gause* Date: May 7, 2018

Mailing List for Case No.: WMPA18-0001 and WDCA18-0001 Sun Valley Area Plan Modifiers - Appeal

856	8565059	SUZANNE A WINN 191 VOGEL CT SUN VALLEY NV 89433
857	8504344	WOOD BRO CAPITAL LLC PO BOX 33790 RENO NV 89533
858	8504346	WOOD FOR 3 LLC PO BOX 33790 RENO NV 89533
859	50474206	JERRY D WRIGHT TRUST 5656 CARNELIAN WAY SUN VALLEY NV 89433
860	8526149	ERNEST WYER PO BOX 20462 SUN VALLEY NV 89433
861	8511329	WILLIAM L & TERRY A YAHNE 5432 SLOPE DR SUN VALLEY NV 89433
862	8524104	ELAINE M & KEITH K YAMAGUCHI 5630 DUCLERCQUE WAY SUN VALLEY NV 89433
863	8522037	YELLOW PINES INC 10603 STEAD BLVD #8 JR'S 24/7 CLUB RENO NV 89506
864	8583011	VALENTIN ZALAZAR ET AL 165 JANI PLACE SUN VALLEY NV 89433
865	8544220	ZAP HOLDINGS LLC SERIES 3 PO BOX 12263 RENO NV 89510
866	8511211	STEPHEN & DANUTA ZARYCZNY ET AL 8805 ARTESIAN WAY RENO NV 89506
867		RESIDENT – TRUCKEE MEADOWS M H ESTATES 5630 SUN VALLEY BLVD SPC 1 – 36 SUN VALLEY NV 89433
868		RESIDENT – RUBYS M H PARK 105 E 5TH AVE SPC 1 – 14 SUN VALLEY NV 89433
869		RESIDENT – TRAILS WEST M H PARK 115 W 5TH AVE SPC 1 – 16 SUN VALLEY NV 89433
870		RESIDENT – SILVER CROWN M H PARK 5315 SUN VALLEY BLVD SPC 1 – 36 SUN VALLEY NV 89433
871		EAST TRUCKEE CANYON CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
872		GERLACH/EMPIRE CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
873		INCLINE VILLAGE/CRYSTAL BAY CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
874		NORTH VALLEYS CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
875		SOUTH TRUCKEE MEADOWS/WASHOE VALLEY CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
876		SPANISH SPRINGS CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
877		SUN VALLEY CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
878		WARM SPRINGS/RURAL CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)
879		WEST TRUCKEE MEADOWS/VERDI TOWNSHIP CITIZEN ADVISORY BOARD MEMBERS (BY EMAIL)



**APPEAL OF DENIAL OF
MASTER PLAN AMENDMENT AND
DEVELOPMENT CODE AMENDMENT CASE
NUMBERS:
WMPA18-0001 and WDCA18-0001
SUN VALLEY AREA PLAN**

