

STAFF REPORT

Date: June 9, 2021

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: **D.1. Staff Report (For Possible Action): Presentation, discussion and potential sponsorship of an amendment to the Truckee Meadows Regional Plan to remove 28 parcels totaling ±33.6 acres from the City of Reno's Sphere of Influence (SOI) boundary. The subject parcels are located south of La Salle Heights, east of Burks Boulevard, east and west of Mae Anne Avenue and north of I-80. The parcels have a City of Reno Master Plan land use designation of Large-Lot Neighborhood. Parcel numbers include 039-131-03, 039-131-17 thru 21, 039-131-26, 039-131-28, 039-131-29, 039-131-31 through 039-131-33, 039-133-11, 039-133-21, 039-133-23 through 039-133-28, 039-136-02, 039-136-04 through 039-136-08, 212-121-01 and 212-121-02.**

From: Angela Fuss, Assistant Community Development Director

Summary: A request has been made for the City of Reno to sponsor an amendment to the Truckee Meadows Regional Plan (TMRP) removing 28 parcels totaling ±33.6 acres from the City of Reno's Sphere of Influence (SOI) boundary. Materials provided by the property owners indicate that the request is being sought to allow the existing homes, many of which were approved and constructed decades ago under Washoe County's jurisdiction, to be able to expand and be updated under the County's regulations. Most of the parcels are considered legal nonconforming under the City's zoning regulations, and expansion or alteration would require additional entitlements and site improvements. Approval of the requested Regional Plan amendment by the Regional Planning Governing Board (RPGGB) would relinquish jurisdictional authority over land use (i.e. building permits, entitlements) to Washoe County. Staff recommends Council sponsor the requested amendment to the TMRP and remove the subject parcels from the City of Reno's SOI and direct staff to submit an application to the Regional Planning Agency for this amendment.

Background: Nevada Revised Statutes (NRS) 278.0274 requires the TMRP identify the spheres of influence for each local government. A city's SOI is the area into which a city plans to expand within the time horizon of the Regional Plan, which is twenty years.

When lands are included in a city's portion of the SOI, NRS 278.02788 sets forth that the city shall adopt a master plan concerning the territory within the SOI. Following adoption of that master plan that is consistent with the Regional Plan, the city may exercise any power conferred pursuant to NRS 278.010 to 278.630 within the SOI. Powers include, but are not limited to, master planning, zoning, divisions of land, parks and playgrounds for residential development and deed restrictions. Extension of such powers to a city that has not yet annexed the real property within its SOI is commonly referred to as exerting extra-territorial jurisdiction.

In 2003, an interlocal agreement was adopted between the City of Reno and Washoe County to govern our authority to exercise extra-territorial jurisdiction within the SOI. Through this agreement, for properties located within the SOI, yet outside of the City of Reno limits, the City of Reno has zoning/land use authority and shall process and inspect all building permits and construction. Within this area, Washoe County maintains business license and code enforcement authority, but the City master plans, zones, and issues building permits.

Currently, the properties have City of Reno Master Plan land use designation of Large-Lot Neighborhood (LL) and a City of Reno zoning designation of Large Lot Residential (1 acre) (LLR1) and is part of the McQueen Neighborhood Planning Area.

At this time the applicant is proposing to remove the subject properties from the City of Reno's SOI, which would result in the properties remaining within unincorporated Washoe County.

Discussion: Amendments to the TMRP may be sponsored by any of the three local governing bodies, as well as the RPC and RPGB. In this instance, the applicant applied directly to the City of Reno. In order to move the request forward, Council must sponsor an amendment to the TMRP.

Sponsorship of this Regional Plan amendment and ultimate approval by the RPGB would relinquish jurisdictional authority over land use (i.e. building permits, entitlements) to Washoe County. This rollback of ±33.6 from the City of Reno's SOI will revert land back into unincorporated Washoe County's planning jurisdiction.

All transfers of lands into or out of a city's SOI must comply with the most recent TMRP. The current Regional Plan policy RC2 outlines that the following conditions must be adhered to when lands are removed from a City's SOI:

1. The affected local governments must confer regarding potential amendments to the SOI and provide TMRPA with proof of discussion and any comments as part of the submission.
2. Rationale for the request, including an analysis of changes to conditions in the Region

and in the vicinity of the request.

3. An accompanying master plan amendment must be submitted to establish the appropriate land use planning authority on site at the time of the SOI request.
 - a. If the master plan land use proposed for the site is translated to a nearly equivalent land use utilizing Table 3.3, the conformance review analysis will not be subject to a strict review of the policies in the Regional Plan
 - b. If the master plan land use proposed for the site is not in line with a nearly equivalent land use translation from Table 3.3, the master plan conformance review analysis will include a substantive review using the applicable Regional Plan policies.

Excerpt from TMRP Table 3.3 – Jurisdictional Master Plan Land Use Translation Table

Washoe County	Reno	Sparks
Rural Residential	Large-Lot Neighborhood Unincorporated Transition	Large Lot Residential Rural Reserve
Suburban Residential	Large-Lot Neighborhood Single-Family Neighborhood	Large Lot Residential Low Density Residential Intermediate Density Residential

The subject parcels currently have a City of Reno land use designation of Large-Lot Neighborhood, which would translate to a Washoe County land use designation of Suburban Residential. The parcels are located within Tier 2 of the TMRP Regional Land Use Designation, defined as areas within the Truckee Meadows Service Area where there is generally less dense development occurring at suburban levels, with some higher density nodes, and third in the priority hierarchy for development.

Financial Implications: Final approval of the requested amendment through the RPGB would remove any future responsibility for the provision of public services and infrastructure by the City of Reno to the subject properties.

Legal Implications: Legal review completed for compliance with City procedures and Nevada Law.

