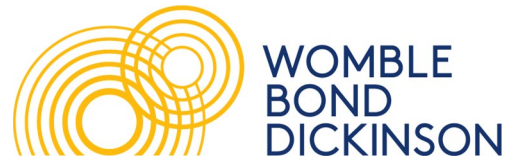


Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address: [REDACTED]		Address: [REDACTED]	
[REDACTED] Zip:		[REDACTED] Zip:	
Phone: Fax:		Phone: [REDACTED] Fax:	
Email:		Email: [REDACTED]	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address: [REDACTED]		Address:	
[REDACTED] Zip:		Zip:	
Phone: [REDACTED] Fax:		Phone: Fax:	
Email: [REDACTED]		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Garrett D. Gordon
Partner
Admitted in Nevada
Direct Dial: [REDACTED]
Direct Fax: [REDACTED]
E-mail: [REDACTED]



Womble Bond Dickinson (US) LLP
One East Liberty Street
Suite 300
Reno, NV 89501-2128

December 8, 2025

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

**RE: WILDLIFE PRESERVATION WALL
VARIANCE SUPPLEMENTAL INFORMATION**

To Whom It May Concern:

On behalf of RED DOG TRUST, represented by trustees Curtis and Judy Coulter, the Applicants in this matter ("Applicants"), we hereby submit the enclosed application for a variance to exceed the maximum wall height allowed under Washoe County Development Code ("WCDC") § 110.406.50(a), and thereby resolve Administrative Enforcement Violation Case Number: WVIO-PLA25-0202.¹ The variance requested here will allow for the existing Wildlife Preservation Wall ("Wall") located on parcel 017-400-19 (the "Property") to satisfy WCDC requirements.

This variance application applies to an existing structure which has been in place for over eight (8) years. The Applicants have put forth a good faith effort provide all materials requested in the application. In the event the Community Services Department needs additional information, material, or documents to review the application in full, the Applicants will provide all materials to the best of their ability.

VARIANCE SUPPLEMENTAL INFORMATION

1. *What provisions of the Development Code (e.g., front yard setback, height, etc.) must be waived or varied to permit your request?*

Response: The variance will waive WCDC § 110.406.50(a), limiting the maximum height for fences, walls or perimeter planting of the residential property to six (6) feet.

2. *What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?*

¹ Exhibit 1.

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Response: Due to the unique location of the property, extraordinary circumstances are at play. It is imperative, the Wall be allowed to stand so it may continue to cultivate and protect the thriving wildlife population, which depends on the Wall and arboretum for shelter.

The Property was previously home to one of the largest trees in the State of Nevada, a Fremont Cottonwood standing at 105 feet.² Unfortunately, in 2017, the tree began to split apart, and the Applicants, on the advice of an arborist, were forced to remove the tree to prevent harm to surrounding properties. The tree was dated at over 700 years old and provided shelter for wildlife. The Applicants felt a responsibility to the community to replace the tree and mitigate the loss of shelter for the frequenting wildlife population.

The Applicants embarked on an effort to create an arboretum by planting substantial new trees.³ This effort led to a significant increase in the migratory bird population visiting the area. To protect and cultivate the local wildlife, the Applicants built the existing Wall to shield the maturing arboretum from high winds and other environmental hazards and protect the migratory bird population which takes refuge in the area. Additionally, the Applicants commissioned the creation of various birdhouses which are mounted on the Wall to provide additional shelter for the migratory birds. The Applicants' mitigation efforts were successful, and the arboretum supports the nesting of Great Horn Owls, Red Tail Hawks, Monarch Butterflies, and the local Finch population.

The Property is in a unique area surrounded by local wildlife and the Applicants made a concerted effort to mitigate loss of natural resources and cultivate the migratory bird population, which squarely aligns with conservation efforts outlined in the Envision Washoe 2040 Master Plan, highlighting protection efforts for “*key wildlife* and fishery habitats; habitats of threatened, endangered, or rare species; *key migration routes*; and areas important for scientific study.” Envision Washoe 2040 Master Plan (“Master Plan”) at 45 (emphasis added).

Therefore, the Applicants are prevented from complying with the Development Code requirements, as to do so, would result in harm to the local migratory bird population in direct contravention of Master Plan goals.