**Board of County Commissioners
May 22, 2018**

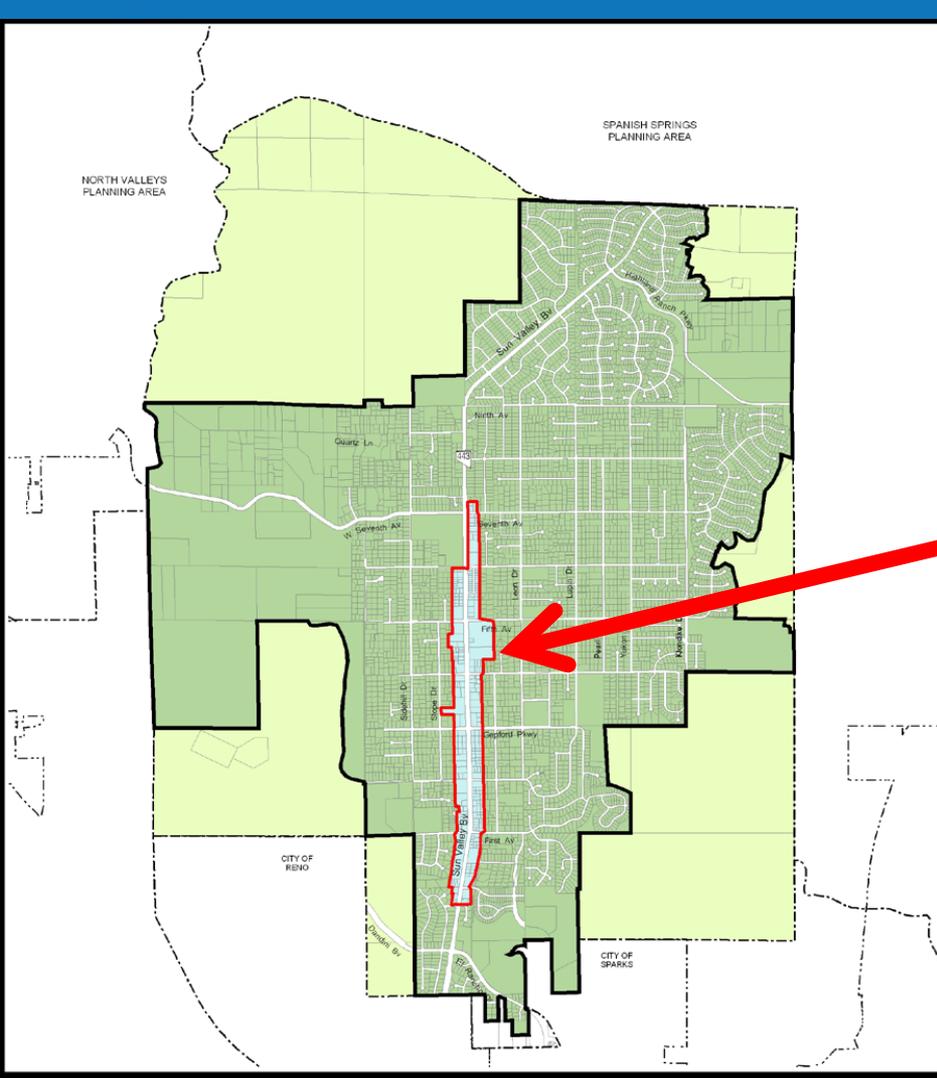


Overview

Amendment would have allowed the development of single-family dwellings within the NC Regulatory zone of the Downtown Character Management Area, subject to the approval of a Special Use Permit

DCMA

Sun Valley Downtown Commercial Management Area



SUN VALLEY CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



Department of
Community Development

WASHOE COUNTY
NEVADA

Reno, Nevada 89520

Post Office Box 11130
(775) 328-3600



Background

- **Planning Commission heard the item on April 3, 2018**
- **Amendments were denied based upon the inability to make the findings required under Articles 818 and 820 of the Development Code**

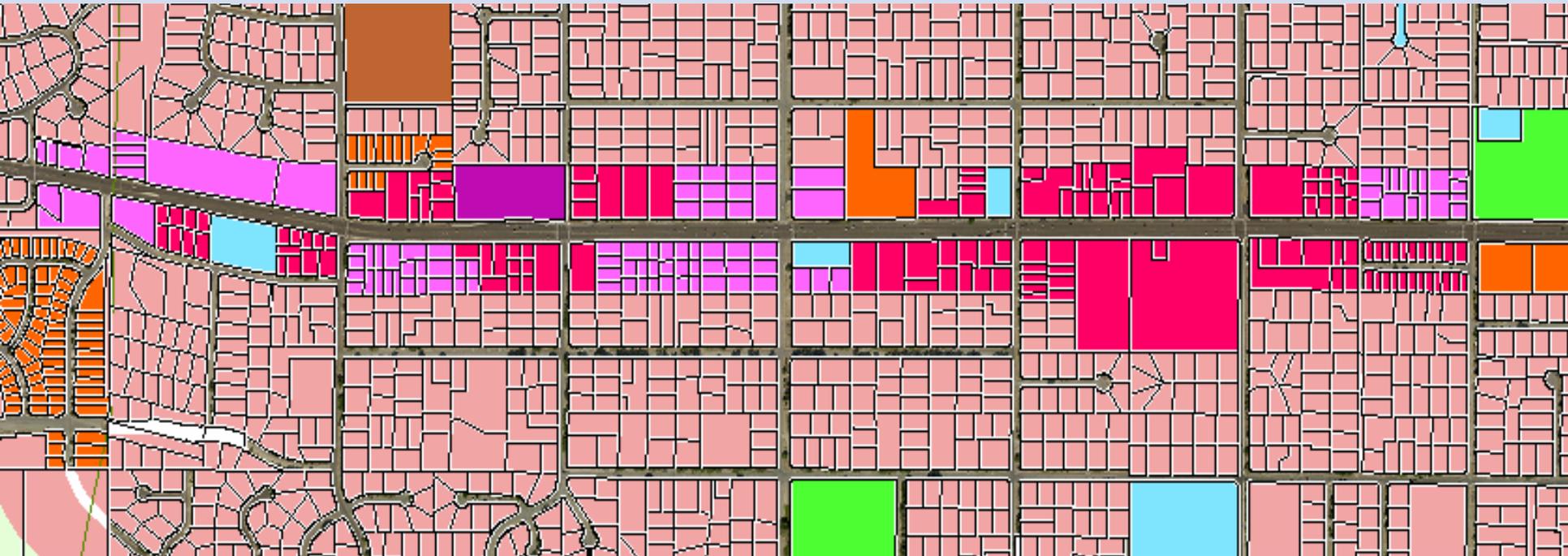


Background

- Many parcels are 1/3 acre
- Empty (vacant) parcels cannot have new homes constructed
- Existing homes cannot be improved / enlarged
- Nearly all other area plans allow single-family residences in the NC zone



DCMA - Zoning





Proposed Amendments - MPA

Area Plan Amendment

SUN.1.2

To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).

a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards. ~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~