Recommendation: Staff recommends Council sponsor the requested amendment to the Truckee Meadows Regional Plan and remove the subject parcels from the City of Reno’s Sphere of Influence and direct staff to submit an application to the Regional Planning Agency for this amendment.

Proposed Motion: I move to approve staff recommendation.

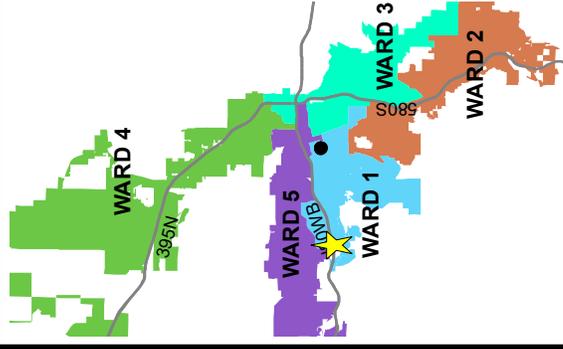
Attachments:

- Exhibit A - Maps (PDF)
- Exhibit B - Parcel Information (PDF)
- Exhibit C - Mesa Park Petition and Signed Affidavits (5 23 21). (PDF)

VICINITY MAP

Mesa Park SOI Rollback

Subject Area 



WARD 5



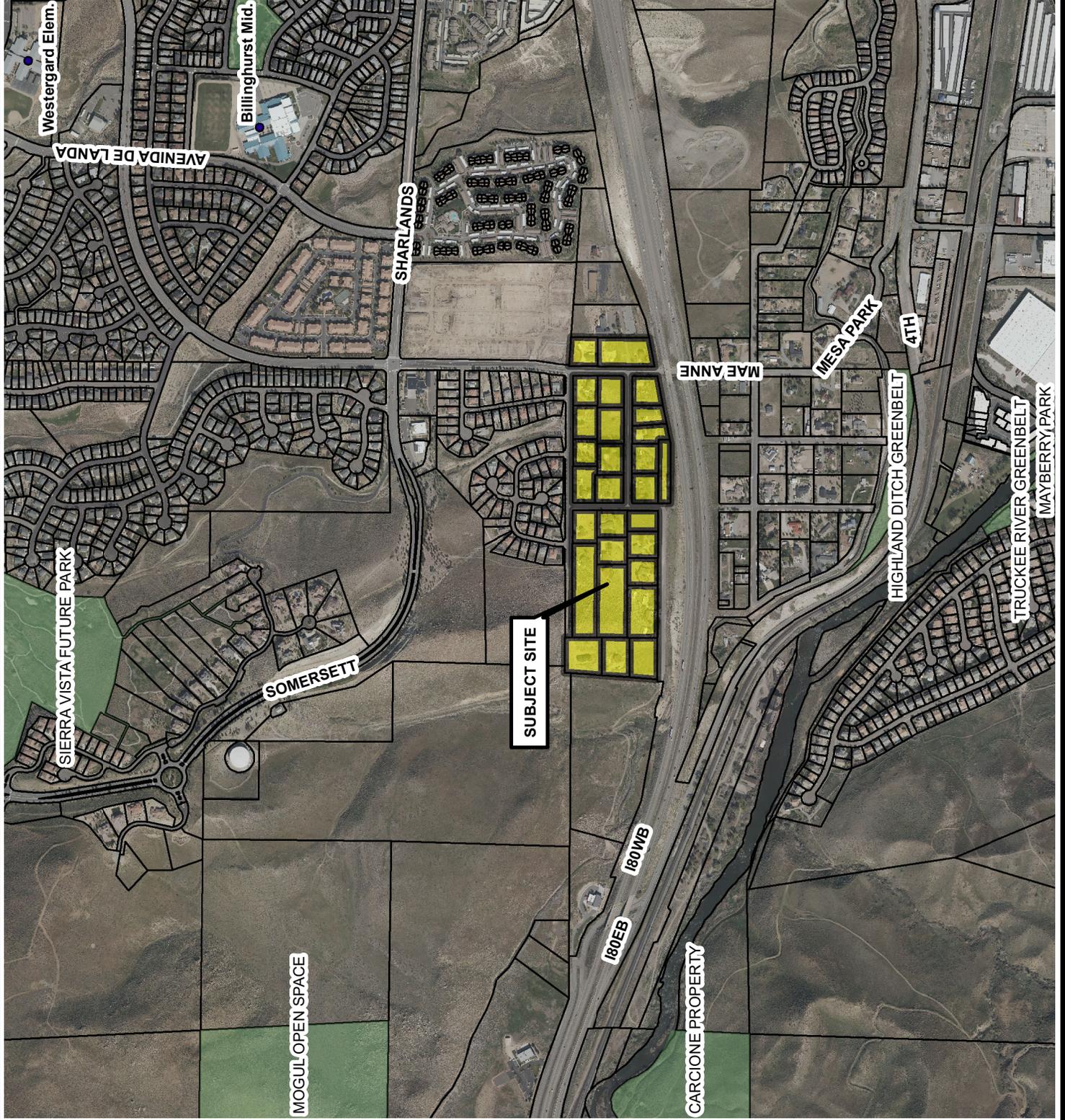
Community
Development
Department



The information heron
is approximate and
is intended for display
purposes only.

