

# PANATTONI®

INTERNATIONAL VISION. LOCAL FOCUS.

**VIA FEDEX**

March 26, 2024

Mr. Curt Rieger

**RE: Volunteer Court Paving/Re-Paving and Additional Scope of Work**

Dear Curt:

As you will recall, the Washoe County Board of Adjustment issued approval on Special Use Permit Case Number WSUP22-0005 on April 7, 2022. As part of that approval, the Board of Adjustment required the Applicant, as a Condition of Approval, to make off-site improvements on privately owned property along Volunteer Court.

Through many meetings with yourself, the other residents on Volunteer Court and with input from Washoe County staff, we pursued an alternative of constructing a new road on our property to meet that Condition of Approval. Under this alternative approach, each of the residents of Volunteer Court would have been granted exclusive access to the new road with new access points to each of the properties along Volunteer Court. As I have communicated to you, Washoe County staff unfortunately determined, after the months of work, the proposed alternative did not meet the intent of the Condition of Approval. As a result and for several different reasons on Thursday, April 4, 2024, we are now seeking removal of that Condition of Approval from the Washoe County Board of Adjustment.

Assuming the Washoe County Board of Adjustment votes to remove the paving/re-paving of Volunteer Court as a Condition of Approval, we still have every intent to deliver on that offer. Additionally and as you know, our original offer to pave/re-pave Volunteer Court never contemplated additional improvements for each of the property owners on Volunteer Court. However, we do recognize that our project will bring about change in the immediate area and so it is our intent to offer additional improvements to each of the property owners on Volunteer Court. We view this secondary offer of additional improvements on your property and your neighbors' properties as a good neighbor/good faith gesture and hope you view it as the same. All that said, please find enclosed the following items:

1. An aerial photograph (Exhibit A) of your immediate area showing the alignment of Volunteer Court. In this exhibit, Volunteer Court is denoted in gray and that gray area is where we are offering to pave/re-pave Volunteer Court for the benefit of all the residents.
2. An aerial photograph (Exhibit B) of your specific property. The map legend on Exhibit B shows areas of additional work that we are offering. These areas of offered additional improvements exclude the paved/re-paved area of Volunteer Court. You will want to compare your Exhibit B with Eric's Exhibit B so you both can see the extent of the additional improvements that we are offering on your property, Eric's property and the encroachment area on our property. I have outlined the additional improvement areas in red.
3. Scope of Work (Exhibit C) to your specific property. The Scope of Work is based off Exhibit B and provides a narrative of the additional improvements we are offering on your specific property.

We will continue to communicate with you and the other residents of Volunteer Court as to when the paving/re-paving of Volunteer Court and construction of additional improvements will occur. Our access to your property for the paving/re-paving of Volunteer Court and the construction of the additional improvements will occur via separate document.

Curt, thank you in advance for your time in this matter. Upon completion of your review of the enclosed, please feel free to give me a call to address any questions or comments.

# PANATTONI®

INTERNATIONAL VISION. LOCAL FOCUS.

Sincerely,

**PANATTONI DEVELOPMENT COMPANY, INC.**



Paul Kinne  
Senior Development Manager  
775-327-6264 PHONE  
775-742-0175 MOBILE  
[pkinne@panattoni.com](mailto:pkinne@panattoni.com)

enclosures

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**EXHIBIT A**

**Volunteer Court Alignment and Proposed Paving/Re-Paving**



VOLUNTEER COURT  
ROADWAY IMPROVEMENTS

SCALE 1/8" = 1'-0"



EXH

SHEET TITLE: VOLUNTEER COURT ROADWAY IMPROVEMENTS

CITY APPROVAL

SUBMITTAL RECORD  
DATE: 02/06/2024  
SUBMITTED BY: COURT BISHOP

PERMIT SET  
DATE: 02/06/2024  
PROJECT NO: 22272

PROJECT CLIENT: VOLUNTEER COURT

Project Max  
Reno Park Boulevard, Washoe County, NV 89508  
alston CONSTRUCTION

DESIGNER: TECTONICS DESIGN GROUP  
730 Saddle Rd., Reno, NV 89501  
Tel: 775-224-9266 Fax: 775-224-9265  
www.tectonicsdesigngroup.com

COMMENTS: All drawings, specifications, and notes are the property of Tectonics Design Group and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Tectonics Design Group.



