



Short-Term Rental Administrative Review Staff Report

Date: August 16, 2024

SHORT-TERM RENTAL ADMINISTRATIVE REVIEW CASE NUMBER:

WSTRAR24-0005 (3150 Holcomb Ranch Lane)

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to operate a Tier 2 short term rental with a maximum occupancy of 19 persons.

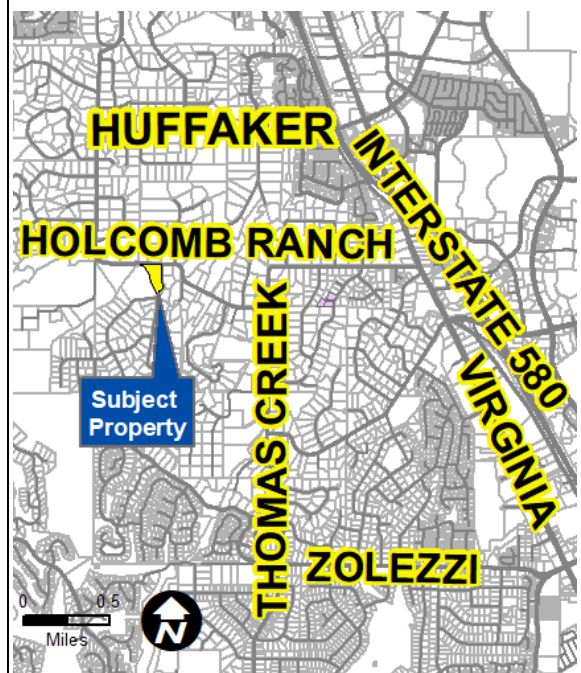
STAFF PLANNER:

Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 19 persons.

Applicant/Owner: JMJ LLC
 Location: 3150 Holcomb Ranch Lane, Reno, NV 89511
 APN: 040-670-06
 Parcel Size: 7.5 acres
 Master Plan: Rural Residential
 Regulatory Zone: High Density Rural (HDR)
 Planning Area: Southwest Truckee Meadows
 Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
 Commission District: 2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Project Evaluation

The subject parcel, APN: 040-670-06, is 7.5 acres and has a regulatory zone of High Density Rural (HDR) in the Southwest Truckee Meadows Planning Area. The property is developed with multiple residences and structures, and there are currently two active Tier 1 short-term rental (STR) permits issued for this property. One of these Tier 1 STR permits (WSTR24-0058) was issued for the main residence with a maximum occupancy of 10 persons; this permit was issued on May 14, 2024. The second Tier 1 STR permit (WSTR24-0059) was issued for a detached accessory dwelling with a maximum occupancy of two persons; this permit was also issued on May 14, 2024. WCC Section 110.319.15(a)(6) allows one STR permit per parcel, with the exception that a second STR may be allowed if established within a legally permitted accessory dwelling. The applicant is proposing to operate a Tier 2 STR with a maximum occupancy of 19 persons at the main residence, which is currently operating under issued Tier 1 STR permit WSTR24-0058 with a maximum occupancy of 10 persons. Per the Washoe County Assessor's website, the main residence is 4,004 square feet with seven bedrooms. The main dwelling's total square footage includes both habitable and non-habitable space. Before Tier 1 STR permit WSTR24-0058 was issued, it was determined that the main residence includes 2,341 square feet of total habitable space, seven bedrooms, and 991 square feet of habitable space without the bedrooms. These calculations were conducted by the building inspector during the required building inspection for the Tier 1 STR permit. The occupancy load calculations provided in WCC Section 110.319.15(e)(1) allow two (2) occupants for every legally permitted bedroom in accordance with Section 110.319.20(a)(1). The remainder of the home (excluding bedrooms) is calculated as one (1) occupant for every 200 square feet of habitable space in accordance with Table 1004.5 of the 2018 International Building Code (IBC) or the currently adopted edition. Based on these calculations, the dwelling can accommodate the requested 19-person occupancy (i.e., 7 bedrooms x 2 = 14 persons and 991 / 200 = 4.95 (rounded up to 5)). The habitable space calculations provide a maximum potential occupancy of 19 persons, as requested by the applicant.

The applicant has stated there are 39, unpaved off-street parking spaces available. The property is large with abundant parking options available. Washoe County Code Enforcement (Code Enforcement) staff conducted a site visit to 3150 Holcomb Ranch Lane on May 16, 2024, prior to issuance of the two active Tier 1 STR permits and confirmed ample parking spaces available on the 7.5-acre property. The active Tier 1 STR permit for the main residence is currently listed with 10 parking spaces to match the maximum number of occupants allowed under the permit. The applicant is required to have at least five parking spaces for 19 occupants, per the requirement of one parking space for every four occupants in WCC Section 110.319.15(b)(3). Parking locations were shown by the applicant on the site plan they submitted with their application (Exhibit D). There is more than adequate parking available on the applicant's property. Staff has included a condition in Exhibit A requiring all renters to park their vehicles on the applicant's property, not on the street.

Washoe County Code Section 110.809.15(a) and Section 110.809.15(b)(1) require that public notification for an administrative review permit must be mailed to a minimum of 10 separate property owners within a minimum 500-foot radius of the subject property within three (3) working days of the determination that the application is complete. A notice setting forth the location of the proposed Tier 2 short-term rental (STR), the requested maximum occupancy for the Tier 2 STR, the deadline for written comments, and the mailing date for the written decision was sent within a 500-foot radius of the subject property (Exhibit F). A total of 17 separate property owners were noticed within three (3) working days of the determination that the application was complete. The deadline for affected property owners to provide comments to staff was July 31, 2024. The deadline for comments was stated in the mailed notice.

Fourteen comment emails (Exhibit B) were received from affected property owners in response to the proposed Tier 2 STR, and these fourteen comments were emailed to the applicant for review. Comments from all emails include the following:

- Concerns that this will be a motel in the middle of a residential neighborhood
- Concerns about water and sewer availability for the number of proposed guests
- Concern that more STR permits are being issued for this property than are allowed
- Concerns about the number of available parking spaces on the property not meeting code
- Statement that the parking spaces need to be surfaced, not gravel
- Concerns about access, the inadequate condition of nearby roads, and surrounding intersections not being adequate for the traffic produced by renters
- Concerns about inadequate water rights for this property with increased use
- Statement that the owner should be required to connect to sewer
- Concerns that the proposed STR permit is a commercial use
- Concerns about the creation of a larger commercial/wedding venue or an event center in the neighborhood
- Concerns about traffic congestion
- Concerns about noise pollution and party noise
- Concerns about litter
- Concerns about surrounding homeowners losing the ability to know who is next door
- Concerns about the environmental impact (pollution, destruction of natural habitats, putting wildlife at risk) due to waterways that flow through the property – associated concerns related to waste management and water drainage
- Concerns about the occupancy on the property when combining the apartments/rental units (previous divorce ranch) onsite with an increased STR occupancy
- Concern about increased crime rates
- Concerns about the aesthetic of the area being altered
- Concerns about the impact on property values in the surrounding area
- Concerns about bright lighting with no shielding in violation of dark skies
- Concerns about whether the existing septic system(s) on the property have been updated to accommodate the number of people potentially renting spaces on the property
- Concern that the “Low Cap Qualified Rental” listed on the Assessor’s website is inaccurate for this property
- Concerns about whether or not building permits were obtained for the remodeling and reroofing work done on the property – related concerns about whether the workers had appropriate licensing and documentation
- Concerns about fire hazards – related fire concerns connected to renters parking in/around dry pasture grass on the property – additional related fire concerns connected to a large fire pit on the property
- Concerns about drunk driving and broken alcohol bottles around the neighborhood
- Concerns about renters interfering with the surrounding homeowners’ use of the neighborhood roads for walking and biking
- Support for the applicant’s request to upgrade to a Tier 2 STR
- Appreciation for the restoration and improvements made to the property
- Support for “such an historical space” providing more options for people to stay locally in a rural community
- Concern about lack of privacy for surrounding homeowners