3. *What steps will be taken to prevent substantial negative impacts (e.g., blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?*

Response: The Wall has been in place since late 2017, and over (8) years have passed without any incident, issue, or complaint. The Wall is entirely located within the Applicants' property line and has no impact on pedestrian safety or traffic safety. Finally, the Wall does not impact views, including the views of residents nearest the installation. To the contrary, as a result of the Applicants'

² The Nevada Division of Forestry recognized the Fremont Cottonwood located on the Property as the “Nevada State Champion” on December 14, 2015, and listed the tree of the Nevada Big Tree Register as part of the Big Tree Program. Nev. Div. of Forestry & Fire Protection, *Nevada Big Tree Register* (2015), https://forestry.nv.gov/uploads/missions/20210712_amt_2015_nevada_big_tree_register.pdf.

³ **Exhibit 2**, Landscaping Plan.



efforts, those in the local area have increased views of local wildlife including Great Horn Owls, Red Tail Hawks, Monarch Butterflies, and the local Finches which frequent the area because of the instillation.⁴

4. *How will this variance enhance the scenic or environmental character of the neighborhood (e.g., eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?*

Response: The variance enhances the scenic and environmental character of the neighborhood as the arboretum supports the nesting of migratory birds—which are enjoyed by all. Further, the arboretum developed by the Applicants is open to UNR’s Master Gardener tour and is frequently visited and enjoyed by locals. Additionally, the Wall eliminates clutter in view of neighbors and increases the ability to view the scenery in a streamlined fashion without the distraction of neighboring backyards. Finally, the Wall provides protection to the Property and neighboring properties from high winds that are common in the area.

5. *What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?*

Response: The Property is unique as it is located in an area surrounded by natural habitats, and in the path of migratory bird species. When the Applicants came into possession of the Property, a large Fremont Cottonwood Tree stood on the Property and provided a home for many local wildlife species. When it became clear it was no longer safe for the tree to exist, the Applicants made a concerted effort to mitigate any impact to the wildlife that existed and continues to exist on the Property. Without the Wall, birds and other wildlife would no longer have space or shelter in the area, and that use, and enjoyment of the Property would be lost.

6. *Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?*

Response: There are no relevant restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request.

7. *How is your current water provided?*

Response: Water is provided to the Property via well.

8. *How is your current sewer provided?*

Response: Sewer is provided to the Property via septic tank.

⁴ Notably, the neighbor to the west of the Property—nearest the Wall—Richard Mahoney, does not object to the Wall. See **Exhibit 3**.



For the reasons stated herein, the Wildlife Preservation Wall meets or exceeds all variance requirements and findings under WCDC. The Applicants therefore respectfully requests that the County approve the variance and resolve Case Number: WVIO-PLA25-0202.

Please do not hesitate to contact this office at [REDACTED] if we can provide any additional information.

Sincerely,

Garrett Gordon

Garrett D. Gordon
Womble Bond Dickinson (US) LLP

Exhibit 1



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Code Enforcement

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6106
FAX (775) 328-6133

ADMINISTRATIVE PENALTY NOTICE
****FIRST PENALTY****

November 18, 2025

RED DOG TRUST
515 RHODES ROAD
RENO, NV 89521

Case Number: WVIO-PLA25-0202
Subject Property: 515 RHODES ROAD, WASHOE COUNTY, NV 89521
Parcel Number: 017-400-19

Penalty Amount: **\$100**
Comply by: **12/21/2025**
Payment Due by: **12/21/2025**

Dear Respondent,

An inspection and an Administrative Enforcement Warning issued on **10/14/2025** revealed the violations noted below on the subject property. Washoe County Code Section 125.160(4) provides for issuance of an Administrative Penalty when violations noted on the Administrative Enforcement Warning are not corrected. This Administrative Penalty Notice is not a criminal proceeding.

The property was inspected on **11/18/2025** and remains in violation of the County Codes cited below. **You are hereby charged an administrative penalty of \$100.** Payment of the administrative penalty does not release you from correcting the code violation that currently exists on the subject property.

