

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: Wildlife Preservation Wall Variance			
Project Description: Request to modify condition for approved variance to exceed the maximum wall height allowed under Washoe County Development Code § 110.406.50(a).			
Project Address: 515 Rhodes Rd Washoe County, NV 89521			
Project Area (acres or square feet): 95"-1'			
Project Location (with point of reference to major cross streets AND area locator): Rhodes Rd and Ox-Yoke Ln			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-400-19	5.03		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WPVAR25-0011			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Red Dog Trust		Name: Samantha Vanillo	
Address: [REDACTED]		Address: [REDACTED]	
[REDACTED] Zip: [REDACTED]	[REDACTED] Zip: [REDACTED]	[REDACTED] Zip: [REDACTED]	[REDACTED] Zip: [REDACTED]
Phone: [REDACTED]	Fax: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		Email: [REDACTED]	
Cell: [REDACTED]	Other: [REDACTED]	Cell: [REDACTED]	Other: [REDACTED]
Contact Person: Judy Coulter		Contact Person: [REDACTED]	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Curtis and Judith L. Coulter		Name: Garrett Gordon	
Address: [REDACTED]		Address: [REDACTED]	
[REDACTED] Zip: [REDACTED]	[REDACTED] Zip: [REDACTED]	[REDACTED] Zip: [REDACTED]	[REDACTED] Zip: [REDACTED]
Phone: [REDACTED]	Fax: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		Email: [REDACTED]	
Cell: [REDACTED]	Other: [REDACTED]	Cell: [REDACTED]	Other: [REDACTED]
Contact Person: Judy Coulter		Contact Person: [REDACTED]	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

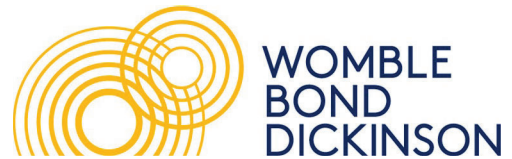
Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

See attached.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

See attached.



August 10, 2026

Womble Bond Dickinson (US) LLP

One East Liberty Street
Suite 300
Reno, NV 89501-2128

Samantha M. Vanillo
Associate
Admitted in Nevada
Direct Dial: 775.321.3443
Samantha.Vanillo@wbd-us.com

RE: Amendment of Conditions Application Supplemental Information (WPVAR25-0011)

This Amendment of Conditions application relates to Variance Case No. WPVAR25-0011, which approved a variance to exceed the maximum wall height permitted by WCDL § 110.406.50(a) and to allow the existing Wildlife Preservation Wall on Parcel No. 017-400-19 to satisfy WCDL requirements. The Applicant seeks only to amend Condition (d) of the approval to allow additional time for completion of the building permit process. The approved variance and all supporting findings remain unchanged.

Required Information:

1. The following information is required for an Amendment of Conditions:

a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.

Response: The Applicant seeks an amendment to Condition (d) of the Conditions of Approval for Appeal Case No. WPVAR25-0011. *See Ex. 1.* Condition (d) requires that a building permit be issued within 120 days of Washoe County's approval of the variance. To satisfy the condition, the Applicant retained an engineering firm to prepare the materials necessary for County review and issuance of a building permit. The engineering work remains ongoing and requires additional time before the final plans can be completed, stamped, and submitted.

The Applicant therefore requests additional time to finalize the plans and complete the County's permitting process. Because the timing and scope of the County's review process remain uncertain, including the possibility that County staff may request revisions, additional information, or other modifications to the permit application materials, the Applicant requests that Condition (d) be amended to allow an additional 180 days for issuance of the building permit. Alternatively, the Applicant requests that the condition be modified to require submission of a complete building permit application within an additional 120 days, with permit issuance to occur thereafter upon completion of the County's review process.

b. Identify the specific Condition or Conditions that you are requesting to amend.



Response: Condition (d): A building permit is required. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and applicable building permits shall be issued within 120 days from the date of approval of this variance by Washoe County.

c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

Response:

Existing Conditions:

A building permit is required. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and applicable building permits shall be issued within 120 days from the date of approval of this variance by Washoe County.