Staff provided the fourteen emails from the affected property owners (Exhibit B) to the applicant via email on August 8, 2024. The applicant provided a written responses (Exhibit C) to these emails to planning staff on August 15, 2024. The applicant stated that the property is owned by JMJ LLC, which is part of Jeff and Wendee Lynch’s family trust. Jeff and Wendee are the sole

partners in the LLC, and they partner with their niece, Judy O'Brien to operate the ranch; all of them were born and raised in Reno. The applicant said that the ranch was purchased to provide the family with a safe and inexpensive place to live. Their intention is to use the short-term rental business to help their family and to offset the renovation costs. Family members live in four units within the six-unit apartment dwelling on the property. According to the applicant, Jeff and Wendee live two miles from 3150 Holcomb Ranch Lane, and Judy lives in Reno and is at the ranch at least five days a week.

The applicant addressed many of the specific concerns expressed by the affected property owners. The applicant stated that the property has three septic systems: one for the ranch house, one for the guesthouse, and one for the six-unit apartments. They further explained that the septic systems were permitted when installed and are regularly maintained. The applicant said the ranch house's septic system was repaired and the tank was replaced in 2022 with permitting and inspection by Washoe County Health District Environmental Health Services. There are two wells on the property, which the owners maintain, and they are members of The Last Chance Ditch and have water rights. The apartments were built in 1971 and are a legal nonconforming use. Per the applicant, four of the six apartment units are occupied by family members, and the other two units are available for long-term rent. The applicant does not intend to use any pastureland for parking. The applicant has added green space, trees, and plants to the property, and they have adequate additional land available for parking. The applicant stated that they are aware of fire risks and have 20 fire extinguishers throughout the property, new smoke detectors in every building, fire extinguishers near the gas fire pit and gas BBQ areas, and do not allow smoking. The fire pits and BBQ are propane, do not use natural wood, and are located on hardscaped areas away from flammable materials. The applicant stated that they used licensed contractors and obtained permits for their renovation. The applicant does not rent individual rooms under their STR permits. They rent the ranch house as one rental unit and the guesthouse as one rental unit. The applicant stated that they are not an event venue and do not intend to build an event venue. The applicant said that their property was recently reassessed at an 8% tax cap rate; the property had a 3% rate while under renovation. Additional details regarding the applicant's response can be found in the applicant's response letter (Exhibit C).

Staff included several conditions in the conditions of approval (Exhibit A) to address concerns expressed by the affected property owners. One condition requires that the owner not rent the main residence/ranch house on the property to more than 19 persons. Another condition in Exhibit A requires the property owner to prominently display a notice that no events, parties, or weddings are allowed within the home and to provide this information in all of their STR rental listings. This is in accordance with WCC Section 110.319.15(a)(4) which states: "No events, parties, or weddings (regardless of payment or familial association), are allowed or may be advertised. A party is defined as any gathering in excess of the approved on-site maximum occupancy associated with the STR permit." Staff has also included a condition that all parking must be located on the property (no street parking). In addition, sound levels must conform to the noise standards found in Article 414 of the Washoe County Development Code, and lighting must conform to the standards found in WCC Section 110.414.21 Light and Glare.

Staff contacted Washoe County Code Enforcement to obtain any code enforcement (CE) history at this property. The code enforcement officer for short-term rentals reported no STR enforcement cases. The property owner's current online STR listings are advertising a maximum occupancy of 10 persons for the main residence/ranch house in compliance with their issued Tier 1 permit (WSTR24-0058). There was a building related code enforcement case in 2022 that was routed to another code enforcement officer. This code enforcement officer informed staff that the enforcement case was closed when permits were issued and finalized (Exhibit E).

Washoe County Building (Building Program) conducted the required building inspection of the subject property for the applicant's Tier 1 STR Permit WSTR24-0058, which was issued on May 14, 2024. The property passed the Building Program inspection. Truckee Meadows Fire

Protection District (TMFPD) provided notification that the parcel is in a moderate WUI zone, and a fire inspection was not required. Staff also reached out to the Building Program and TMFPD in July of 2024 after receiving the Tier 2 STR application and asked for any further requirements related to a Tier 2 STR. The Building Program confirmed the previously calculated maximum occupancy of 19 persons. TMFPD is requiring an NFPA 72 fire alarm system. This requirement is included in the conditions of approval in Exhibit A, and the condition will need to be met prior to the issuance of the Tier 2 STR permit.

WCC Section 110.319.10, Short Term Rental requires compliance with the following:

	<i>Proposal Complies</i>
<i>Accurately scaled and dimensioned site plan showing, with all required details</i>	Yes
<i>Accurately scaled floor plan showing entirety of dwelling, with all required details</i>	Yes
<i>STRs within multi-unit developments parking information</i>	N/A
<i>Educational materials included</i>	Yes
<i>Proof of property tax payment</i>	Yes
<i>Transient lodging tax license number</i>	Yes
<i>Notarized certification from the property owner, with all required details</i>	Yes

Staff is recommending approval of Short-Term Rental Administrative Review Permit Case Number WSTRAR24-0005, with conditions, for a maximum occupancy of 19 persons. Staff believes the potential issues and neighbor’s concerns can be adequately mitigated through the conditions of approval discussed in this staff report and included in Exhibit A.

Appeal Process

The Director’s decision will be effective 10 calendar days after the written decision is mailed to the applicant, the property owner and all affected property owners, unless the action is appealed to the Washoe County Board of Adjustment. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is and mailed to the applicant, the property owner and all affected property owners. The outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

- Exhibits:
- A. Conditions of Approval
 - B. Affected Property Owner Comments – Sent to applicant for review
 - C. Applicant Response to Property Owner Comments
 - D. Site Plan showing parking locations
 - E. Agency Comments
 - F. Noticing Map
 - G. Proposed Written Decision on the Application

Applicant/Owner: JMJ LLC, Attn: Judy O’Brien, 945 Monte Vista Drive, Reno, NV 89511, judy@lynchinvest.com

Written Decision xc: Jennifer Gustafson, District Attorney’s Office; Keirsten Beck, Assessor’s Office; Rigo Lopez, Assessor’s Office; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; Bert Soffiotto, Building Program; Chad Giesinger & Steve Oriol & Erin Howard, Code Enforcement



Conditions of Approval

Short-Term Rental Administrative Review Case Number WSTRAR24-0005

The project approved under Short-Term Rental Administrative Review Case Number WSTRAR24-0005 shall be carried out in accordance with these conditions of approval granted on August 16, 2024. 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 short-term rental administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

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

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 – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

a. The property owners will be responsible for maintaining the following:

- i. The main residence/ranch house on the property shall not be rented to more than 19 occupants, and no more than 19 occupants are allowed in the main residence/ranch house at any time, regardless of whether the property is being rented (see WCC Section 110.319.15(a)(4)). The 19-person occupancy applies specifically and only to the main residence/ranch house permitted under WSTR24-0058 and WSTRAR24-0005. This limit does not apply to the other dwellings on the property.
- ii. Renters must be informed, and the property owner shall ensure that all parking will be located on the property only (APN: 040-670-06); no parking is allowed on the street. All ancillary items, including but not limited to, boats, jet skis, and trailers must also be parked on the property only (APN: 040-670-06). Notice of this requirement to renters must be prominently displayed in the home, and the property owner must provide this information in all of their STR rental listings.