A 50% discount will be applied toward your penalty amount if paid on or before the payment due date listed above. Washoe County will accept one-half of the administrative penalty amount as payment in full if received by the payment due date shown on this notice. If an appeal is filed before the payment due date or if you pay the penalty after the payment due date, no reduction of the penalty is available. After the payment due date, any unpaid penalties will be turned over to the Washoe County Collections Office. A County Code required \$50 collections fee will be added to the penalty and you may also be subject to additional fees, interest and all collection remedies allowed by law. All penalties and fees assessed are cumulative. Each and every instance the code violation exists constitutes a separate and distinct offense. **County Code Violations must be corrected or additional penalties may be assessed without future warnings being issued. This notice of violation may be recorded with the Washoe County Recorder's Office if the violation is not corrected. In addition, pursuant to WCC 125.190, you are hereby notified that any approvals for applications, renewals of business licenses, and any land or structure use permits, building permits, or grading permits may be withheld until the violation(s) is corrected.**



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INTEGRITY



EFFECTIVE
COMMUNICATION

Memo to: **RED DOG TRUST**
Subject: Administrative Penalty
Date: 11/18/2025
Page: 2

The code violation found on the property and the action you must take to correct the situation is:

VIOLATION:

WCC section 110.406.50(a) – Fences, Walls or Perimeter Planting: Residential Use Types.

The maximum height for fences, walls or perimeter planting is limited to four-and-one-half (4.5) feet in the required front yard setback except as noted by Section 110.406.30, Front Yards. **The**

maximum height for fences, walls or perimeter planting for the remainder of the residential property is six (6) feet.

Where two (2) or more of a property's frontages constitute front yards on a corner lot, one (1) of the yards shall be deemed to be the main entrance and all other yards with street frontage shall be considered modified side yards where fences, walls or perimeter planting can have a maximum height of six (6) feet as long as such fences, walls or perimeter planting are located at least ten (10) feet from the modified side yard property line. Barbed wire or razor wire livestock fencing in front yards is allowed only on lots with a size

CORRECTIVE ACTION:

WCC section 110.406.50(a) – Adjust the maximum fence height to six (6) feet outside the front yard setback.

RIGHTS OF APPEAL: You have a right to appeal this notice as described on the **Right to Appeal instructions attached to this notice.** Failure to respond to this notice by **12/21/2025** all be deemed an admission of liability and a waiver of any right to an administrative hearing.



Brian Farmer
Code Enforcement Officer II
bfarmer@washoecounty.gov
(775) 328-2312



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PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Memo to: **RED DOG TRUST**
Subject: Administrative Penalty
Date: 11/18/2025
Page: 3

RIGHT TO APPEAL ADMINISTRATIVE PENALTY NOTICE

You may appeal this Administrative Penalty Notice by requesting an administrative hearing.

To request an administrative hearing, contact the Administrative Hearing Office located at Reno Justice Court by email at aho@washoecounty.gov, or by phone at (775) 328 – 2001 or (775) 325 – 6500. You will need to provide a copy of this Administrative Penalty Notice to the Hearing Office.

You must file your appeal on or before the appeal date stated in your Administrative Penalty Notice.

Fees and Costs: The fee to request an administrative hearing is \$50.00. This fee must be paid if you are found in violation of County Codes at the conclusion of the appeal hearing. The hearing officer may also impose additional administrative penalties and/or administrative action fees. Any outstanding penalties and fees must be paid at the conclusion of the appeal hearing.

Hearing Officer and Hearing Date: An administrative hearing officer will be assigned to your case by the Washoe County Administrative Hearing Office. The Administrative Hearing Office will notify you of your hearing date. The administrative hearing officer will issue an Administrative Order at the conclusion of your appeal hearing.

Impact on this Administrative Penalty Notice: Any deadlines, actions, and/or remedies included in this Administrative Penalty Notice will be placed on hold until your appeal is concluded.

Contact Information:

Administrative Hearing Office
(Located at Reno Justice Court)
1 S. Sierra St.,
Reno, NV 89501
Administrative Hearing Office: (775) 328 – 2001
Reno Justice Court: (775) 325 – 6500
aho@washoecounty.gov

Steps to File Your Appeal:

1. Contact the Administrative Hearing Office by email and/or phone on or before the appeal date shown on your Administrative Penalty Notice.
2. Email a copy of this Administrative Penalty Notice to the Administrative Hearing Office.