DATE | May, 2021

SCALE | 1 inch = 1,000 ft



ZONING MAP

Mesa Park SOI Rollback

ZONING = LLR-1

Subject Area 

ZONING DISTRICTS

- PD 
- MF-14 
- SF-3 
- SF-8 
- SF-11 
- LLR-0.5 
- LLR-1 
- PGOS 
- PF 
- GC 
- MS 

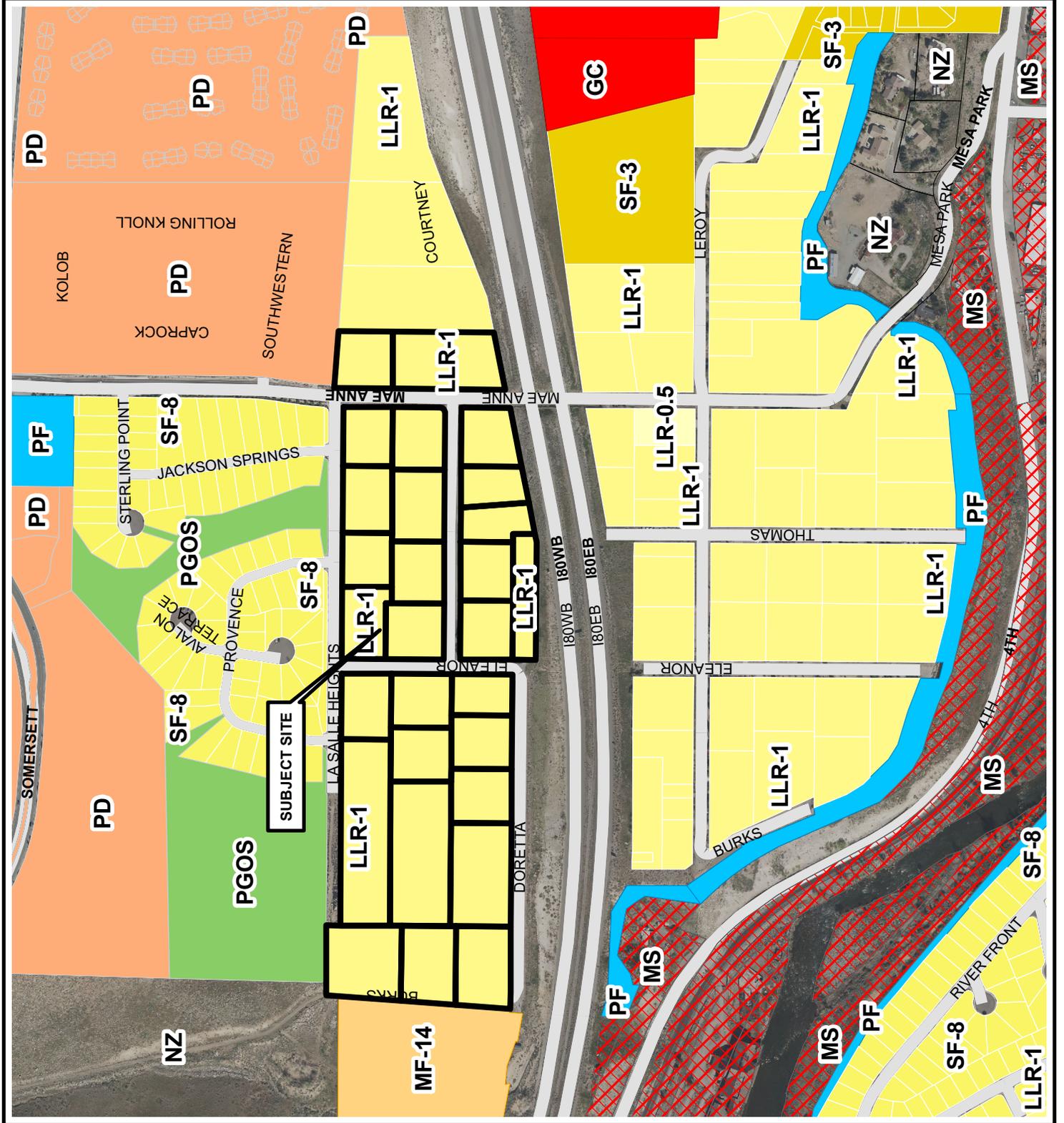


Community
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Department



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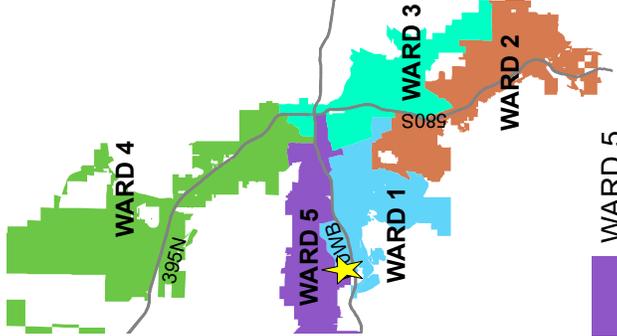
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SCALE | 1 inch = 500 ft