- iii. Sound levels must conform to the noise standards found in Article 414 of the Washoe County Development Code and the noise standards found in WCC Section 110.319.15(c).
 - iv. Lighting must conform to the standards found in the Washoe County Development Code, Section 110.414.21, Light and Glare.
 - v. The property owner must inform renters that no events, parties, or weddings are allowed at the property. Notice of this requirement to renters must be prominently displayed in the home, and the property owner must provide this information in all of their STR rental listings.
- b. Prior to issuance of the Tier 2 permit, the property owner shall ensure that a monitored fire alarm system is designed and installed in accordance with NFPA 72 and the IFC as amended by Washoe County and approved by the Truckee Meadows Fire Protection District (TMFPD). The property owner shall provide proof that TMFPD has approved the monitored fire alarm system in the form of a letter or email from TMFPD staff.
 - c. The property owner and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to discuss whether the potential purchaser wishes to continue to utilize the property as an STR and review conditions of approval for WSTRAR24-0005 and requirements for obtaining their own STR permit prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
 - d. WSTRAR24-0005 is only valid as long as the short-term rental permit remains active and in good standing. If the short-term rental permit expires or is revoked, then WSTRAR24-0005 is no longer valid and no short-term rental activity will be permitted on the property. STR permits are not transferable; therefore, any new owner must obtain a new STR permit before engaging in rental activity.

Truckee Meadows Fire Protection District (TMFPD)

- 2. The following conditions are requirements of Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact Names –

Dale Way, Deputy Fire Chief – Fire Marshal, 775.326.6000, dway@tmfpd.us

Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. Prior to issuance of the Tier 2 permit, TMFPD will require an NFPA 72 fire alarm system.

*** End of Conditions ***

From: [Tavener, Andrea E.](#)
To: [art](#)
Cc: [Lloyd, Trevor](#)
Subject: FW: 3150 Holcomb Ranch STR
Date: Monday, July 29, 2024 8:34:57 AM
Attachments: [art.vcf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello:

Thank you for taking the time to submit your comments. Your email has been forwarded to the Planning Manager, Trevor Lloyd.

Sincerely,



Andrea Tavener
Planning Technician, Contractor
Planning & Building Division | Community Services Department
(775) 328-2033
atavener@washoecounty.gov

My normal working hours: Monday-Friday 6:30am to 3:00pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)


From: Art O'Connor <art@oceng.com>
Sent: Sunday, July 28, 2024 12:28 PM
To: Jill <jbrandin@charter.net>; Carol Bond <cbond@dicksonrealty.com>; Thomas Dolan <dolantom48@yahoo.com>; Patrick and Mary Douglass <douglassfishing@aol.com>; Don Drake <renoyellow@sbcglobal.net>; Kurt Fehling <kfehling@thefehlinggroup.com>; Amy Furchner <amy.furchner@yahoo.com>; Ryan Greenhalgh <ryan@titanelectric.biz>; Mike Hamel <renohamel@yahoo.com>; Mary Hemminger <mhemmi5463@aol.com>; Chris Hsu <chsu1992@gmail.com>; Julie Hsu <julianehsu@gmail.com>; Calvin Iida <calmab4791@gmail.com>; Bill & Marilyn Kennedy <wdkennedy1955@icloud.com>; Cindy & Pete Lazetich <cindyl3333@sbcglobal.net>; Rich Lorson <rcl1000@charter.net>; Tony Maida <tony@currentinnovations.com>; Greta Mestre <gmestre@dicksonrealty.com>; Steve Mestre <steve2mestre@gmail.com>; Nancy Flanigan <nancyfoofoo@gmail.com>; Sonny Newman <snewman@eetechinc.com>; Gary Owens <[garylowens@yahoo.com](mailto:garylowners@yahoo.com)>; Ron & Sharon Palmer <rgp35@att.net>; Sharon Palmer <ssp55@att.net>; Harry & Stella Pappas <sap@pappasenterprises.com>; Sheldon Schenk <msbondreno@msn.com>; Bart Scott

<BHS777@hofert Holly.com>; Sandy Scott <stearman4e@aol.com>; Mark Sehnert <msehnert@verizon.net>; Nook <rls9650@gmail.com>; Rachelle Shaw <rshaw@onetrusthomeloans.com>; Todd Shaw <todd@campbellcci.com>; Blake and Ruth Smith <blakes3@devco.com>; Jo & Bill Vanderbeek <jov@vander-bend.com>; Julane Wehbe <julanewehbe@yahoo.com>; Lysle Winchester <lyslewinchester@gmail.com>; Suzi Winchester <suzi@winchesterhrl.com>; Joanne Zuppan <zuppanjoanne@gmail.com>; Tavener, Andrea E. <ATavener@washoecounty.gov>

Subject: 3150 Holcomb Ranch STR

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Y'all,

Are you kidding me? These guys want to put a motel in the middle of a residential neighborhood? Decades ago this property used to be a divorcee ranch, but those rooms have not been rented since before they were used to house monkeys. When it was a divorcee ranch, the rooms had a bathroom, but no kitchens. All meals were prepared and served in the main house. But, any "grandfather" use has expired from non-use over decades. Assuming the water and sewer were sized for the previous rental rooms, there is no surplus for converting the main house into a motel. You would need to bring in TMWA and public sewer.

This property is zoned HDR. Motels are not permitted in HDR zoning. An STR may only be issued for dwelling units that have already received a certificate of occupancy. So, assuming the 4 existing rental units and the main house have valid C of O's, that is only 5 STR permits that are allowed. Not 19, not 43: only 5.

The Development Code defines 3 tiers of STR's:

Tier 1 STRs are considered an allowed use, subject to the issuance of an STR Permit, in all regulatory zones where single family and multiple family dwellings are permitted (allowed by right or otherwise.)

Tier 2 STRs are permitted subject to the issuance of an STR Permit with Administrative Review Permit in all regulatory zones where single family and multiple family dwellings are permitted (allowed by right or otherwise.)

Tier 3 STRs are permitted subject to the issuance of an STR Permit with Special Use Permit approved by the Planning Commission in all regulatory

Tier 3 are not permitted in HDR zoning. The triggers for the Tiers are:

A Tier 1 STR has a maximum occupancy of 10 persons or fewer.

A Tier 2 STR has a maximum occupancy of 11-20 persons and due to its higher occupancy, may require additional limitations to ensure compatibility with surrounding residential properties.

I have been informed the application is for a Tier 2. Each structure needs a permit, but the maximum loading cannot exceed the current occupancy. So, the existing 4 "motel" rooms and the main house equals 5 dwelling units, allowing only 5 STR occupancies. That means they could rent to 5 different entities. They cannot rent to 10, 19 or 43 different entities at the same time. So, it appears the Tier 2 application is an attempt to circumvent this limitation.