Proposed Amendments - DCA

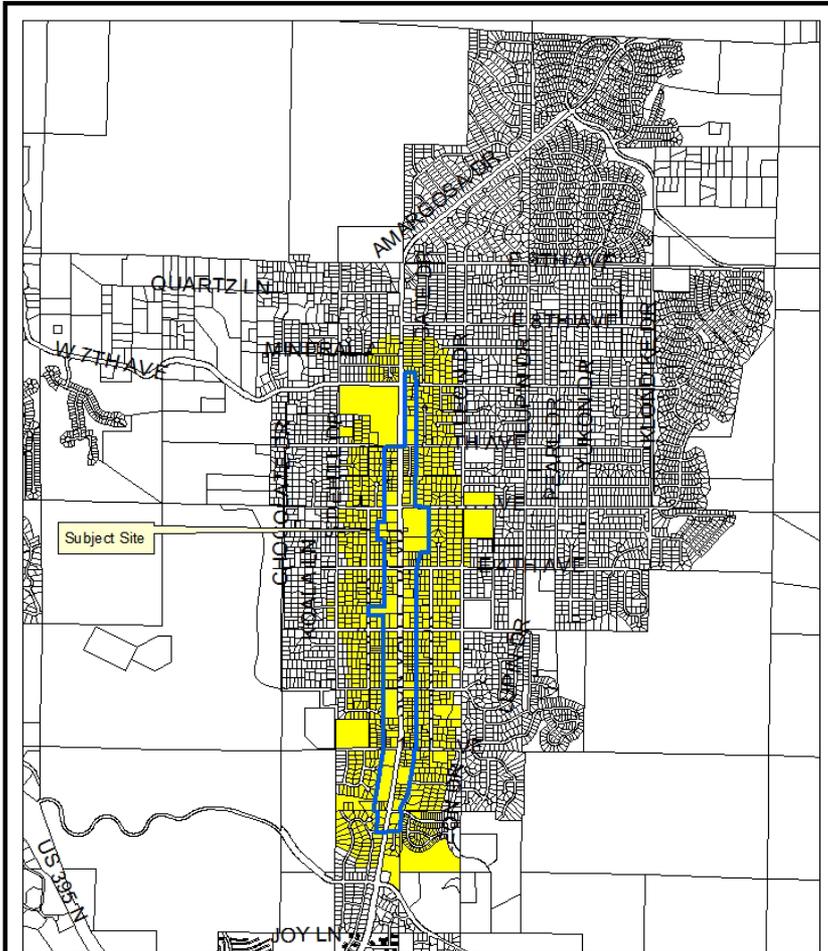
Development Code Amendment

110.218.35 (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, ~~Neighborhood Commercial/Office~~, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.



Public Notice

**1227 parcels noticed
at 750 feet from
DCMA**



Mailing Label Map
WMPPA18-0001 & WDCA18-0001
Sun Valley Area Plan

1227 Parcels selected at 750 feet.

Source: Planning and Development Division



Date: January 2018

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA

Real Office • Box 11130
Reno, Nevada 89520
(775) 228-5800





Sun Valley Citizen Advisory Board

- **Met on 2/5/18**
- **Voted to recommend retaining the current language.**
- **The CAB generally prefers commercial development along Sun Valley Boulevard.**



Basis of Appeal (Exhibit C to Staff Report)

The appellant, Ron Bell, has stated that the reasons for the appeal are:

“In 2010 Sun Valley master plan revised in the spirit to clean up Sun Valley Blvd and promote commercial development. Unfortunately they made the area too broad and included residential lots a block or more from the Blvd. including mine at 109 Grumpy. This has created blight and unimproved properties including mine. The Planning Commission didn’t read or understand the staff report provided to them by Washoe Planning dept. recommending approval of amendment.”



Findings

Required Master Plan Amendment Findings can be found on page 2 of 7 of the staff report.

Required Development Code Amendment Findings can be found on page 3 of 7 of the staff report.



Recommendation

It is recommended that the Board of County Commissioners affirm the decision of the Planning Commission and uphold the denial of Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) and Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers).



Possible Motions

A possible motion for affirmation of the decision of the Planning Commission can be found on page 4 of 7 of the staff report and begins with, “Move to affirm the denial of:”

Should the Board of County Commissioners disagree with the Planning Commission’s denial, a possible motion to reverse the decision of the Planning Commission can be found on page 5 of 7 of the staff report and begins with, “Move to reverse the denial of, and adopt, both:”



QUESTIONS ?

