

Service Request Details
ID 177716
Date/Time 12/30/2024 12:00 PM
Type Planning Commission/Board of Adjustment
Address 2655 HOLCOMB RANCH LN, Reno
Origin Control Panel
Comments Washoe County Board of Adjustment,

As a property owner across the street from 2580 Holcomb Ranch Lane, I recently received a notification of a proposed setback variance. I have no issues with the setback variance and would be in favor of the approval.

If you need additional information and/or have any questions, please let me know.

Submitter
Streshley, Frank
2655 Holcomb Ranch Lane
Washoe County, NV
775-224-1364

From: Ashley G <greenhalghrose@gmail.com>
Sent: Friday, December 27, 2024 7:06 PM
To: Evans, Timothy <TEvans@washoecounty.gov>; Washoe311 <Washoe311@washoecounty.gov>; Ryan Greenhalgh <ryan@titanelectric.biz>
Subject: Manha Variance - WPVAR24-0011

Dear Tim,

We are writing regarding the Manha Variance (WPVAR24-0011).

We live just behind the Manha property, at parcel 230-060-10, and own adjacent properties 230-060-06, and 230-060-07.

We support this variance proposal. Please let us know if you have any questions.

Thank you,
Ashley and Ryan Greenhalgh

From: Bret Tompkins <bret@5thholdings.com>
Sent: Tuesday, December 31, 2024 1:10 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Manha Variance - WPVAR24-0011

Dear Tim,

How are you today?

Regarding the Manha Variance (WPVAR24-0011), my family and I own the 15 acres at 2505 Holcomb Ranch across the road from the Manha property and fully support the approval of this variance.

Have a Happy New Year.

Thanks,
Bret Tompkins
5T Ranch
bret@5thholdings.com
Cell:(775)848-9513

WPVAR24-0011
PUBLIC COMMENT

From: Evans, Timothy
Sent: Monday, December 16, 2024 10:17 AM
To: Fred <rgefge@nvgbell.net>
Subject: RE: WPVAR24-0011 Manha Variance

Hi Fred – In reviewing the site plan, the proposed expansion would not impact their septic system or leach lines. The site plan for the proposed variance may be found here:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2024/Files/WPVAR24-0011_Manha_app1.pdf

Let me know if you have any questions.

Regards,
Tim Evans

From: Fred <rgefge@nvgbell.net>
Sent: Wednesday, December 11, 2024 6:43 AM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: RE: WPVAR24-0011 Manha Variance

Mr. Evans If they grow the house to the back of the lot is the sewer in the way?

Fred

From: "Evans, Timothy" <TEvans@washoecounty.gov>
Date: 12/9/24 2:26 PM (GMT-08:00)
To: rgefge@nvgbell.net
Subject: RE: WPVAR24-0011 Manha Variance

Hi Fred,

The applicant is requesting to have the allowed setback reduced from 30 feet to 0 feet to allow for the construction of an addition on the existing dwelling. Let me know if there are any questions I may be able to answer in relation to the project or if you'd like to provide comment in relation to the project.

Regards,
Tim Evans

From: Fred & Rhonda Ellwanger <rgefge@nvgbell.net>
Sent: Sunday, December 1, 2024 12:07 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: WPVAR24-0011 Manha Variance

I live at 2255 Holcomb Ranch Lane, my name is Fred Ellwanger. I want to know your thoughts on this project. Thanks You, Fred Ellwanger

Thanks You,

Fred Ellwanger

From: Fred <rgefge@nvbell.net>
Sent: Thursday, January 2, 2025 9:42 AM
To: Evans, Timothy <TEvans@washoeconomy.gov>
Subject: RE: WPVAR24-0011

Timothy Thanks for the information. Fred Ellwanger

----- Original message -----

From: "Evans, Timothy" <TEvans@washoeconomy.gov>
Date: 1/2/25 8:14 AM (GMT-08:00)
To: "Weiche, Courtney" <CWeiche@washoeconomy.gov>, rgefge@nvbell.net
Subject: RE: WPVAR24-0011

Hi Fred,

The existing home does not meet the required front yard setback. The purpose of the variance is to bring the existing dwelling into conformance and allow the construction of an addition with the same setback as the existing dwelling.

Regards,
Tim Evans

From: Fred & Rhonda Ellwanger <rgefge@nvbell.net>
Sent: Monday, December 30, 2024 11:35 AM
To: Planning Counter <Planning@washoeconomy.gov>
Subject: WPVAR24-0011

Does the existing home violate the set back?

Thank You

Fred Ellwanger 775-853-8668

Hi John,

The proposed variance is for the reduction of the required setback from thirty (30) feet to zero (0) feet. I cannot speak to issues that could potentially affect the value of your property as that is beyond my purview, but I can say that the proposed variance does not change the existing easement that currently serves as access to parcels on the road and that the variance is specific to the setback for the structure on the subject property at 2580 Holcomb Ranch Lane.

Regards,
Tim Evans

From: jklacking <jklacking@yahoo.com>
Sent: Thursday, January 2, 2025 12:03 PM
To: Evans, Timothy <TEvans@washoeconomy.gov>
Cc: John Klacking <jklacking@yahoo.com>
Subject: Variance Case Number WPVAR24-0011 (Manha Variance)

Mr. Evans, I own the house and property at 2620 Holcomb Ranch Ln., which utilizes the easement at the property under discussion at 2580 Holcomb Ranch Ln. to get to my property at the end of the gravel road which I see classified on maps as County Road 8.

2580 Holcomb Ranch Ln., 2600 Holcomb Ranch Ln. plus an ADU on that same property and 2620 Holcomb Ranch Ln. use the same road as their entrance to get to their houses.

I would like to know how any decision on the setback may affect my easement or property and any ability to build additional structures/house on my property, subdividing my property or other issues that could potentially affect the value of my property. I currently have just under 4 1/2 acres and I'm told under current guidelines that I would need 5 acres total to build another house on my property. If I or a future owner of 2620 Holcomb Ranch Ln. were able to acquire 1/2 acre from an adjacent property would any decision on the setback and or easement affect my property or a separate subdivided new property on my land or smaller additional dwelling units (ADU's) being built on my land.

I'm currently contemplating selling my house and need to be able to inform potential buyers of any effects your decision may have on my property. I appreciate your guidance and help with this issue.

All the best,
John Klacking
2620 Holcomb Ranch Ln.
Reno, Nv 89511
775-287-8000 cell

WPVAR24-0011
PUBLIC COMMENT