MASTER PLAN MAP

Mesa Park SOI Rollback

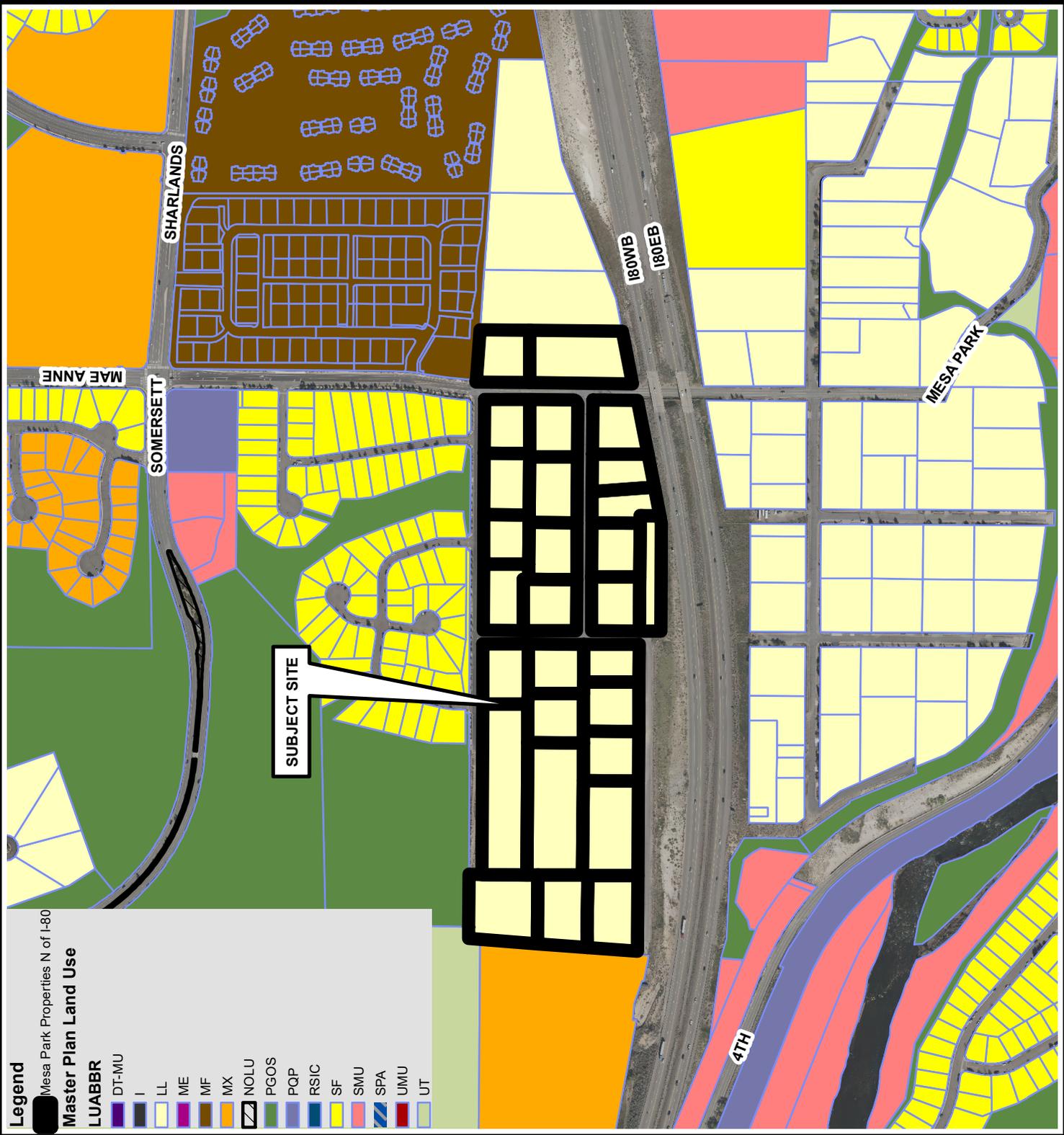
Subject Area 



Community Development Department



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 DATE | May 2021
 SCALE | 1 inch = 500 ft

Legend

Mesa Park Properties N of I-80

Master Plan Land Use

LUABBR	DT-MU	I	LL	ME	MF	MX	NOLU	PGOS	PQP	RSIC	SF	SMU	SPA	UMU	UT
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Owner	Parcel Number	Address	Parcel Acreage	Reno Master Plan	City Zoning
DICKMAN, BLAINE R & CORINNE E	039-131-03	265 Eleanor Ave., Washoe County, NV 89523	0.763	Large-Lot Neighborhood	LLR1
HARVEST HILL PROPERTIES LLC	039-131-17	280 La Salle Heights, Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
HASTINGS LIVING TRUST, JOHN B STEWART, GEORGE, and GHISLETTA, JESSE L	039-131-18	290 La Salle Heights, Washoe County, NV 89523	2.83	Large-Lot Neighborhood	LLR1
	039-131-19	8455 Doretta Ln., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
PEDROTTI, ANTHONY	039-131-20	275 Doretta Ln., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
CORDOVA, TONY M	039-131-21	8485 Doretta Ln., Washoe County, NV 89523	1.918	Large-Lot Neighborhood	LLR1
ALLEGRETTO, BRYAN J & MIKAYLA C	039-131-26	8465 Doretta Ln., Washoe County, NV 89523	2.693	Large-Lot Neighborhood	LLR1
Schulz, Michael and Jessica	039-131-28	8445 Doretta Ln., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Sack, Robert and Lynn	039-131-29	275 Eleanor Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
CGLRR TRUST, Owner 2 or Trustee-GERKEN TRUSTEE, WALTER C. TRUSTEE Owner 3 or Trustee-REMINGTON TRUSTEE, LINDA	039-131-31	270 Burks Blvd., Washoe County, NV 89523	1.613	Large-Lot Neighborhood	LLR1
FOREST B HARNES & QING Y WANG TRUST	039-131-32	250 Burks Blvd., Washoe County, NV 89523	1.28	Large-Lot Neighborhood	LLR1
Buick Properties LLC	039-131-33	0 La Salle Heights, Washoe County, NV 89523	1.344	Large-Lot Neighborhood	LLR1
WARD, CRYSTAL	039-133-11	295 Mae Anne Ave., Washoe County, NV 89523	0.899	Large-Lot Neighborhood	LLR1
LUDWIG, RYAN & KATHLEEN	039-133-21	250 La Salle Heights, Washoe County, NV 89523	1.024	Large-Lot Neighborhood	LLR1
Sredy, Mark & Patty	039-133-23	260 La Salle Heights, Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
MacLennan, Alex & Tara	039-133-24	290 Eleanor Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Howland, Edward & Amber	039-133-25	270 Eleanor Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Sredy, Mark & Patty	039-133-26	260 Courtney Ln, Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1