WMPA18-0001 Sun Valley Area Plan

Master Plan Amendment Denial Appeal Ron Bell Appellant



Ron Bell Realtor/Remodeler-Entry Level
Here for myself and around 100 affected

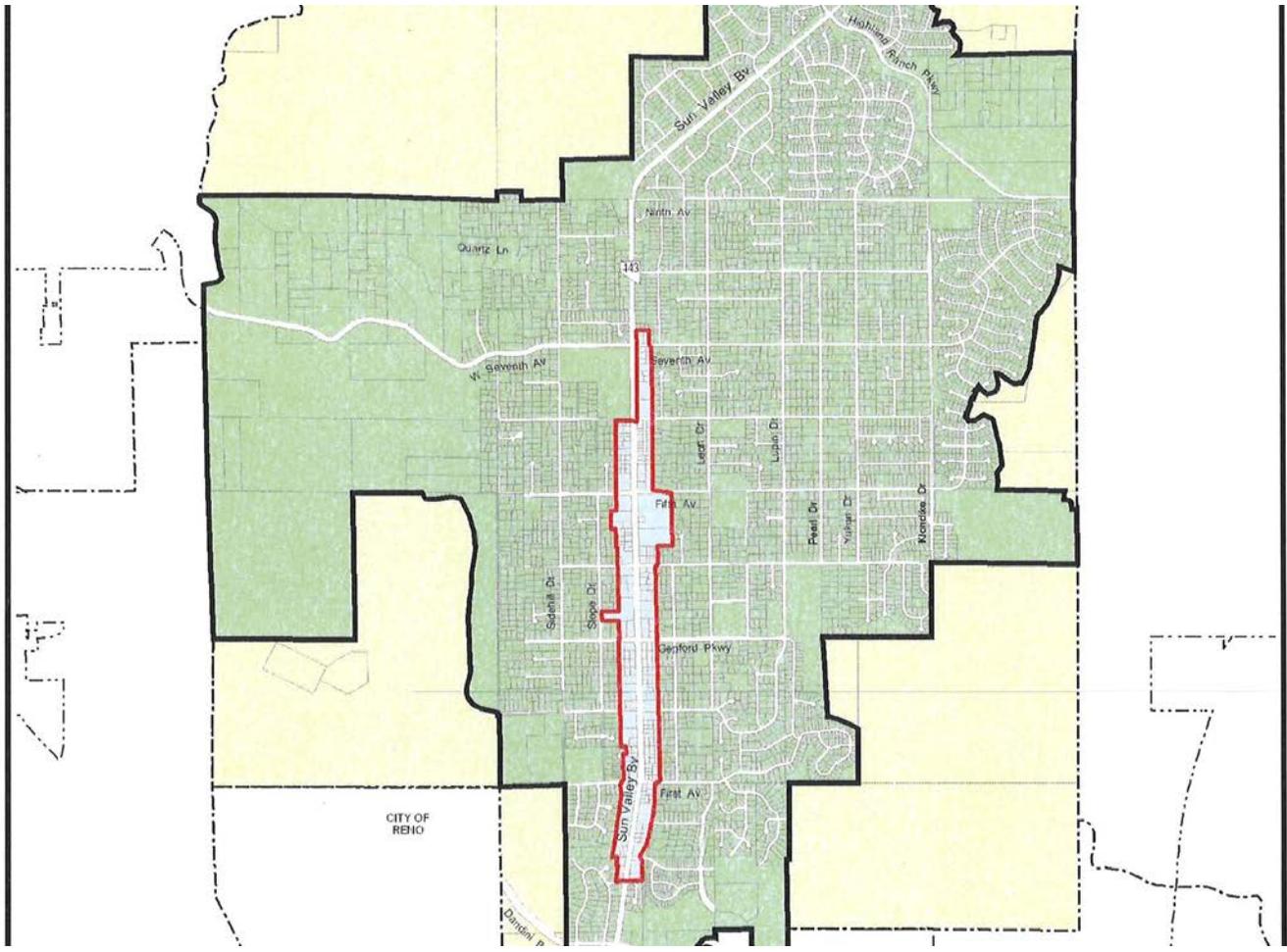
Background-why are we here today?

1945: Master planned manufactured home community, 1 of the largest/ best in Country!

Sun Valley has had affordable housing since it's inception and now has an extreme shortage

1990's: S.V. Master Plan starts; encourages commercial; strip centers vs. affordable housing back in retail days of Radio Shack, Blockbuster et al which goes against original zoning and vision, too wide of area, no regard to property rights

DCMA: Downtown Character Management Area



7. DEVELOPMENT PROJECTS—The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
https://www.washoecounty.us/csd/planning_and_development/index.php.

7.A. Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan) – Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on a proposal by Washoe County to amend text within Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA.

- Staff: Roger Pelham, Senior Planner, rpelham@washoecounty.us, (775) 328-3622
- Reviewing Body: Washoe County Planning Commission

Trevor Lloyd, Planning Manager, gave a brief presentation

- General Commercial properties can request regulatory zone amendment for residential units.
- Opportunities for problems will be addressed.
- Code and master plan amendment

Mr. Del'ne asked about the empty lots. Trevor Lloyd said this change would address that. They could put a mobile home on the lot after an amendment.

Mr. Matthews asked if a business could be put on those lots. Trevor said there are different zone categories. There's a commercial district down the corridor. The red category is residential zone.

James Georges said we worked on what we wanted to see on Sun Valley Blvd. and everyone on the committee agreed. He said they worked on the ditches, weeds, lighting, and sidewalk. Nothing was done. The bus route 5 and 15 used to run. Now the elderly people have to walk to the bus stops. Elderly aren't being taken care of here.

Mr. Cunningham asked what the blue squares on the map. Trevor Lloyd said those are schools – civic zoning.

Roger Edwards said he retired from Planning Commission. The Planning Commission developed the Downtown Management Plan. He said this community picked to be mixed use with commercial and residential. He said you put it in, planning commission approved it.

Margaret Reinhardt said the property of Sun Valley Blvd and Gth Street is vacant. She asked if this is why it's still vacant. Trevor Lloyd said it's a good chance the topic we are discussing is why it's still vacant.

Trevor Lloyd said under the current framework and master plan and regulations, new mobile homes cannot be put in the vacant lots.

Garth Elliot said there is blight. He said we want commercial. We have had a bunch of businesses move in including the Dollar General.

Trevor Lloyd said we aren't taking away the commercial opportunities and commercial development. We are giving people who own homes an opportunity to improve their homes.

Mr. Matthews said more homes are not what we want on Sun Valley Blvd.