As an Engineer, the problems I have with approval of this application are:

1. Parking - Code is not clear on the number of parking spaces required for a STR outside of Tahoe. As I read it, at least one space is required for each rental. Probably need a couple for the "office" and more for workers.
2. Paving - parking areas need to be surfaced, not gravel.
3. Access - there are at least two existing driveways. One on Holcomb (a State Highway) and one on Dryden. Dryden is a narrow County road in terrible shape. The intersection will be overloaded without improvements. At the very minimum, these developers should be required to install a left turn lane from Dryden to Holcomb west bound. They should be required to upgrade the right turn from east bound Holcomb to Dryden and the right turn from Dryden to Holcomb east bound. There are numerous incidents of vehicles dropping into the ditches at that intersection making those turns. Make these developers, with their vastly increased loading, fix this problem.
4. Water - assuming their existing ground water rights are sufficient for the existing use, they will need more rights for the additional loading.
5. Sewer - they are close enough to the current end of the public sewer to required extension to their development. If they approve this, the County needs to condition the approval with connection to the sewer.

On 7/27/2024 16:44, Jill wrote:

If you send an email please also copy:

atavener@washoecounty.gov.

The deadline for comments is July 31 but the auto reply from Stark is that she won't be in the office or checking email until August 5.
Our county is FAILING their duties in all respects.

--

Art O'Connor
775-851-7335
art@oceng.com

From: [Bart Scott](#)
To: [Stark, Katherine](#)
Subject: 3150 Holcomb Ranch Lane
Date: Tuesday, July 30, 2024 2:31:28 PM

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Dear Katy,

I am a neighbor and completely opposed to this owner trying to force a motel down the throats of our neighborhood! We are not zoned for a commercial enterprise, and please do not allow it. Thank you, Bart Scott

From: [charles cale](#)
To: [Stark, Katherine](#)
Cc: [Yahoo](#)
Subject: Comments: 3150 Holcomb Ranch Lane 89511. WSTRAR24-0005
Date: Thursday, July 25, 2024 3:03:35 PM

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Katy,

I am writing to express our strong opposition to the proposed 19 person STR/motel/wedding venue in our neighborhood. While I understand the desire of an investor to create multi family residences, wedding venues, or other commercial venues in a rural family neighborhood to generate wealth, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed change is simply the first step to creating a larger commercial/wedding venue in our neighborhood. The increase in transient occupants will lead to traffic congestion, noise pollution, litter, and temporary residents with little regard for the family centric neighborhood that currently exist. Current residents will lose the ability to know who is living next door and audit for sex offenders. Additionally, creating a high occupancy residence/event center could have a significant environmental impact as a waterway flows through the property, leading to increase risk of pollution, destruction of natural habitats, and putting wildlife at risk. This is particularly the case in the scenario of a wedding venue, where intoxicated people hosting a multi day party often have little regard or respect for the property they've rented or people living nearby. I gather by increasing the occupancy of the main house to 19 in addition to the capacity of the apartments onsite, you could create an event center that could house 40+ people and host hundreds more.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This change would bring in a large number of transient residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with cars, tents, temporary structures and vacationers or weekenders.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of temporary

residents or creating a wedding venue in the middle of a neighborhood could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. This negative impact will be felt the most by the closest residents.

In conclusion, I strongly urge you to reconsider this proposed housing change. I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Regards

Charles & Laura Cale
10350 Dryden Dr
Reno NV 89511
703-463-7262

From: [CINDY lazetich](#)
To: [Stark, Katherine](#)
Subject: OPPOSITION to WSTRAR24-0005 3150 HOLCOMB RANCH LN
Date: Wednesday, July 31, 2024 9:21:42 PM

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Dear Katy,

My wife Cindy and I have been proud residents of this community for over 40 years. During this time, we have actively engaged in raising cattle, farming, and managing hay production on our property. We own land both above and below the proposed commercial expansion at 3150 Holcomb Ranch Lane, Reno, NV. Given our extensive history and involvement in this area, we have a deep understanding of its unique characteristics and the potential implications of new developments.

I am also a member of the Board of Directors for the Last Chance Irrigation Ditch, which provides me with detailed knowledge about the water drainage issues in this sensitive region. We are concerned about the proposed commercial Tier 2 Short-Term Rental (STR) permit, which includes accommodation for 24 rental occupants, 19 in the main house, and 3 in the guest house. This raises significant concerns regarding waste management and its impact on our local water systems.

We have reviewed the County website and could not find any permits related to the proposed development. This lack of documentation further amplifies our concerns.

Given these issues, we are strongly opposed to the granting of this Tier 2 STR permit in our neighborhood. We believe that such a development would have detrimental effects on our community, especially concerning waste management and water drainage.

We would be grateful for the opportunity to discuss this matter further and provide you with a tour of our neighborhood to illustrate our concerns more clearly.

Thank you very much for your attention to this important issue.

Sincerely,
Pete & Cindy Lazetich

From: [Jill](#)
To: [Stark, Katherine](#)
Subject: WSTRAR24-0005 and WSTR24-0058 at 3150 Holcomb Ranch Lane
Date: Saturday, July 27, 2024 3:59:07 PM
Attachments: [3150 Holcomb STR.pdf](#)

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> Dear Katy -

>

> I received your notice regarding the new Tier 2 STR application for 19 occupants in the main house on the property at 3150 Holcomb Ranch Road. The notice does not mention that there is another "Guest House" on the property nor that there appear to be 8 rental apartments on this same property. I object to the significant commercialization of this property in our beautiful, single family zoned neighborhood.

> If you drive by at night, it looks like a motel. The lighting is bright LED with no shielding in clear violation of dark skies and seriously impacts the view and quiet enjoyment of several residential homes. This is detrimental to the residential nature of the neighborhood.

>

> The property was sold in 2021 to a new owner, an LLC owned by people who do not live here. Multi-family housing is not allowed in an HDR residential zone. There are 8 mailboxes permanently affixed to the property and rental units (presumably 8) are publicly advertised on the Sierra River Ranch website and Zillow indicating that each "accommodates" 3 guests. That represents multi-family use. If there are 8 apartments times 3 occupants there would potentially be 24 people in the apartments alone. If a property does not comply with all code requirements permits may not be issued. How did the original STR that you mention get approved? How can this STR application be considered?

There is no floor plan nor occupancy limit listed for the "Guest House" in the application. Would there be 3 occupants in that house in addition to the 19 occupants in the "Main House"? That would mean that 46 people could be occupants on this property!

> There are health and safety issues which don't appear to have been addressed. One concern would be the septic system. There are no permits recently recorded on the county website indicating that an outdated, single family residential septic system has had upgrades and leach fields that would accommodate commercial use of this magnitude of 46 occupants. This is a major risk to the neighbors. Has NDEP approved this?

>

> Another health and safety concern is water access/use. What ground water rights does this parcel have? It is my understanding that a domestic well is to serve only a single family occupancy with 4 bedrooms. With 24 rental occupants, the proposed 19 occupants in the Main House and 3 in the Guest House are there sufficient legal water rights in place? Is there a commercial water system installed and approved? This use is certainly at a commercial level. I also see a swimming pool and spa on the premises. I see no permits for those on the county website?

> I have attached the Sierra River Ranch, AirB&B and Zillow ads. The facilities on the parcel (Main House, Guest House and rental units) are being offered online for rent to more than one group at a time. The STR standards provide that only one group is allowed to rent the facilities at a time.

> The assessor website indicates a 3% tax cap is being used on this property - "Low Cap Qualified Rental". How can that be valid given advertised rates for each rental of \$1,850 per month for 480 square feet, \$798 to \$950 PER NIGHT for the Main House with the current Tier 1 STR limit of 10 occupants and another \$150 Per NIGHT for the Guest House?

>

> The barn and the rental apartments appear to have been heavily remodeled and re-roofed. Again I see no permits regarding that work.

Please do not approve this Tier 2 STR and investigate whether a Tier 1 STR permit should not be renewed due to the public health and safety concerns.