Kerlin, Deborah L. and Hargraves, Shelley J.	039-133-27	285 Mae Anne Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Kerlin, Deborah L. and Hargraves, Shelley J. PINKSTON, EVERETTE D, and Owner 2 or Trustee-PINKSTON, BARBARA C., Owner 3 or Trustee-ATKINS-GRAVIER, LYNETTE	039-133-28	250 Courtney Ln., Washoe County, NV 89523	1.16	Large-Lot Neighborhood	LLR1
ARELLANO, JOSE et al (AND OTHERS) Owner 2 or Trustee- ARELLANO, ADELA	039-136-02	245 Mae Anne Ave., Washoe County, NV 89523	0.93	Large-Lot Neighborhood	LLR1
TABER FAMILY TRUST, ANDREW & KIMBERLY	039-136-04	250 Eleanor Ave., Washoe County, NV 89523	0.9	Large-Lot Neighborhood	LLR1
MILLER, MICHAEL W & CHESLEY S	039-136-05	275 Courtney Ln., Washoe County, NV 89523	0.946	Large-Lot Neighborhood	LLR1
ROCCO, MICHAEL P. et al (AND OTHERS)	039-136-06	265 Courtney Ln., Washoe County, NV 89523	0.946	Large-Lot Neighborhood	LLR1
BRESHEARS, DAMON & LINDSEY	039-136-07	255 Courtney Ln., Washoe County, NV 89523	0.761	Large-Lot Neighborhood	LLR1
Wilhelm, Gerd	039-136-08	251 Courtney Ln., Washoe County, NV 89523	0.761	Large-Lot Neighborhood	LLR1
Lamantia, Chuck & Loni	212-121-01	290 Mae Anne Ave., Reno, NV 89523	1	Large-Lot Neighborhood	LLR1
	212-121-02	260 Mae Anne Ave. Washoe County, NV 89523	1.88	Large-Lot Neighborhood	LLR1

City of Reno

1 East First Street, Second Floor

Reno, Nevada 89501

Re: Mesa Park Subdivision Annexation

Dear Madam Mayor and Reno City Council,

We are formally requesting that the City of Reno consider not exerting its extraterritorial jurisdiction on the Mesa Park Subdivision (NE ¼ Section 13, T19N – R18E) as it is currently located within Washoe County as well as within the City of Reno Sphere of Influence.

The Mesa Park Subdivision includes rural lots ranging from .51 acres to 2.83 acres and often include farming an agriculture. All homes in the Mesa Park Subdivision are custom homes. Ten of the homes are single-story ranch homes.

Many of the homes on the lots are older and in need of remodeling. However, in doing so, we are struggling to adhere to both Reno and Washoe County requirements. This includes but is not limited to the following:

- City of Reno requiring additional structures be located 20 feet from property line and behind main dwelling. Many of these homes were built at the back of the property line on 1+ acres and no additions can be added behind the home. The expectation is to be able to make use of the full property by building in front and to the sides of the home.
- City of Reno requiring paved easements to said dwellings. With many lots being 1+ acre, it is cost prohibitive to require a road running through the property to reach said dwelling (quotes ranging from \$45,000-\$60,000).
- City of Reno requirement of sidewalks and gutter additions. With lots being of substantial size, the requirements are very cost prohibitive, often costing more than the remodel or addition themselves (quote received for sidewalks was \$82,000 for a single property).

Most of the homes in the Mesa Park Subdivision were built originally between 1970-1980's and are in need of updating. During the original builds, the area was not under City of Reno SOI, therefore, homes were not built to City of Reno land requirements and to make additions/remodels, we are finding it impossible and cost prohibitive to adhere to City of Reno requirements.

This subdivision is a low/middle class community with smaller homes and families looking to update the homes through owner construction permits. These are not owned by development companies looking to circumvent the system. We simply want to be able to afford our remodels. The Mesa Park Subdivision does not use City of Reno tax supported services (Fire, Police). The residents of Mesa Park Subdivision do not have any rights or decision making when it comes to Reno City politics, bills, or amendments. Therefore, it is not sound for the residents of the Mesa Park Subdivision to be required to obtain permits for a city in which we do not belong.

Thank you for your serious consideration.

With Respect,

amendments. Therefore, it is not sound for the residents of the Mesa Park Subdivision to be required to obtain permits for a city in which we do not belong.

Thank you for your serious consideration.

With Respect,

WCA WALTER C. GERKEN 4-2-2021

Owner Signature Owner Name Date

APN#039-131-31, Address: 270 Burks, Blvd, Washoe County, 89523

"See Last Page"

Owner Signature Owner Name Date

APN#039-131-32, Address: 250 Burks, Blvd, Washoe County, 89523

John B. Hastings JOHN B. HASTINGS 4/11/21

Owner Signature Owner Name Date

APN#039-131-18, Address: 290 La Salle Heights, Washoe County, 89523

Bryan Allegretto & Mikayla Allegretto Bryan Allegretto & Mikayla Allegretto 4/2/21

Owner Signature Owner Name Date

APN#039-131-26, Address: 8465 Doretta Ln., Washoe County NV 89523

Carla T. Cordova Carla T. Cordova 11 April 2021

Owner Signature Owner Name Date

APN#039-131-21, Address: 8485 Doretta Ln., Washoe County NV 89523

Carl Sassenrath CARL SASSENATH 4/9/21

Owner Signature Owner Name Date

APN#039-131-17, Address: 280 La Salle Heights, Washoe County, 89523

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Michael Schulz Michael Schulz 4/2/2021
Owner Signature Owner Name Date
Jessica Schulz Jessica Schulz

APN#039-131-28, Address: 8445 Doretta Ln., Washoe County NV 89523

Robert Sack ROBERT & LYNN SACK 4/1/2021
Owner Signature Owner Name Date
Lynn Sack