Trevor Lloyd said owners of the 1/3 acre lots make request for improvements, and take out old homes and put in new homes. Currently, there are restrictions on replacing old home with a new home. It's not just on Sun Valley Blvd, its 3 properties off the Blvd.

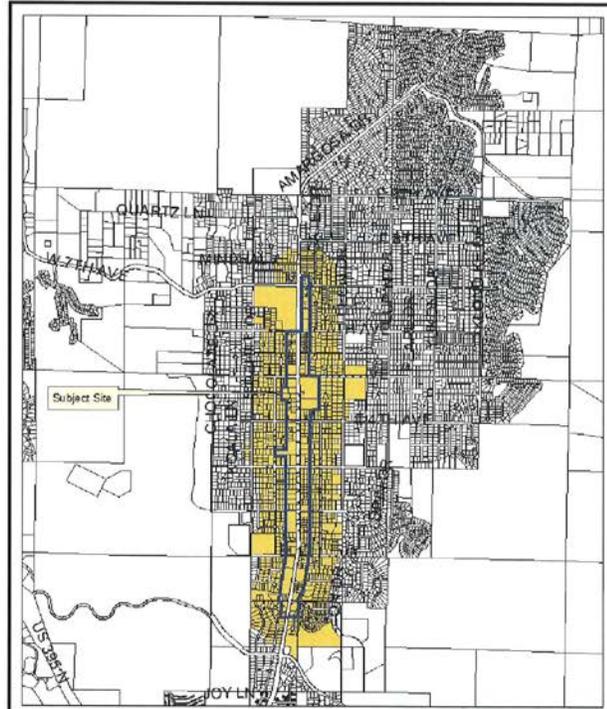
Background Continued

2010: Sun Valley Master Plan Adapted resulting in a moratorium without compensation on manufactured homes on office & Neighborhood Commercial zoned lots and *without proper notice of zoning change to property owners creating hardships and loss of property rights*

2017: Years of telling property owners they couldn't put a manufactured home or major remodel on their property, Planner's at Building Dept. passionately drafted the much needed Master Plan Amendment (all planners for it!) **No objections in 1227 owners notified in and around**



Public Notice



Mailing Label Map
WMPA18-0001 & WDCA18-0001
Sun Valley Area Plan
1227 Parcels selected at 750 feet.

Source: Planning and Development Division



DATE: JANUARY 2018

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA
PHONE: 775-335-1100
FAX: 775-335-3838
WWW.WASHOECOUNTY.NV.GOV

1227 parcels noticed
at 750 feet from
DCMA

2018

January; Roger Pelham Senior Planner recommends motion to initiate an amendment to Sun Valley Master Plan and gets approved.

February: Trevor Lloyd presents Planning Depts. Amendment to CAB, CAB took a pro commercial-retail stance and voted to deny the amendment.

April 3, 2018

Trevor Lloyd from Planning Dept. presents their Master Plan Amendment to Planning Commission.
Ron Bell Commented and NIMBY'S/CAB

Planning Commission denies the amendment request very late at night 4 to 3, those denying it appeared to not understand and or read the report.

Background Neighborhood Commercial Homesites

Many parcels are 1/3 acre, about this room to bathrooms size
(to small for commercial-catch 22)

Vacant parcels cannot have new
homes constructed (even if home on it previously/utilities on it)

Existing homes cannot be improved /replaced or
enlarged resulting in blight in DCMA

Nearly all other area plans allow single-family
residences in the NC zone



SUMMARY

If approved, the Master Plan Amendment and Development Code Amendment would allow the placement or construction of a single-family dwelling, including a mobile home on a parcel of land within the Downtown Character Management Area of the Sun Valley Area Plan, with a regulatory zone of Neighborhood Commercial (NC), subject to the approval of a Special Use Permit. Currently, the placement or construction of a single-family dwelling, including a mobile home on a parcel of land within the Downtown Character Management Area of the Sun Valley Area Plan with a regulatory zone of Neighborhood Commercial (NC), is prohibited.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

On January 2, 2018, staff of the Planning and Building Division made a report to the Washoe County Planning Commission (PC). The Planning Commission initiated the amendment as proposed.

On February 5, 2018, the North Valleys Citizen Advisory Board (CAB) considered the proposed amendments. At the CAB meeting Margaret Reinhardt moved to recommend denial 7a & 7b. Michael Rider seconded the recommendation to deny. The motion passed unanimously.

On April 3, 2018, the Washoe County Planning Commission held a public hearing on these items. The PC denied the proposed amendments with a vote of 4 to deny and 3 to approve, based upon the inability to make the findings required by Washoe County Code Section 110.820.15(d).

BACKGROUND

The Washoe County Planning Commission denied the above referenced Master Plan Amendment case number based on the inability to make the findings required by Washoe County Code Section 110.820.15(d).