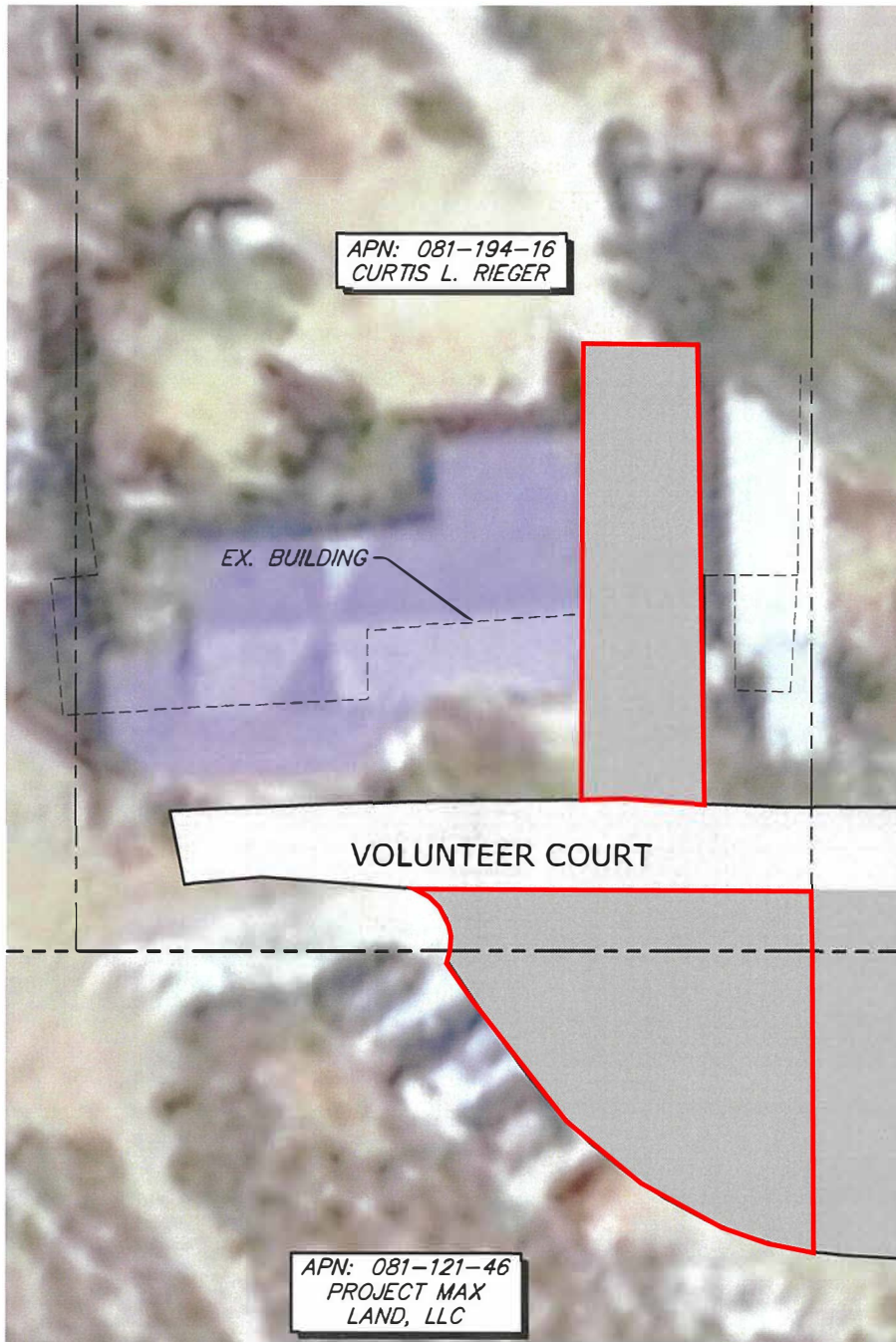
LEGEND: - PROPOSED ALIGNMENT AND BASE FOR VOLUNTEER COURT