Proposed Conditions:

Option 1: A building permit is required. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and applicable building permits shall be issued within 300 days from the date of approval of this variance by Washoe County.

Option 2: A building permit is required. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County within 240 days from the date of approval of this variance by Washoe County.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Response: The requested amendment does not alter or affect any of the findings supporting approval of the variance. Rather, it provides additional time for the Applicant to satisfy the existing conditions of approval. The Applicant has diligently pursued compliance by retaining qualified engineering professionals and actively working to meet all requirements imposed by Washoe County. However, additional time is necessary to complete the engineering work, finalize the permit application materials, and proceed through the County's permitting process.

Granting the requested extension will allow the Applicant to complete the required submittal and obtain the necessary building permit while remaining fully consistent with the original approval and the findings supporting that approval.

EXHIBIT 1



April 30, 2026

Janis Galassini, County Clerk
Washoe County
1001 East Ninth Street
Reno, NV 89512

SUBJECT: Appeal Case WPVAR25-0011 (515 Rhodes Wall Height Variance)

Affirmation of the Washoe County Board of Adjustment's approval of Variance Case Number WPVAR25-0011 (515 Rhodes Wall Height Variance) which sought a variance to increase the maximum allowed height for a wall from 6' to 15' 8" in order to bring into compliance an existing wall along the parcel's eastern property line.

The applicant is Curtis and Judy Coulter, and the property owner is the Red Dog Trust. The project is located at 515 Rhodes Road, Reno, NV, 89521. The parcel number is 017-400-19. The parcel of land is approximately 5.03 acres in size with a master plan designation of suburban residential and regulatory zone of low density suburban. Variances are authorized in Article 804 of the Washoe County Development Code.

Dear Ms. Galassini:

Pursuant to NRS 278.0235, please be advised of final action, taken on April 28, 2026, by the Washoe County Board of County Commissioners (BCC) in the above referenced case. The BCC's final action affirmed the Board of Adjustment's action (2/5/26) and approved the variance. After the public hearing was closed, Commissioner Hill made a motion and Commissioner Andriola seconded the motion to uphold the decision of the Board of Adjustment and approve, with conditions (attached), Variance Case Number WPVAR25-0011 (515 Rhodes Wall Height Variance). The BCC was able to make all of the following findings:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

The Washoe County Commission gave reasoned consideration to the information contained within the reports transmitted to the Washoe County Commission from the Washoe County Board of Adjustment, and the information received during the Washoe County Commission's public hearing.

The Board's action was unanimous and four board members were present: Commissioner Hill, Chair; Commissioner Andriola; Commissioner Clark; and Commissioner Garcia.

Please provide a copy of this letter to our department indicating when this letter was received by your office.

Sincerely,

Trevor Lloyd

Trevor Lloyd
Planning Manager, Planning and Building Division
Washoe County Community Services Department

Attachments: Conditions of Approval Case Number WPVAR25-0011

Cc: Dave Solaro, Assistant County Manager
Eric Crump, Community Services Department Director
Chaz Lehman, Deputy District Attorney
Kelly Mullin, Planning and Building Division Director
Trevor Lloyd, Planning Manager, Planning and Building Division

Appellant: James Grimes
95 Ox Yoke Ln, Reno, NV, 89521
jim@concretenorth.net

Property Owner: Curtis and Judith Coulter
515 Rhodes Road, Reno, NV, 89521
Judylcoulter@gmail.com

Conditions of Approval

Variance Case Number WPVAR25-0011



The project approved under Variance Case Number WPVAR25-0011 shall be carried out in accordance with the Conditions of Approval granted by the Board of County Commissioners on 4/28/26. Conditions of approval are requirements placed on a permit or development by each reviewing agency.

These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

Washoe County Conditions of Approval

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Jolene Bertetto, Planner, 775.328.6101,
jbertetto@washoecounty.gov**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this variance.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance.
- d. A building permit is required. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and applicable building permits shall be issued within 120 days from the date of approval of this variance by Washoe County.

*** End of Conditions ***

Site Plan



Building Elevations