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: Single family dwellings are permissible in the Neighborhood Commercial regulatory zone in most other areas plans. This amendment would make the Sun Valley Area Plan consistent with other area plans; therefore the proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: Single family dwellings may be compatible with other permissible uses within the Neighborhood Commercial regulatory zone, subject to conditions of approval as may be required with the approval of a special use permit. Therefore, the proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment responds to the requests from several property owners who have parcels of land which were previously developed with single family residences (including mobile homes and manufactured homes) that are now prohibited from placing new homes or larger homes on those lots. Therefore, the proposed amendment responds to changed conditions since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

Staff Comment: Any single family dwelling that may be developed on any of the effected parcels of land must demonstrate that adequate facilities will be provided, both by generally applicable requirements of the Development Code as well as possible conditions of approval that may be placed on the required special use permit. Therefore, the finding can be made that there are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted within the Commercial Master Plan designation.

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The Citizen Advisory Board expressed the opinion that the amendment will not promote the desired pattern of orderly physical growth, as they expressed that Neighborhood Commercial lots should be developed with commercial uses, not single family residences, along Sun Valley Boulevard. Staff holds a differing opinion as many lots are small, and were previously developed with single family residences

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Overview

Amendment allows the development of single-family dwellings within the NC Regulatory zone of the Downtown Character Management Area, subject to the approval of a **Special Use Permit; nothing really changing!**

the approval of a special use permit. The intent of the Development Code, as applicable to the Neighborhood Commercial regulatory zone, is stated at Section 110.106.15 (Q) which reads, in part, as follows. "[The Neighborhood Commercial] regulatory zone also is intended to create and preserve areas for residential uses, including multi-family and neighborhood commercial uses that are complementary to surrounding residential communities. The area is to be developed in a low-intensity, park-like setting." The original purposes for the Development Code as expressed in Article 918, Adoption of Development Code is found in section 110.918.10. Of particular relevance is subsection (a) which reads, "Promote the public health, safety, morals, convenience and general welfare;" and subsection (g) which states, "Promote the economic and social advantages gained from an appropriately regulated use of land resources." It is the opinion of staff that the Planning Commission can make this finding.

- 3. **Response to Changed Conditions.** The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff Comment: The proposed amendment responds to the requests from several property owners who have parcels of land which were previously developed with single family residences (including mobile homes and manufactured homes) that are now prohibited from placing new homes or larger homes on those lots. Therefore, the proposed amendment responds to changed conditions since the Code was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land within the Neighborhood Commercial regulatory zone.

- 4. **No Adverse Affects.** The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff Comment: The proposed Development Code amendment has no relationship to the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Recommendation



Staff remains of the opinion that the benefits of approval outweigh the detriments, as detailed in this report. Staff offers the following motions for the Planning Commission's consideration.

Motion

Approvals:

Master Plan Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0001 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and three findings in accordance with Sun Valley area plan at SUM.13.1. I further move to certify the resolution contained in Attachment A and the proposed Master Plan Amendments in WMPA18-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

Building Dept. Planner's Recommendation

Washoe County Planning Commission

Staff Report Date: March 6, 2018

STAFF RECOMMENDATION

RECOMMEND APPROVAL

RECOMMEND DENIAL

POSSIBLE MOTION

Master Plan Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0001 having made the five findings in accordance with Washoe County Code Section 110.820.15(d) and three findings in accordance with Sun Valley area plan at SUM.13.1. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA18-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

Development Code Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of Development Code Amendment Case Number WDCA18-0001, to amend Washoe County Chapter 119 (Development Code) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed, having made the four findings in accordance with Washoe County Code Section 110.818.15(e). I further move to authorize the Chair to sign the resolution contained in Attachment B on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date.

(Motions with Findings begin on page 9 of this report)



Planning Commission Staff Report

Meeting Date: January 2, 2018

Agenda Item: 9A

STAFF REPORT CASE NUMBER: Master Plan Amendment Case Number WMPA18-000X and Development Code Amendment Case Number WDCA18-000X

BRIEF SUMMARY OF REQUEST: To initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA," and

To initiate an amendment to the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.)

STAFF PLANNER: Planner's Name: Roger Pelham, MPA, Senior Planner
 Phone Number: 775.328.3622
 E-mail: rpelham@washocounty.us

CASE DESCRIPTION

1. Master Plan Amendment Case Number WMPA18-000X (Sun Valley Area Plan) – For possible action, hearing and discussion to initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA." If approved this amendment would allow new single family detached residential uses, including mobile homes, within the Downtown Character Management Area (DCMA) as identified on the Sun Valley Character Management Plan map.

AND

2. Development Code Amendment Case Number WDCA18-000X (Sun Valley Area Plan Modifiers) – For possible action, hearing, and discussion to initiate an amendment to Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.

If the proposed amendments are initiated, to authorize the Chair to sign resolutions to that effect.

STAFF RECOMMENDATION

Initiate

Do Not Initiate

Lloyd stated it would not, because the Master Plan Amendment allowed for putting in manufactured homes. The Master Plan Amendment would remove the language that said they could not have a single family detached residence on an NC zoned property regardless of whether it was stick built or manufactured. The Code Amendment said now they could not have a manufactured home in the NC zone in Sun Valley. He said the Commission would need to approve both to provide relief to the homeowners.

Commissioner Bruce said as long as a Special Use Permit was being required, if someone wanted to improve or develop on Sun Valley Blvd., he felt this would not be a problem. He was concerned because special use permits went before the Board of Adjustment and not the Planning Commission.

Commissioner Horan said he thought screening could not be a condition on a residential property. Mr. Lloyd stated the Board of Adjustment would have some flexibility in imposing conditions if there were some concerns about possible screening.