PANATTONI®

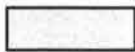
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**EXHIBIT B**

**Proposed Property Specific Additional Improvement**



LEGEND:



- PROPOSED PAVEMENT AND BASE FOR VOLUNTEER COURT 1,425 S.F.±



- PROPOSED PAVEMENT AND BASE OUTSIDE OF VOLUNTEER COURT 4,000 S.F.±

VOLUNTEER COURT  
APN: 081-194-16

SCALE: 1" = 30'-0"



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**EXHIBIT C**

**Property Specific Proposed Scope of Work**



## Curt Rieger Improvements

February 27, 2024

### **PRELIMINARY BUILD-OUT SPECIFICATION:**

#### **New Construction:**

- +/- 4,000 sqft of 3" AC Type 2, PG64-22 Light Duty Paving and 4" Agg Base

#### **EXCLUSIONS:**

1. Any item not specifically addressed in these specifications

**ADA:** Alston Construction, Inc. will make every attempt to comply with the Americans with Disabilities Act; however, such regulations are subject to changes and interpretations by building officials, governmental agencies, and insurance companies. Therefore, additional project requirements may be incurred above and beyond the scope of work specified herein, and the cost of the project would change accordingly.

**Cost Escalation:** Due to the current market volatility in raw materials such as, but not necessarily limited to, concrete, steel, lumber, as well as rising fuel costs currently facing the construction industry; subcontractors & suppliers may not be able to honor their original pricing for more than seven (7) days. Alston Construction is taking steps with Owners to anticipate & mitigate cost and schedule impacts in the current market.



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**VIA FEDEX**

March 26, 2024

Mr. Dave Dunbar  
17950 Volunteer Court  
Reno, Nevada 89506

**RE: Volunteer Court Paving/Re-Paving and Additional Scope of Work**

Dear Dave:

As you will recall, the Washoe County Board of Adjustment issued approval on Special Use Permit Case Number WSUP22-0005 on April 7, 2022. As part of that approval, the Board of Adjustment required the Applicant, as a Condition of Approval, to make off-site improvements on privately owned property along Volunteer Court.

Through many meetings with yourself, the other residents on Volunteer Court and with input from Washoe County staff, we pursued an alternative of constructing a new road on our property to meet that Condition of Approval. Under this alternative approach, each of the residents of Volunteer Court would have been granted exclusive access to the new road with new access points to each of the properties along Volunteer Court. As I have communicated to you, Washoe County staff unfortunately determined, after months of work, that the proposed alternative did not meet the intent of the Condition of Approval. As a result and for several different reasons on Thursday, April 4, 2024, we are now seeking removal of that Condition of Approval from the Washoe County Board of Adjustment.

Assuming the Washoe County Board of Adjustment votes to remove the paving/re-paving of Volunteer Court as a Condition of Approval, we still have every intent to deliver on that offer. Additionally and as you know, our original offer to pave/re-pave Volunteer Court never contemplated additional improvements for each of the property owners on Volunteer Court. However, we do recognize that our project will bring about change in the immediate area and so it is our intent to offer additional improvements to each of the property owners on Volunteer Court. We view this secondary offer of additional improvements on your property and your neighbors' properties as a good neighbor/good faith gesture and hope you view it as the same. All that said, please find enclosed the following items:

1. An aerial photograph (Exhibit A) of your immediate area showing the alignment of Volunteer Court. In this exhibit, Volunteer Court is denoted in gray and that gray area is where we are offering to pave/re-pave Volunteer Court for the benefit of all the residents.
2. An aerial photograph (Exhibit B) of your specific property. The map legend on Exhibit B shows areas of additional work that we are offering. These areas of offered additional improvements exclude the paved/re-paved area of Volunteer Court.
3. Scope of Work (Exhibit C) to your specific property. The Scope of Work is based off Exhibit B and provides a narrative of the additional improvements we are offering on your specific property.