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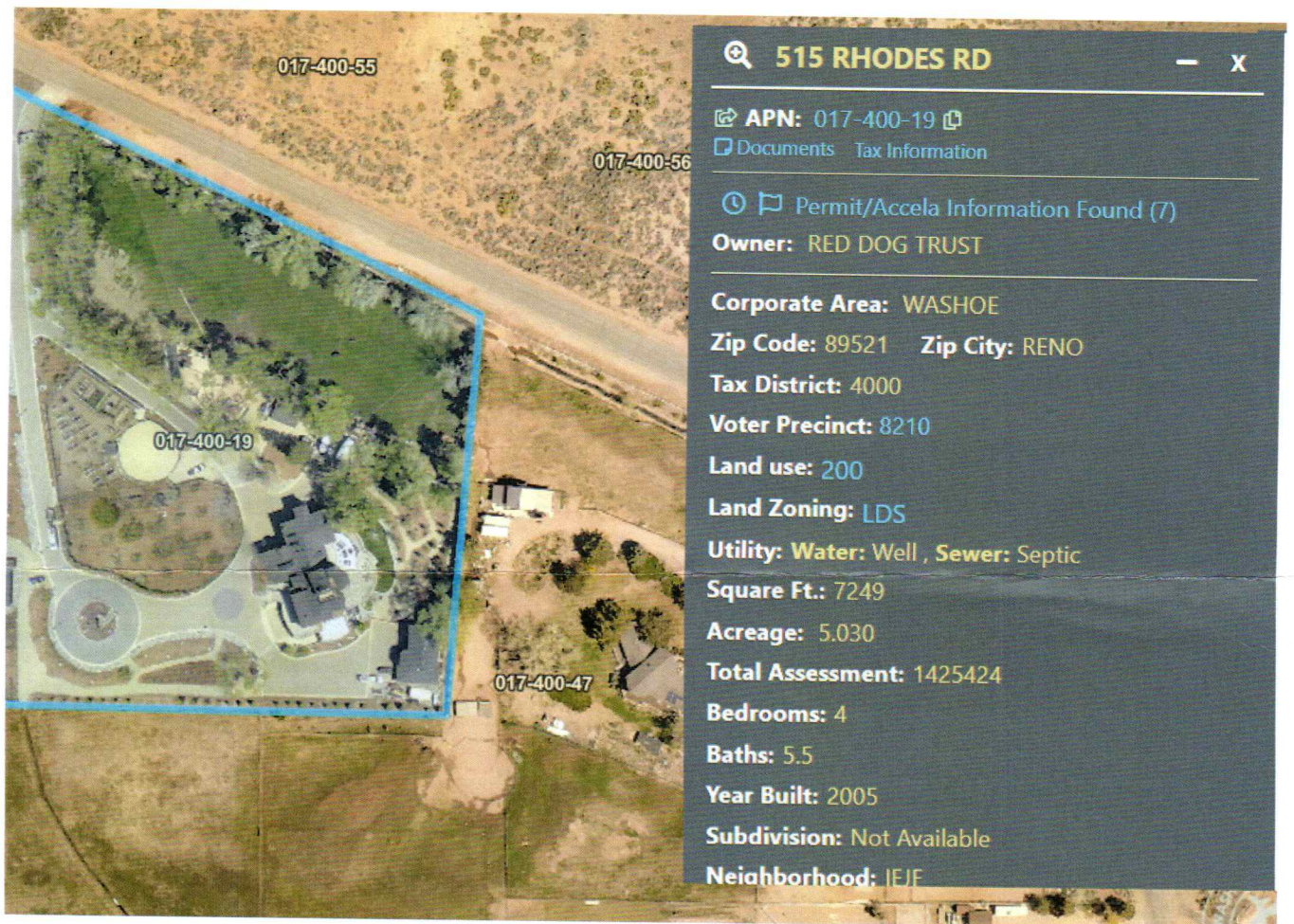


Exhibit 2



LEGEND

- Large Evergreen Tree
- Small Evergreen Tree
- Large Deciduous Tree
- Large Shrub
- Evergreen Shrub
- Deciduous Shrub
- Perennials
- Ornamental Grasses
- Lawn/Pasture
- Boulders

LANDSCAPE NARRATIVE

This functional gentleman's ranch in Steamboat features an orchard, large horse pasture, extensive production areas and small farm animals. Central to the site is the magnificent residence remodeled in a tasteful style.

The landscape plan complements the site with a new formal driveway that includes a circle and entry plaza lined by a series of colorful and drought-tolerant planting areas.