Chair Chvilicek called for a motion.

Development Code Amendment:

Commissioner Lawson moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Development Code Amendment Case Number WDC18-0001, to amend Washoe County Chapter 110 (Development Code) at 110.218.35(a) to remove "Neighborhood Commercial/Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed, being UNABLE to make at least one of the following findings of fact as required by Section 110.818.15(e). Commissioner Chesney seconded the motion, which carried unanimously with four in favor (Commissioners Bruce, Chesney, Horan and Lawson) and three against (Commissioners Barnes, Chvilicek and Donshick).

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Effects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Master Plan Amendment:

Commissioner Lawson moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission NOT adopt the resolution contained at Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number

Key Feature of Area Plan Amendment Strike

Area Plan Amendment

To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).

a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards. ~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~

Key Feature Development Code Amendment Strike

Development Code Amendment

110.218.35 (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, ~~Neighborhood Commercial/Office~~, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

Development Code Amendment Findings Staff

Findings and evaluation can be found on page 8 of the staff report.

“Staff believes that all findings can be”
made and **recommends approval** of
the Development Findings” (now switched).

Master Plan Amendment Findings By Planning & Building Dept. Staff

Findings and evaluation can be found on page 6 & 8 of the staff report.

“Staff believes that all findings can be”
made and **recommends approval** of
the MPA. (switched position)

Sun Valley Master Plan 90's Era Retail- Commercial Logic vs. Now

Park Lane Mall Retail to mostly Residential

Sparks Multiplex Retail to Residential
Casinos and shops downtown converted to
Residential (Siegel Suites et al)

In the world of online, retail and commercial is
dying and residential is thriving/in demand

Commercial and Retail-The Good, the bad...



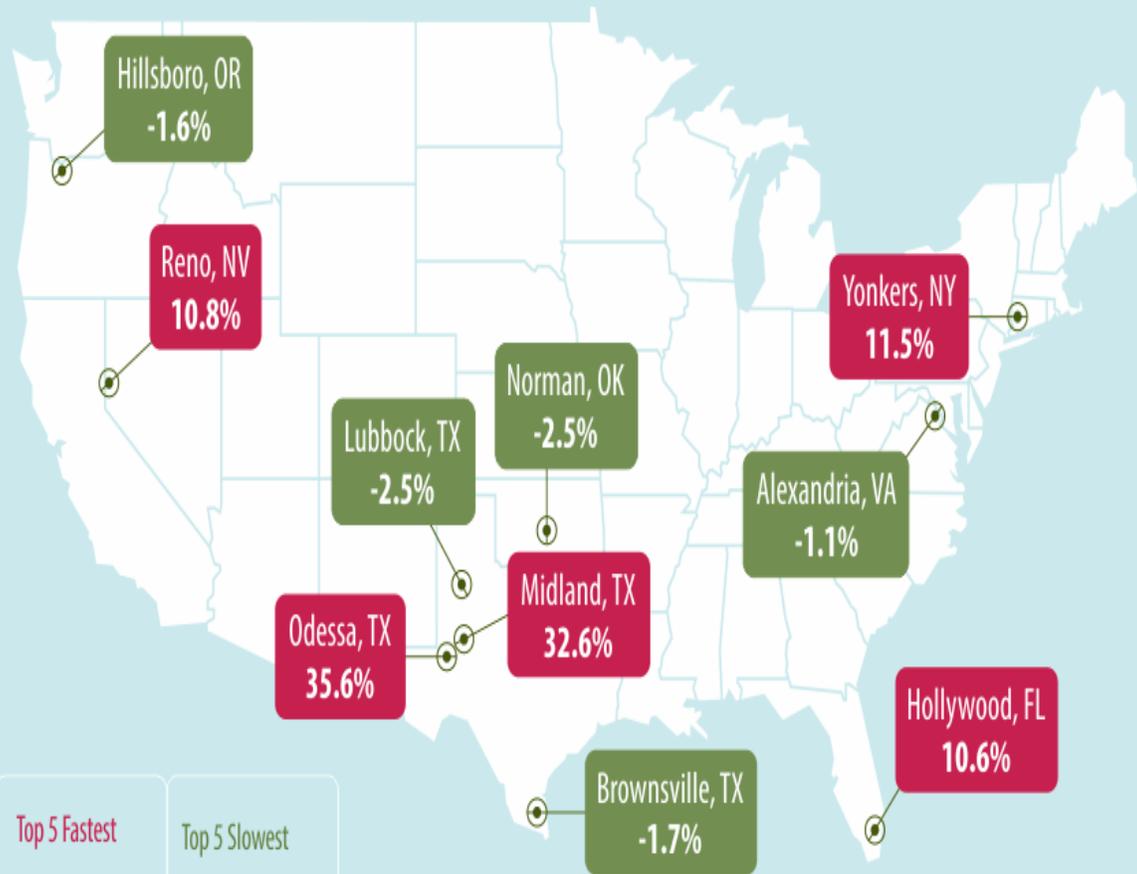
And the ugly



The New Normal



SMALL CITIES The most significant Y-o-Y rent changes in April 2018



Top 5 Fastest

1. Odessa, TX
2. Midland, TX
3. Yonkers, NY
4. Reno, NV
5. Hollywood, FL

Top 5 Slowest

1. Norman, OK
2. Lubbock, TX
3. Brownsville, TX
4. Hillsboro, OR
5. Alexandria, VA

RENTCafe®

Data source: Yardi Matrix

Avg. Reno-Sparks rent, 2006 - 2016





Commercial Examples on Boulevard



Mostly Vacant Attempt At Commercial Since Opening, Vice Businesses Attracted; Tobacco, Loans, Gambling



Vacant Vacant Vacant Since Opening!