APN#039-131-29, Address: 275 Eleanor Ave., Washoe County, 89523

Jesse Gnisler Jesse Gnisler 4/4/21
Owner Signature Owner Name Date

APN#039-131-19, Address: 8455 Doretta Ln., Washoe County, 89523

Tony Pedrotti TONY PEDROTTI 04.02.21
Owner Signature Owner Name Date

APN#039-131-20, Address: 275 Doretta Ln., Washoe County, 89523

Corinne E Dickman CORINNE E DICKMAN 04/02/21
Owner Signature Owner Name Date

APN#039-131-03, Address: 265 Eleanor Ave., Washoe County, 89523

Darrell Ward Darrell Ward 3/31/21
Owner Signature Owner Name Date

APN#039-133-11, Address: 295 Mae Anne Ave., Washoe County, 89523

Ryan J Ludwig Ryan J Ludwig 3/31
Owner Signature Owner Name Date

APN#039-133-21, Address: 250 La Salle Heights, Washoe County, 89523

Mark Sredy 4/2/21
Owner Signature Owner Name Date

APN#039-133-23, Address: 260 La Salle Heights, Washoe County, 89523

Tara MacLennan 4-1-2021
Owner Signature Owner Name Date

APN#039-133-24, Address: 290 Eleanor Ave., Washoe County, 89523

Amber Howland 4/1/21
Owner Signature Owner Name Date

APN#039-133-25, Address: 270 Eleanor Ave., Washoe County, 89523

Patty Sredy 4/2/21
Mark Sredy 4/2/21
Owner Signature Owner Name Date

APN#039-133-26, Address: 260 ^{Mae Anne} Courtney Ln., Washoe County, 89523

Chuck Lanark 4-8-21
Owner Signature Owner Name Date

APN#039-133-28, Address: 250 Courtney Ln., Washoe County, 89523

Shelley Hargraves 04/08/21
Owner Signature Owner Name Date

APN#039-133-27, Address: 285 Mae Anne Ave., Washoe County, 89523

Barbara L. Pinkston 4/3/21
Owner Signature Owner Name Date

APN#039-136-02, Address: 245 Mae Anne Ave., Washoe County, 89523

Lindsey Breshears Lindsey Breshears 4-2-2021
Owner Signature Owner Name Date

APN#039-136-08, Address: 251 Courtney Ln., Washoe County, 89523

M. Rocco Michael Rocco 4-2-2021
Owner Signature Owner Name Date

APN#039-136-07, Address: 255 Courtney Ln., Washoe County, 89523

Mike Miller Mike Miller 4-2-2021
Owner Signature Owner Name Date

APN#039-136-06, Address: 265 Courtney Ln., Washoe County, 89523

Owner Signature Owner Name Date

APN#039-136-05, Address: 275 Courtney Ln., Washoe County, 89523

Owner Signature Owner Name Date

APN#039-139-01, Address: 225 Mae Anne Ave., Washoe County, 89523

Owner Signature Owner Name Date

APN#039-139-05, Address: 220 Thomas Ave., Washoe County, 89523

Owner Signature Owner Name Date

APN#039-139-06, Address: 8385 Leroy St., Washoe County, 89523

APN#039-137-04, Address: 8855 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-05, Address: 8895 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-06, Address: 8101 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-07, Address: 0 Leroy St., Washoe County, 89523

Jose M Arellano
JOSE M ARELLANO

1 APR 21

APN# 03913604 Address: 290 Eleanor Ave. Washoe County 89523

~

APN#039-131-32, Address: 250 Burks, Blvd, Washoe County, 89523

Forest Business

Owner Signature

F B W

Owner Name

Forest Bruce Harney
& Qing Yun Wang

Revocable Trust

4/2/21

Date

Lindsey Breshears
Owner Signature

Lindsey Breshears
Owner Name

4-2-2021
Date

APN#039-136-08, Address: 251 Courtney Ln., Washoe County, 89523

M. Rocco
Owner Signature

Michael Rocco
Owner Name

4-2-2021
Date

APN#039-136-07, Address: 255 Courtney Ln., Washoe County, 89523

Mike Miller
Owner Signature

Mike Miller
Owner Name

4-2-2021
Date

APN#039-136-06, Address: 265 Courtney Ln., Washoe County, 89523

Andrew L. Taber
Owner Signature

ANDREW L. TABER
Owner Name

5/3/2021
Date

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Owner Signature

Owner Name

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Owner Signature

Owner Name

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Owner Signature

Owner Name

Date

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Michael Schultz Michael Schultz 4/2/2021
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Jessica Schultz

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Lynn Sack

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APN#039-131-03, Address: 265 Eleanor Ave., Washoe County, 89523

Crystal Ward Crystal Ward 3/31/21
Owner Signature Owner Name Date
Darrell Ward

APN#039-133-11, Address: 295 Mae Anne Ave., Washoe County, 89523

Ryan J Ludwig Ryan J Ludwig 3/31
Owner Signature Owner Name Date

APN#039-133-21, Address: 250 La Salle Heights, Washoe County, 89523

Signed below

Owner Signature

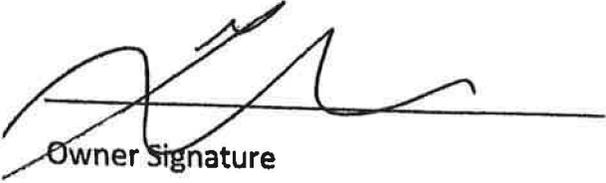
Mark Sredy

Owner Name

4/2/21

Date

APN#039-133-23, Address: 260 La Salle Heights, Washoe County, 89523



Owner Signature

Tara MacLennan

Owner Name

4-1-2021

Date

APN#039-133-24, Address: 290 Eleanor Ave., Washoe County, 89523



Owner Signature

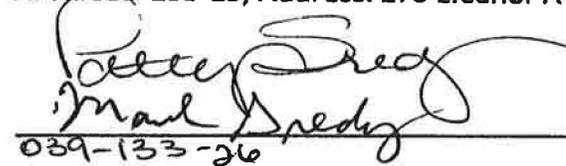
Amber Howland

Owner Name

4/1/21

Date

APN#039-133-25, Address: 270 Eleanor Ave., Washoe County, 89523



Owner Signature

Patty Sredy

Owner Name

4/2/21

Date



Mark Sredy
260 Courtney Ln Washoe County, 89523

039-133-26

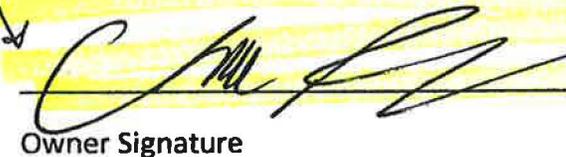
Owner Signature

Owner Name

4/2/21

Date

²¹²⁻¹²¹⁻⁰²
^{Mae Anne}
APN#039-133-26, Address: 260 Courtney Ln., Washoe County, 89523