To signify the property entry, two planters flank the new entry drive. In a series of paver and gravel sections, the driveway is bordered by a concrete edge throughout and a 4' walkway to the East. After passing the gate, an alley of trees takes visitors on a colorful journey along the main driveway. These entry plantings provide interest and guidance past the production gardens to a large driveway circle. Here, a semi-circular planting of flowering plants directs one past the chicken coop. A small vineyard frames the view to the beautiful residence with its welcome plaza.

Behind the residence, an arboretum of plantings offers important refuge and screening, providing a lush environment to enjoy the colorful plantings. Access is provided to all functional areas and a secondary driveway allows residents to leave the property from their main garage.

This coherent landscape provides a functional and aesthetically pleasing finish to the impressive gentleman's ranch property on Rhodes Road.

Jana Vanderhaar, CLS, CSS
1779-41-14771
jvanderhaar@verdantconnections.com
VERDANT CONNECTIONS, LLC

Verdant
Connections
LANDSCAPE ARCHITECTURE, LLC

LANDSCAPE MASTER PLAN
For the Gentleman's Ranch
515 Rhodes Road - Reno NV 89521

Exhibit 3

From: Dick Mahoney <dick.mahoney@gmail.com>
Sent: Monday, December 8, 2025 2:09 PM
To: Code-Enforcement@washoecounty.gov <Code-Enforcement@washoecounty.gov>
Cc: Judy Coulter <judy@csa2b.com>
Subject: Information on request for variance

Dear Washoe County:

I own the property at 625 Rhodes Road. My neighbors to the west are Curtis and Judy Coulter at 515 Rhodes Road. they have built a habitat wall for migratory and resident birds.

I have no objection to the habitat structure and consent to a special use variance being granted for its continued existence

If you have any questions, you may call me at 805-217-3939

Thank you,

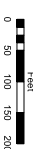
Richard Mahoney

THE NW 1/4 OF THE NW 1/4 OF SECTION 3 &
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4
T17N - R20E

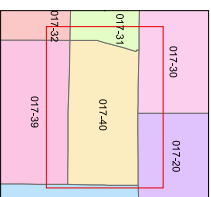
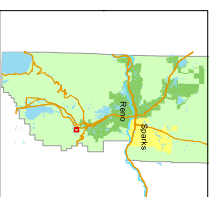
Assessor's Map Number