Commercial Verses Residential In Close Proximity



Some say affordable housing is bad and want more of this...

Commercial Zoning Allows This...



Examples of more vice businesses..



Scolari's Life Support-Predatory Business



Trashed Lots And Abandoned Mobile Homes In Moratorium/DCMA Area



Vacant Lots Affected By Moratorium Without Compensation



All Utilities in on 6th St. Vacant Property
Similar Scenario As Others; Mfg. Neighbors





One Block away from Sun Valley Boulevard



Grumpy Lane From My Lot North-South



My 109 Grumpy homesite has all utilities in



My Vacant Lot Now, My Mailbox



My Lot Looking Back To Sun Valley Blvd





Evergreen Note Servicing
 Lakeside Dr Ste 150
 Reno, NV 89511

Evergreen
 NOTE SERVICING
Account Statement
 Statement Date: May 04, 2018

.....SNGLP 883 153 1 SP 0.470 Tray 1 Piece 153
Ron Bell
 PO Box 18284
 Reno NV 89511-0284

Account Number 10700001965300
 Payment Due Date 06/01/2018
Amount Due \$ 658.81
If received after 6/1/2018, pay \$ 663.81

Account Information	
Property Address	109 GRUMPY LANE SUN VALLEY
Outstanding Principal	\$43,726.64
Interest Rate	7.000%
Prepayment Penalty	No
Due in Full Date	05/01/2025

Contact Us	
By Phone	775.329.5806
E-Mail	AccountHelp@notecollection.com
Online	www.NoteCollection.com

Current Payment Due	
Principal	\$ 390.74
Interest	\$ 255.07
Fees	\$ 13.00
Reserves	\$ 0.00
Rent	\$ 0.00
Other	\$ 0.00
Regular Monthly Payment	\$ 658.81
# Late Pmts (0 x \$ 658.81)	\$ 0.00
Current Late Fees	\$ 0.00
Accrued Late Fees	\$ 0.00
Other Fees	\$ 0.00
Total Amount Due	\$ 658.81

Transaction Activity (04/27/2018 to 05/04/2018)				
Date	Description	Payment	Late Charge	Fee
04/27/2018	Fee Payment	\$ 100.00	\$ 0.00	\$ 100.00
04/27/2018	Check	\$ 658.81	\$ 0.00	\$ 13.00

Past Payment Breakdown		
	Paid Last Month	Paid Year to Date
Principal	\$ 0.00	\$ 554.25
Interest	\$ 0.00	\$1,289.12
Escrow (Taxes & Insurance)	\$ 0.00	\$ 0.00
Fees	\$ 100.00	\$ 165.00

Special Notes
 If received after 6/1/2018, pay \$ 663.81
 Unpaid Interest: \$ 0.00

Important Messages
 If you are Experiencing Financial Difficulty and would like mortgage counseling or assistance, you can call the U.S. Department of Housing and Urban Development at (800) 569-4287 to access contact information for homeownership counselors or counseling organizations. You can also find a list of homeownership counselors in your area on the U.S. Department of Housing and Urban Development's website at <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>.

Marinas	--	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S ₂
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	--	--	--
Outdoor Sports and Recreation	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	S ₂	P	--	P	S ₂
Outdoor Sports Club	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	P	--	S ₂
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Communication Facilities																			
Commercial Antennas	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	S ₂	--
Satellite Dish Antennas	See Article 324																		
Wireless Communication Facilities	See Article 324																		
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S ₂	--	--	--	--	--	--	--							
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S ₂	--	--	--
Data Center	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	--	S ₂	--
Eating and Drinking Establishments																			
Convenience	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--	--
Full Service	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--	--
Financial Services	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--	--
Funeral and Internment Services																			
Cemeteries	P	P	P	--	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	S ₂
Undertaking	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	S ₂	--
Helicopter Services																			
Heliport	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--	S ₂	--
Helistop	S ₂	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--				
Liquor Manufacturing	--	--	--	--	--	--	P	P	P	A	P	A	A	--	--	--	--	--	--
Liquor Sales																			
Off-Premises	--	--	--	--	--	--	P	P	P	A	A	A	P	--	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--	--
Lodging Services																			
Bed and Breakfast Inns	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	S ₂	S ₂	--
Condominium Hotel	--	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--
Medical Marijuana Establishments																			
Medical Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Facility for the Production of Edible Marijuana or Marijuana-infused Products	--	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Independent Testing Laboratory	--	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Medical Marijuana Dispensary	--	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--

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Future of Retail/Commercial or Affordable Housing?

This



Or This



Master Plan Strip Malls or Tiny Manufactured Houses?

15 years from now if status quo



15 years from now if moratorium lifted



This? Or This? (The Future Of Sun Valley with Current Moratorium)