Thank you,
Jill Brandin



Sierra River Ranch

Luxury ranch retreat in South Reno - 30 minutes to Lake Tahoe. Perfect for unforgettable vacations with family or friends.



Book The Ranch House

Book The Guesthouse

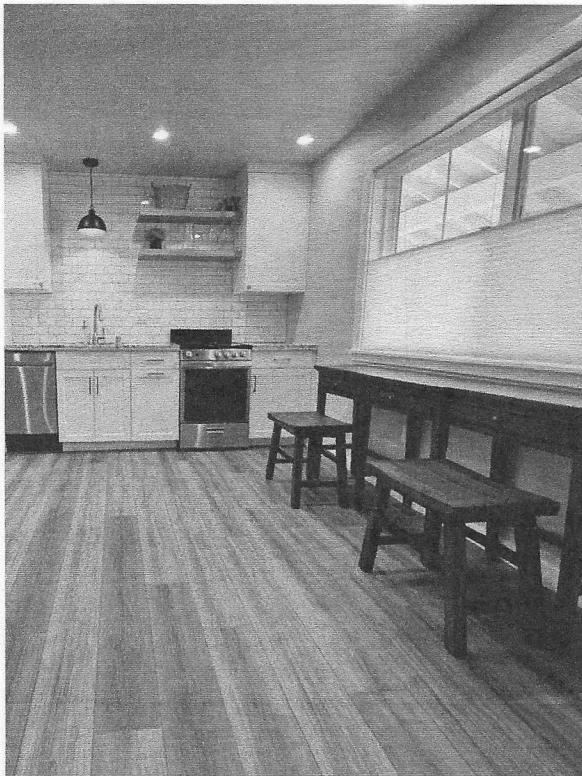
Long Term Rentals

Website

RANCH HOUSE

Originally built in 1932 and masterfully renovated in 2023, the seven bedroom house blends classic elegance with the warmth and comfort of home. The Ranch House is the ultimate vacation home for up to 10 guests.

BOOK THE RANCH HOUSE



RANCH SUITES

Our one-bedroom suites are an exceptional alternative to traditional hotels for both work and leisure travelers. Each suite comfortably accommodates three guests, thanks



GUESTHOUSE

The Guesthouse is the cutest little house on the property with the best views to boot. This quaint one-bedroom unit is perfectly tailored for couples or solo travelers seeking an unforgettable retreat.

BOOK THE GUESTHOUSE

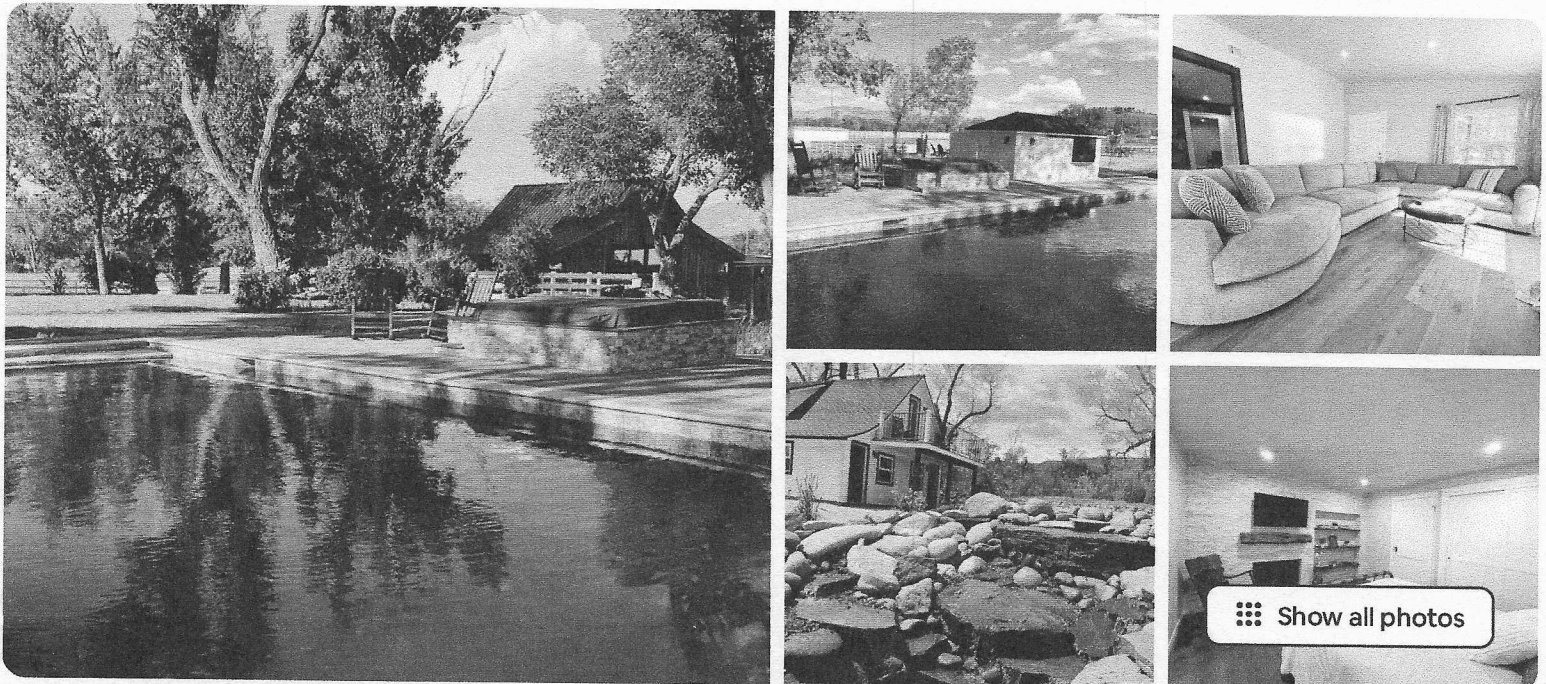


THE PROPERTY

Picturesque charm and carefree fun are waiting for you at Sierra River Ranch. We have 7.5 acres of scenic pastures, an orchard where you can pick fresh fruit and two working horse

The Ranch House

[Share](#) [Save](#)



Show all photos

Farm stay in Reno, Nevada

10 guests · 7 bedrooms · 9 beds · 6 baths

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0
★★★★★

8
Reviews



Hosted by Sierra River Ranch

1 year hosting

~~\$950~~ \$798 night

CHECK-IN 8/11/2024	CHECKOUT 8/16/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

<u>\$950 x 5 nights</u>	\$4,750
<u>Special offer</u>	-\$760
<u>Cleaning fee</u>	\$300
<u>Airbnb service fee</u>	\$606

Total before taxes \$4,896



\$1,850/mo | 1 bd | 1 ba | 480 sqft

3150 Holcomb Ranch Ln, # 4, Reno, NV 89511

Apartment for rent


[Request a tour](#)

[Overview](#) [Facts and features](#) [Nearby apartments](#) [Price history](#) [Neighborhood](#)




Fast & easy Zillow application.

This property accepts Zillow applications. Click 'Apply now' on many participating properties as you want. Just \$35 for 30 days.