017-40

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89502
(775) 328-2231



1 inch = 200 feet

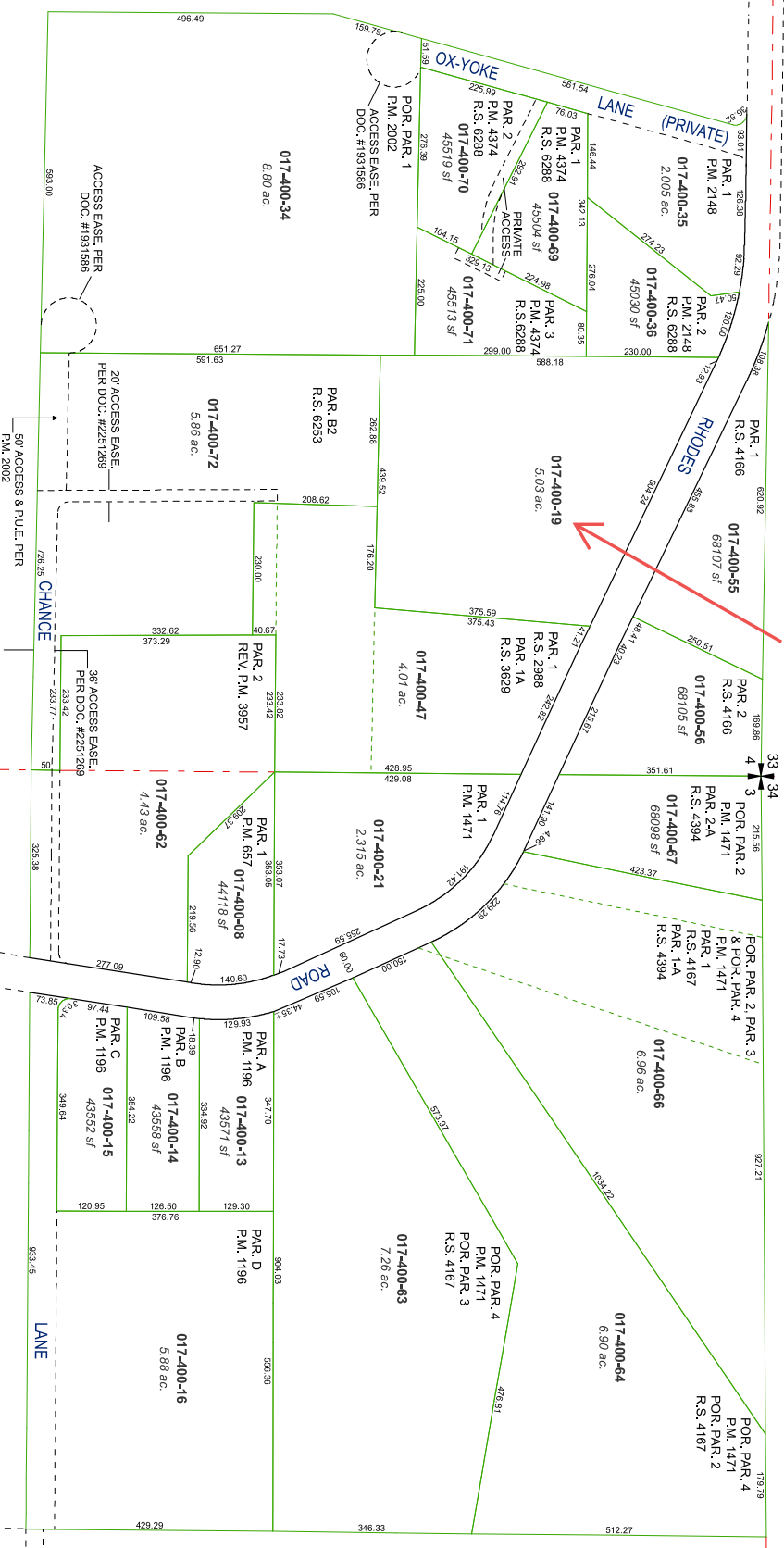


created By: **TWT 7/9/2014**

updated: **JKF 5/13/21, JKF 9/29/22**

area previously shown on map(s):

This map/pat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Site Plan



WILSON
ENGINEERS

1775.782.7084
WWW.WILSON-ENGINEERS.COM

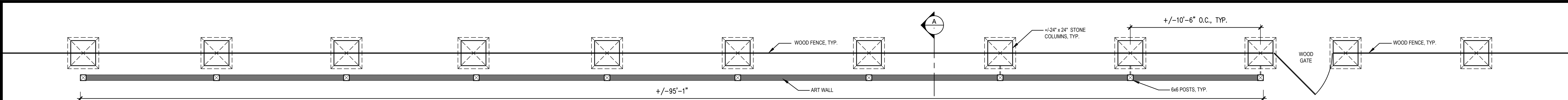
COULTER
PROPERTY

Design:	Drawn:	Checked:	Scale:
Date:	Wilson Project No.:		
Rev#	Date	Description	By