We will continue to communicate with you and the other residents of Volunteer Court as to when the paving/repaving of Volunteer Court and construction of additional improvements will occur. Our access to your property for the paving/re-paving of Volunteer Court and the construction of the additional improvements will occur via separate document.

Dave, thank you in advance for your time in this matter. Upon completion of your review of the enclosed, please feel free to give me a call to address any questions or comments.

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Sincerely,

**PANATTONI DEVELOPMENT COMPANY, INC.**

A handwritten signature in blue ink that reads "Paul Kinne". The signature is written in a cursive style with a large initial "P" and "K".

Paul Kinne  
Senior Development Manager  
775-327-6264 PHONE  
775-742-0175 MOBILE  
[pkinne@panattoni.com](mailto:pkinne@panattoni.com)

enclosures

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**VIA FEDEX**

March 26, 2024

Mr. Eric Rieger

**RE: Volunteer Court Paving/Re-Paving and Additional Scope of Work**

Dear Eric and Starr:

As you will recall, the Washoe County Board of Adjustment issued approval on Special Use Permit Case Number WSUP22-0005 on April 7, 2022. As part of that approval, the Board of Adjustment required the Applicant, as a Condition of Approval, to make off-site improvements on privately owned property along Volunteer Court.

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3. Scope of Work (Exhibit C) to your specific property. The Scope of Work is based off Exhibit B and provides a narrative of the additional improvements we are offering on your specific property.

We will continue to communicate with you and the other residents of Volunteer Court as to when the paving/repaving of Volunteer Court and construction of additional improvements will occur. Our access to your property for the paving/re-paving of Volunteer Court and the construction of the additional improvements will occur via separate document.

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Eric and Starr, thank you in advance for your time in this matter. Upon completion of your review of the enclosed, please feel free to give me a call to address any questions or comments.

Sincerely,

**PANATTONI DEVELOPMENT COMPANY, INC.**

A handwritten signature in blue ink that reads "Paul Kinne". The signature is written in a cursive style with a large initial "P" and a stylized "K".

Paul Kinne  
Senior Development Manager  
775-327-6264 PHONE  
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enclosures

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**VIA FEDEX**

March 26, 2024

Mr. Ken Wilson  
Ms. Veronica Daniels-Wilson

**RE: Volunteer Court Paving/Re-Paving and Additional Scope of Work**

Dear Ken and Veronica:

As you will recall, the Washoe County Board of Adjustment issued approval on Special Use Permit Case Number WSUP22-0005 on April 7, 2022. As part of that approval, the Board of Adjustment required the Applicant, as a Condition of Approval, to make off-site improvements on privately owned property along Volunteer Court.

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Ken and Veronica, thank you in advance for your time in this matter. Upon completion of your review of the enclosed, please feel free to give me a call to address any questions or comments.

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**VIA FEDEX**

March 26, 2024

Ms. Rose Marie Ficarrota  
Mr. Gunther Ficarrota

**RE: Volunteer Court Paving/Re-Paving and Additional Scope of Work**

Dear Rose Marie and Gunther:

As you will recall, the Washoe County Board of Adjustment issued approval on Special Use Permit Case Number WSUP22-0005 on April 7, 2022. As part of that approval, the Board of Adjustment required the Applicant, as a Condition of Approval, to make off-site improvements on privately owned property along Volunteer Court.

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Rose Marie and Gunther, thank you in advance for your time in this matter. Upon completion of your review of the enclosed, please feel free to give me a call to address any questions or comments.

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