 **Date available** Available Now

 **Type** Apartment

 **Cooling** Wall Unit

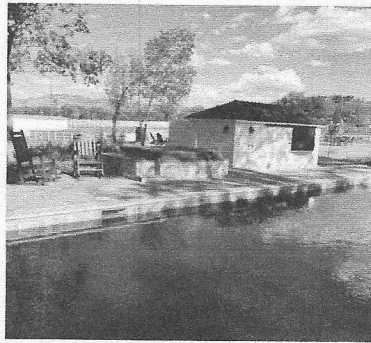
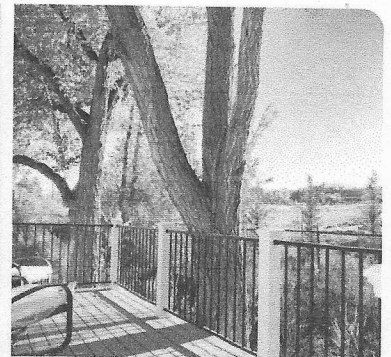
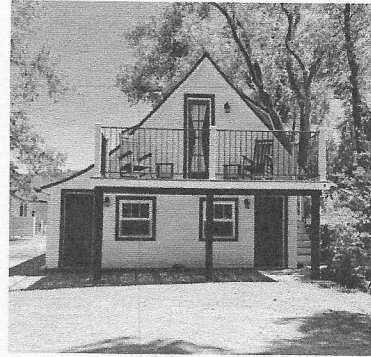
 **Heating** Wall Furnace

 **Pets** No Pets

 **Flooring** Carpet

The Guesthouse

Share Save



Show all photos

Entire guesthouse in Reno, Nevada

2 guests · 1 bedroom · 1 bath

★ New



Hosted by Sierra River Ranch

1 year hosting



Self check-in

Check yourself in with the smartlock.



Great communication

100% of recent guests rated Sierra River Ranch 5-star in communication.



Free cancellation before Aug 4

Get a full refund if you change your mind.

\$150 night

CHECK-IN
8/5/2024

CHECKOUT
8/6/2024

GUESTS
1 guest



Reserve

You won't be charged yet

\$150 x 1 night \$150

Cleaning fee \$80

Airbnb service fee \$32

Total before taxes \$262



OFFICIAL NOTICE OF SHORT-TERM RENTAL APPLICATION

DATE: July 16, 2024

You are hereby notified that **Washoe County Planning and Building Division** has received an application from one of your neighbors to establish a Tier 2 Short-Term Rental (STR) to allow 19 occupants in the main house on the property. The applicant is proposing a Tier 2 Short-Term Rental (STR) as permitted by Washoe County Code Section 110.319. The applicant currently has an active Tier 1 STR permit (WSTR24-0058) for 10 occupants for the main house on the property. **The subject property is located at 3150 Holcomb Ranch Lane, Reno, NV 89511.** The subject parcel, totaling approximately 7.5 acres, is designated High Density Rural (HDR) in the Southwest Truckee Meadows planning area and is within Washoe County Commission District No. 2. (APN: 040-670-06).

As an owner of property within 500 feet of the subject property, you may provide written testimony on the application for consideration during the review process and inclusion into the public record. All testimony provided shall be considered by the Director, or his designee, in rendering an administrative decision that either approves, conditionally approves, or denies the development application. A public hearing is not required as part of this application request unless the administrative decision is appealed to the Board of Adjustment by a recipient of this notice. **Written comments may be provided by e-mail, by mail or in person, and must be received by staff no later than July 31, 2024.** A response to this notice is not necessary if you do not have any comments to offer.

Please send any comments to: Katy Stark, Planner, krstark@washoecounty.gov
Washoe County Planning and Building Division
1001 East 9th Street
Reno, NV 89512-2845
Phone: 775.328.3618

To access additional information about this item, you may contact the staff listed above or visit our website at www.washoecounty.gov/csd/planning_and_development, choose **Applications**, then choose your **Commission District**, scroll to **Case Number WSTRAR24-0005** to view a scanned image of the application. The administrative decision on the application will be posted on this web page and mailed to all recipients of this notice on August 21, 2024, or earlier.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

From: [Joanne Zuppan](#)
To: [Stark, Katherine](#)
Cc: [Tavener, Andrea E.](#)
Subject: WSTRAR24-0005 3150 Holcomb Ranch Lane
Date: Tuesday, July 30, 2024 12:02:28 PM

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This property is zoned HDR. Motels are not permitted in HDR zoning.

Please do not approve this Tier 2 STR and investigate whether a Tier 1 STR permit should not be renewed due to the public health and safety concerns.

Joanne Zuppan
8801 Lakeside Drive
Reno NV. 89511

From: [Kara Lamb](#)
To: [Tavener, Andrea E.](#); [Becerra, Lisette](#); [Stark, Katherine](#)
Subject: Case Number WSTRAR24-0005 / 3150 Holcomb Ranch Lane
Date: Tuesday, July 30, 2024 3:58:07 PM
Attachments: [Wedding Venue Denial.pdf](#)

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Hi Katy,

Please find the attached response to the above referenced Case Number. Please feel free to contact me at 775-560-2671 with any questions.

Thank you.

Kara Lamb

July 29, 2024

Randy and Kara Lamb
10320 & 10300 Dryden Drive
Reno, NV 89511

Dear Ms. Stark

We have received notification of the proposed zoning change for Case Number WSTRAR24-0005 at 3150 Holcomb Ranch Lane. As neighbors of the property, we are strongly opposed to said proposal. We have lived in the neighborhood, in various houses, for thirteen years and had hoped and dreamed to do so for many years before that. We were drawn to the quaint rural setting just like many of our neighbors. We have no doubt that a “resort style” destination venue would drastically change the reality of that in a detrimental way.

Hosting large groups of people would undeniably come with certain drawbacks for the neighborhood: noise, pollution, traffic, and fire hazards are but a few of the most concerning. Party noise from a crowd of some 40 people is not something most people would care to deal with in the privacy of their own home. As there are many common outdoor areas, we assume guests would be spending significant time outdoors and the sheer number of people in a celebratory or vacation setting tend to generate noise.

We also have a concern for the environmental and garbage pollution that this number of people

would bring in. We have lived across the street during the whole renovation process and have become accustomed to laborers littering the street and our adjacent field with garbage, paint brushes, tape and so on. Vacationing renters would have no incentive to keep the property and neighborhood clean. Last Chance Ditch runs through the said property and on into the neighborhood, trash/pollution could easily find its way to all of our properties and risk harming wildlife as well. Traffic is another issue that our little two laned neighborhood would have to contend with. Not only would the number of cars assuredly increase, but the likelihood of drunken driving needs to be a considered factor of the proposed resort. We enjoy living in a neighborhood where walking and bike riding are readily accessible to the whole community and do not want to lose this to people who do not live or have ties to our community.

While all of the above-mentioned concerns will negatively affect our neighborhood, the risk of fire poses a real threat to the community at large. In the application for zoning change, the owner has indicated 39 spaces of unpaved parking are present on the property. While no one in the neighborhood would like to look at a parking lot day in and day out, this space is currently dry pasture grass. Using it as a parking lot is a risk that should not be allowed to happen. Sparks from cars, cigarettes, or marijuana smoking could easily ignite the grass and pose a risk to the entire neighborhood.

As a neighborhood that we have chosen to love and raise our children in, we humbly ask that you deny the application for the proposed zoning change as it offers no advantages to the area as a whole and comes with many potential risks to those who live here. If we had wanted to make a home next door to a resort, then we would have purchased near the Peppermill or the Atlantis. Please keep our neighborhood what makes it special.

Sincerely,

Randy and Kara Lamb

(775) 413-9827

(775) 560-2671

Randy and Kara Lamb
10320 & 10300 Dryden Drive
Reno, NV 89511

July 29, 2024

Dear Ms. Stark

We have received notification of the proposed zoning change for Case Number WSTRAR24-0005 at 3150 Holcomb Ranch Lane. As neighbors of the property, we are strongly opposed to said proposal. We have lived in the neighborhood, in various houses, for thirteen years and had hoped and dreamed to do so for many years before that. We were drawn to the quaint rural setting just like many of our neighbors. We have no doubt that a “resort style” destination venue would drastically change the reality of that in a detrimental way.