Owner Signature

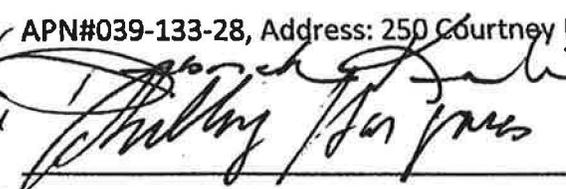
Chuck Lavatay

Owner Name

4-8-21

Date

APN#039-133-28, Address: 250 Courtney Ln., Washoe County, 89523



Owner Signature

Shelley Hargraves

Owner Name

7 04/08/21

Date

APN#039-133-27, Address: 285 Mae Anne Ave., Washoe County, 89523

Signed above

Owner Signature

Owner Name

4/8/21

APN#039-136-02, Address: 245 Mae Anne Ave., Washoe County, 89523

Barbara L. Pinkston

BARBARA L PINKSTON

[Handwritten signature]

Shiela

S. Handlin

5/19/2021

APN#039-137-04, Address: 8855 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-05, Address: 8895 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-06, Address: 8101 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-07, Address: 0 Leroy St., Washoe County, 89523

[Handwritten signature]
JOSE M ARELLANO

1 APR 21

03913604 Address: 250 Eleanor Ave. Washoe County 89523

[Handwritten signature]

print Rerd P. Wilhelm
Date

#212-121-01 Address: 290 Mae Anne Ave Washoe County 89523

[Handwritten scribble]

Lindsey Breshears Lindsey Breshears 4-2-2021
Owner Signature Owner Name Date

APN#039-136-08, Address: 251 Courtney Ln., Washoe County, 89523

M. Rocco Michael Rocco 4-2-2021
Owner Signature Owner Name Date

APN#039-136-07, Address: 255 Courtney Ln., Washoe County, 89523

Mike Miller Mike Miller 4-2-2021
Owner Signature Owner Name Date

APN#039-136-06, Address: 265 Courtney Ln., Washoe County, 89523

Andrew L. Taber ANDREW L. TABER 5/3/2021
Owner Signature Owner Name Date

APN#039-136-05, Address: 275 Courtney Ln., Washoe County, 89523

Owner Signature Owner Name Date

APN#039-139-01, Address: 225 Mae Anne Ave., Washoe County, 89523

Owner Signature Owner Name Date

APN#039-139-05, Address: 220 Thomas Ave., Washoe County, 89523

x Robert W White Robert W. White 5/19/2021
Owner Signature Owner Name Date

APN#039-139-06, Address: 8385 Leroy St., Washoe County, 89523

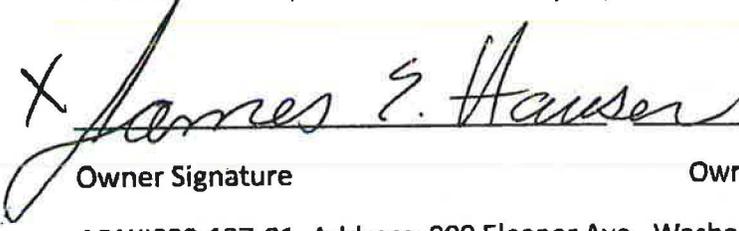
Owner Signature  Owner Name EUGENE BALEME Date 5-16-21
APN#039-139-07, Address: 8375 Leroy St., Washoe County, 89523

Owner Signature _____ Owner Name _____ Date _____
APN#039-138-01, Address: 8405 Leroy St., Washoe County, 89523

Owner Signature _____ Owner Name _____ Date _____
APN#039-138-02, Address: 8433 Leroy St., Washoe County, 89523

 GRAY Songlic 5-19-21
Owner Signature _____ Owner Name _____ Date _____

APN#039-138-03, Address: 8443 Leroy St., Washoe County, 89523

X  James E. Hauser 5-13-2022
Owner Signature _____ Owner Name _____ Date _____

APN#039-137-01, Address: 900 Eleanor Ave., Washoe County, 89523

Owner Signature _____ Owner Name _____ Date _____
APN#039-137-02, Address: 8775 Leroy St., Washoe County, 89523

Signed above APN#039-137-04 _____ page 5
Owner Signature _____ Owner Name _____ Date _____

APN#039-137-03, Address: 8455 Leroy St., Washoe County, 89523

Owner Name _____ Date _____

Owner Signature

Owner Name

Date

APN#039-148-01, 8410 Leroy St., Washoe County, 89523



Nicole Chewigloom

5/13/21

Owner Signature

Owner Name

Date

APN#039-148-02, 175 Eleanor Ave., Washoe County, 89523

X



Michael & Lisa Annis

5/13/21

Owner Signature

Owner Name

Date

APN#039-148-03, 150 Burks Blvd., Washoe County, 89523

X 

A.W. Thornton

5-13-21

Owner Signature

Owner Name

Date

APN#039-148-04, 155 Eleanor Ave., Washoe County NV 89523

Owner Signature

Owner Name

Date

APN#039-148-29, 125 Eleanor Ave., Washoe County NV 89523



Roy & Randi WALKER

5-17-21

Owner Signature

Owner Name

Date

APN#039-148-30, 120 Burke Blvd., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-31, Washoe County NV 89523