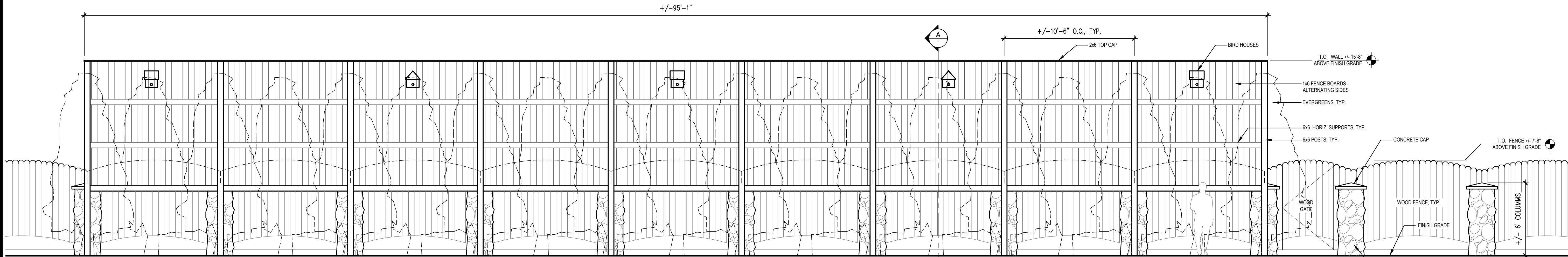
A1

OF: SHEETS

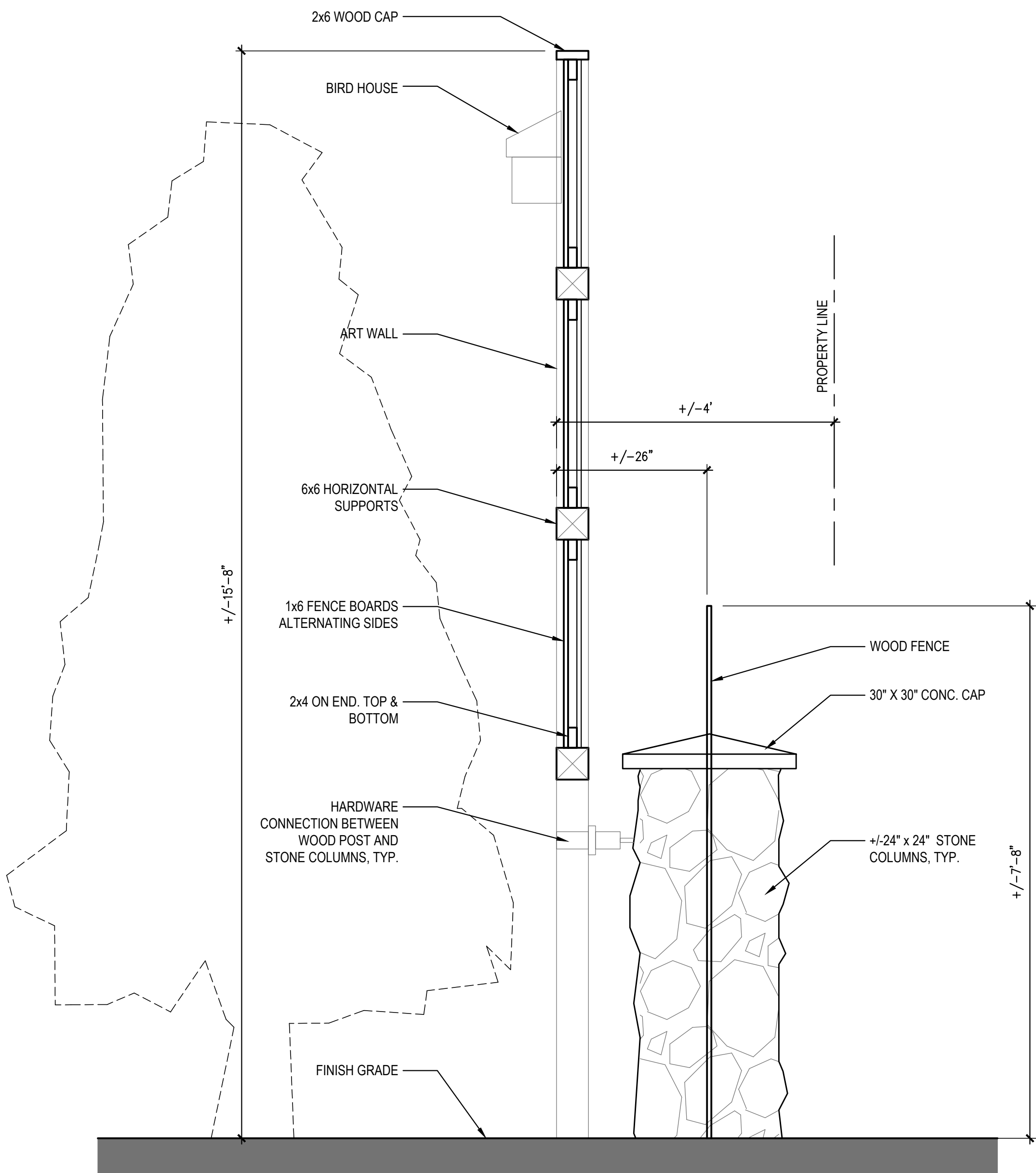
Building Elevations



EXISTING FENCE & WALL PLAN
SCALE: 1/4" = 1'-0"



EXISTING FENCE & WALL ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING MIGRATORY BIRD HABITAT WALL & FENCE CROSS SECTION-A
SCALE: 3/4" = 1'-0"

Design:	Drawn:	Checked:	Scale:
Date:	Wilson Project No.:		
Rev#	Date	Description	By

Site Photos