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Sincerely,

Randy and Kara Lamb

(775) 413-9827

(775) 560-2671

From: [Landess Witmer](#)
To: [Stark, Katherine](#)
Subject: 3150 Holcomb Ranch Lane --in favor
Date: Friday, July 19, 2024 2:10:26 PM

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Thank you. Landess Witmer

July 19, 2024

WE ARE NEIGHBORS IN FAVOR!

Katy Stark kstark@washoecounty.gov

To the Washoe Board of County Planning and Building Division:

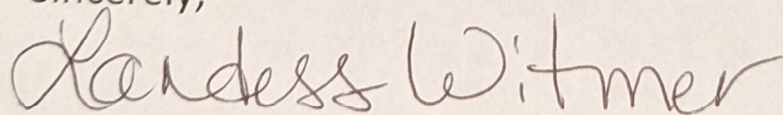
I am writing this letter about 3150 Holcomb Ranch Lane in South Reno. We live just up the street at 1605 Del Monte Lane, and we own the historic Silver Circle Ranch at 3400 Holcomb Ranch Lane. **WE ARE IN FAVOR!** of the lovely quiet property and their request to upgrade to a Tier II Airbnb occupancy.

There are so few properties that have what this beautiful Ranch provides for visitors in our South Reno area. They are an asset to our community. We personally have lived in this area for nearly 25 years. And, our historic Silver Circle Ranch right beside them we have owned for five years this October. We applaud the restoration and improvements they have made to 3150 Holcomb Ranch Lane.

I see this as such an historical place, we would like to see you approve this small request because it would give our rural community more options to stay locally.

I have known Judy O'Brien for a couple years. She makes great decisions. She and her family are valuable members of our neighborhood. We welcome them with open arms and look forward to all their beautiful plans for that historic property.

Sincerely,

A handwritten signature in dark ink that reads "Landess Witmer". The signature is written in a cursive, flowing style.

Landess Witmer, 3400 Holcomb Ranch Lane & 1605 Del Monte Lane

From: [Leigh Ann Scott](#)
To: [Stark, Katherine](#)
Cc: bhs777@hofertholly.com; [Cindy Laz](#)
Subject: WSTRAR24-0005 3150 Holcomb Ranch Lane
Date: Sunday, July 28, 2024 8:49:42 AM

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>

Dear Katy,

As a resident of this neighborhood, I am vehemently opposed to any commercial use in our neighborhood. Allowing something like this would compromise the integrity of our once quiet and peaceful area. The lack of oversight from the county regarding this property is incomprehensible!!! Not only did they lack permits, they were working outside of contractor hours, have you checked to see if the workers had the appropriate licensing & documentations? Everyone else in our neighborhood has had to go through the proper channels to build, remodel etc. Yet here, there seems to have been some disconnect on your end. What does that mean? Did they know someone that let them slide by?

Please represent all of the neighbors when you make your decision, not just this property that is trying to take advantage of the system!

> Please do not approve the above Tier 2 STR and investigate whether a Tier 1 STR permit should not be renewed due to the public health and safety concerns.

Respectfully,
Leigh Ann Scott

Sent from my iPad

From: [Leigh Ann Scott](#)
To: [Stark, Katherine](#)
Cc: bhs777@hofersholly.com
Subject: WSTRAR24-0005 3150 Holcomb Ranch Lane
Date: Monday, July 29, 2024 1:25:58 PM

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Dear Katy,

We received a notice regarding the new Tier 2 STR application for 19 residents at 3150 Holcomb Ranch Road. I am vehemently opposed to the commercialization of our neighborhood.

My concern is the lack of oversight by the county regarding this property. Overnight, there were multiple "workers" living on the property & working past construction hours well into the night! My question is did they have licensing or documentation to do this work? Why are there no permits listed regarding the work completed on the property? DO they know someone that let this all slide by? We as a community elected you all to protect our neighborhoods. Please do not compromise the integrity of a once quiet lovely neighborhood for profit!

Thank you for your consideration,
Leigh Ann Scott

Sent from my iPad

From: mhemmi5463@aol.com
To: [Stark, Katherine](#)
Subject: STR app for 3150 Holcomb Ranch Lane
Date: Thursday, July 25, 2024 7:07:10 AM

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Dear Commission Planner:

I am writing to plead with you as my representative on the planning commission to please stop any further degradation of our beautiful south Reno neighborhood.

It is terribly unfair to burden citizens of our part of Washoe County with the undesirable category of STR that are being opposed in every other part of northern Nevada. I live across the street from this property and fear the traffic, noise, unruly vacationers, lack of privacy that such properties bring.

I moved from Incline Village in part because STR's were a constant problem to those of us who wanted to enjoy a quiet life.

We treasure our homes here in our sweet corner of Reno. I maintain over five acres of flood plain as I try to be a responsible citizen even though recent construction around me ignores the safety and environmental damage of continued commercial reach.

Let me remind you that we are a neighborhood of single family homes.
Please don't devalue our property by allowing this violation of code to expand.

Mary Hemminger
9700 Timothy Drive
Reno, NV 89511
7757507596
mhemmi5463@aol.com

From: [Rachelle Shaw](#)
To: [Stark, Katherine](#)
Subject: 3150 Holcomb Ranch Lane application for short term rental-19 occupants in main house
Date: Sunday, July 28, 2024 3:02:00 PM
Attachments: [image002.png](#)
[image003.png](#)
Importance: High

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Good afternoon,

I'm writing regarding the letter we received in the mail stating that the owners of 3150 Holcomb Ranch are applying for a tier 2 short term rental for 19 occupants in the main house. First off, I believe they're currently renting out the outbuildings which looks like a hotel. There are always a ton of people around the pool and they're really loud. I can't imagine what it would be like with almost double the "renters". To be clear, they're not renting out the main house. They're already renting the strip of "rooms". We are strongly opposing that a home in our prestigious, beautiful, quiet neighborhood is going to be allowed to turn into a HOTEL! This is absurd. I'm pretty sure that every one of our neighbors will agree. We didn't purchase our lot and build our dream home to live across the street from a hotel with 19 renters. I actually can't believe that Washoe County would even entertain this idea in ANY neighborhood, let alone ours where we pay a hefty price tag to live in a quiet, safe area. I don't recall seeing another property in a rural area ANYWHERE in the Reno area where this is allowed. Not to mention we just spent an arm and a leg to build a home in one of the most sought out neighborhoods and our direct neighbor wants to rent to 19 people?!? They probably should have purchased a small apartment complex instead. It's not fair to anybody that lives here. They're compromising our peace, safety, traffic, and noise. Please let me know if you have any questions or need anything else from me. Thanks!



Rachelle Shaw

Vice President

NMLS # 176527

MOBILE (775) 762-0826 TEL (775) 332-4037

rshaw@onetrusthomeloans.com

5470 Kietzke Lane Suite 300 Office # 112, Reno, NV 89511



[Company Website](#)

OneTrust Home Loans is a trade name of the legal entity, CalCon Mutual Mortgage LLC, a Delaware LLC ("CalCon") (NMLS #46375). The OneTrust name has been registered in most states where CalCon operates, and in those states where it is not registered, CalCon operates as CalCon Mutual or CalCon Mortgage.