Owner Signature

Owner Name

Date

APN#039-148-37, 8690 Leroy St., Washoe County, 89523

Elizabeth H. Biehle Elizabeth H. Biehle 5/16/21
X Owner Signature Owner Name Date
APN#039-148-38, 195, Thomas Ave., Washoe County, 89523

Owner Signature Owner Name Date
APN#039-148-42, 150 Eleanor Ave., Washoe County, 89523

X [Signature] Steve Ludlow 5-16-21
Owner Signature Owner Name Date
APN#039-148-43, 175 Thomas Ave., Washoe County, 89523

X [Signature] Russ Harris 5-16-21
Owner Signature Owner Name Date
APN#039-148-44, 145 Thomas Ave., Washoe County, 89523

Owner Signature Owner Name Date
APN#039-148-45, Washoe County, 89523

X [Signature] Laura M. Bower 5/13/21
Owner Signature Owner Name Date
APN#039-148-40, 100 Elanor Ave., Washoe County, 89523

same owner ↑ signed above

Owner Signature Owner Name Date
APN#039-148-41, 105 Thomas Ave., Washoe County, 89523

X [Signature] Stephanie S. DeBoer 5/13/21
Owner Signature Owner Name Date
APN#039-148-12, 8378 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-13, 150 Thomas Ave., Washoe County, 89523



Jonathan P. Mathen

05/16/2021

Owner Signature

Owner Name

Date

APN#039-148-14, 140 Thomas Ave., Washoe County, 89523

X Owner Signature

Owner Name

Date

APN#039-148-15, 155 Mae Anne Ave., Washoe County, 89523

X 

Carolyn Hansen

05/16/2021

Owner Signature

Owner Name

Date

APN#039-148-16, 120 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-18, 100 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-33, 125 Mae Anne Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-34, 0 Mae Anne Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-35, 105 Mae Anne Ave., Washoe County, 89523

[Signature]

CORAL PARIS

5-11-21

Owner Signature

Owner Name

Date

APN#039-141-03, 8420 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-57, 8306 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-56, 8300 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-53, 8260 Leroy St., Washoe County, 89523

Rosemarie Bachman

ROSEMARIE BACHMAN

5/11/21

Owner Signature

Owner Name

Date

APN#039-141-54, 8240 Leroy St., Washoe County, 89523



Owner Signature

Owner Name

Date

APN#039-141-60, 8220 Leroy St., Washoe County, 89523

Lorelei Gilbert
Lorelei Gilbert

Lorelei Gilbert

5/11/21

LORELEI GILBERT

5-11-21

Owner Signature

Owner Name

Date

A APN#039-141-40, 8225 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-13, 8165 Leroy St., Washoe County, 89523


Owner Signature

Owner Name

Date

APN#039-141-14, 8155 Leroy St., Washoe County, 89523

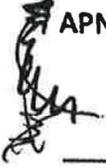
Kayla Suarez

5/10/21

Owner Signature

Owner Name

Date

 APN#039-141-17, 0 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-16, 8140 Leroy St., Washoe County, 89523



Scott Rowe

5/10/21

Owner Signature

Owner Name

Date

APN#039-141-55, 8345 Mesa Park Rd., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-61, 0 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-58, 8290 Mesa Park Rd., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-48, 8295 Mesa Park Rd., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-34, 8275 Mesa Park Rd., Washoe County, 89523

X 

Shielley
S. Handlin

5/19/2021

APN#039-137-04, Address: 8855 Leroy St., Washoe County, 89523

Owner Name Date

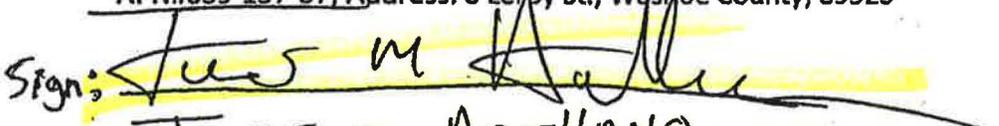
APN#039-137-05, Address: 8895 Leroy St., Washoe County, 89523

Owner Name Date

APN#039-137-06, Address: 8101 Leroy St., Washoe County, 89523

Owner Name Date

APN#039-137-07, Address: 0 Leroy St., Washoe County, 89523

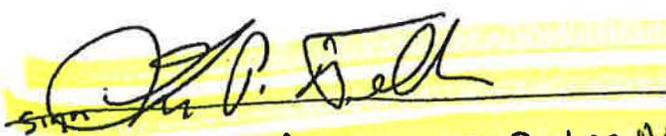
Sign: 

Print: JOSE M ARELLANO

1 APR 21

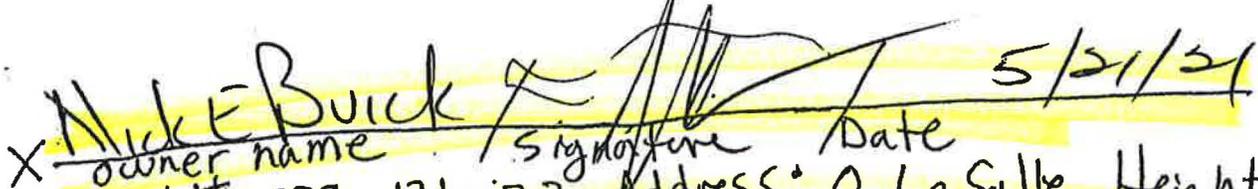
Date:

#03913604 Address: 280 Eleanor Ave. Washoe County 89523



Print: Rerd P. Wilhelm Date:

#12-121-01 Address: 290 Mae Anne Ave Washoe County 89523

X Nick E Buick  5/21/21
owner name signature Date

APN# 039-131-33 Address: 0 La Salle Heights