This email may contain data that is confidential, proprietary or "non-public personal information," as that term is defined in the Gramm-Leach-Bliley Act (collectively, "Confidential Information"). The Confidential Information is disclosed conditioned upon your agreement that you will treat it confidentially and in accordance with applicable law, ensure that such data isn't used or disclosed except for the limited purpose for which it's being provided and will notify and cooperate with us regarding any requested or unauthorized disclosure or use of any Confidential Information. By accepting and reviewing the Confidential Information you agree to indemnify us against any losses or expenses, including attorney's fees that we may incur as a result of any unauthorized use or disclosure of this data due to your acts or omissions. If a party other than the intended recipient receives this e-mail, you are requested to instantly notify us of the erroneous delivery and return to us all data so delivered. For information on licensing or to see our Privacy Policy, please visit our website. CalCon Mutual Mortgage LLC, dba OneTrust Home Loans is an Equal Housing Lender. NMLS #46375.

From: [Rich Lorson](#)
To: [Stark, Katherine](#)
Cc: [Tavener, Andrea E.](#)
Subject: WSTRAR24-0005
Date: Wednesday, July 31, 2024 7:34:44 PM

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Dear Katy:

Please do not approve the Tier 2 STR for 3150 Holcomb Ranch Lane and the entity that is basically proposing a full-on motel in our rural neighborhood. The number of guests that could be accommodated on the site clearly do not fit in to this area and HDR private homes in a peaceful setting. Our once quiet rural neighborhood is being turned into an economic development zone by outside investors. They knew what the zoning and limitations were when they bought the property, but as usual, they go ahead and make plans that need waivers and special approval, because in almost all situations they get their way. When will this stop? Just because they're made a risky investment is no reason to approve this.

Also, was a hook up to county sewer for this site done? Of it was, I did not notice it. Where is all of their waste water going? This entire idea does not fit in here. They knew it when they visualized it and took a big risk, please don't validate their mistake and consider the significant number of people that have lived in this area for 20-50 years, myself included.

Thank you,

Richard Lorson
2303 Diamond J Pl

Sent from my iPad.

From: [Charter](#)
To: [Stark, Katherine](#); [Tavener, Andrea E.](#); [Becerra, Lisette](#)
Cc: brandon_long@charter.net
Subject: Fire Risks Regarding 3150 Holcomb Ranch Lane Application
Date: Saturday, August 3, 2024 10:01:03 AM

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Hello Washoe County Officials - We were made aware of an application to allow even more people at the 3150 Holcomb Ranch Lane residence. We are very concerned about this as they already have too many people on the property and it presents a fire danger. They do not irrigate half of the property, which has long dry grass. They also have a large fire pit we often see and hear people gathering around. To add more people, parties and chaos to that situation, in our opinion, is asking for a fire to happen.

There is already awareness of the noise, disturbances, and broken alcohol bottles around our neighborhood from wedding venues. I believe those venues have been shut down by the county, and this would become another one. This presents even more risk than wedding venues because it's an Airbnb type of location. Without the owner staying at the residence, there is no one to watch out for the fire dangers these parties will bring. In our neighborhood, houses are spaced out and there is no lighting or sidewalks around the streets when attendees wander late at night and discard cigarettes or bottles.

We already hear the noise and see the multiple temporary residents coming and going at 3150 Holcomb Ranch. That doesn't sit well with the neighborhood and adding occupants will make that situation worse. We live right behind them, have two young daughters, are not okay with the noise or activity, but we don't know the rules around it. Our main concern is the fire danger and lack of monitoring when renting out the entire property. Please do not allow this application to go through.

Thank you for listening.

Brandon and Jana Long
3460 Fairview Rd.
Reno, NV 89511

Dear Katy,

Thank you for allowing us to respond to the neighborhood comments relating to our Tier II short-term rental application for 3150 Holcomb Ranch Lane. We reviewed our neighbor's concerns and, if all the claims they presented in their letters were accurate, we would understand their frustration and outrage at our request. Unfortunately, they made inaccurate assumptions about how we operate the ranch and what we want to do with it in the future.

Before we dive into the neighbor's comments, we would like to introduce ourselves to you. The property is owned by JMJ LLC which is part of Jeff and Wendee Lynch's family trust. Jeff and Wendee are the sole partners in the LLC. They own the property and partner with their niece, Judy O'Brien, in the operation of Sierra River Ranch.

The ranch was purchased to help our family and to give them a safe and inexpensive place to live. It was not purchased by an outside investor who does not live in Reno or as an investment to renovate and flip. We all fell in love with the property and the ranch's history and saw it as a great place for our family. We renovated it with safety and longevity in mind because Jeff and Wendee want the ranch to be in their family for generations. The short-term rentals are not a get-rich-quick scheme or a risky investment that will be used to build wealth. The purpose of the short-term rental business is to help our family and to offset the renovation cost. We have a large and wonderful family and everything we are doing is to help them; some live at the ranch, some work there, and many have been involved in bringing this historic ranch back to life. Even the name of our business is tied to family - Sierra River Ranch and was named in honor of Jeff and Wendee's first grandchild, River.

Jeff, Wendee, and Judy were all born and raised in Reno. We love our community and take pride in the operation of the ranch. We want to be good neighbors and know many of the people who sent a response to our request; we have no intention of allowing the ranch to become a neighborhood nuisance. Our family members live in the apartments and giving them a comfortable home is more important than anything we may want to do as a business. Jeff and Wendee live two miles away from the property in the same ranchland area. Judy lives on a small ranch in a quiet south Reno neighborhood about 15 minutes away. She is there at least 5 days a week and typically stops by daily to check on things.

When Jeff and Wendee purchased the ranch, it was in major disrepair. Dilapidated is the best word that comes to mind. If it was an investment property, we would have torn the buildings down and subdivided the land. If it was an investment, we would have built as many homes as the county would allow. Likely, that is what would have happened if we hadn't purchased the property. Because we love the homes on the property and the unique history of the ranch, we went the most expensive route and renovated a nearly 100-year-old house and the 7.5-acre property.

Many of the neighbors who sent negative letters about this request have complimented us throughout the 2-year renovation process and have thanked us for restoring the ranch to its former glory. Any claim that The Ranch House does not fit in with the neighborhood and should not be allowed to be an Airbnb is fairly ridiculous considering it was built in 1932 as a bed and breakfast.

The information below is a list of the concerns presented by the neighbors and our response to them. We want to enjoy the neighborhood, and we want our neighbors to do the same.

We invite anyone involved in this decision to come to the ranch and tour the property. We extend the same invitation to our neighbors and would like to answer any questions they may have.

Septic System and Well Concerns

The property has three septic systems, one for the Ranch House, one for The Guesthouse, and one for the apartments. All three systems were permitted when they were installed and are sized appropriately for the number of fixtures in each building. The septic systems are regularly maintained by Waters Vacuum Truck Service.

There are two wells on the property, both were in place long before we purchased the ranch. We work with Bruce MacKay Pump and Well Service to maintain the wells. We are also members of The Last Chance Ditch and have water rights.

The Ranch House's septic system was repaired and the tank was replaced in 2022. The work was permitted and inspected by the Washoe County Health District Environmental Health Services Department. At that time, it was determined that the septic system is sized appropriately for the number of fixtures and that we were not required to install a public water system per Nevada Revised Statute 445A.235.

Concerns That We Are a Motel

Quite a few of our neighbors are concerned that we are operating a motel. Their confusion seems to stem from two issues: the architectural style of one of the buildings on the property and a misunderstanding about the difference between a motel and a short-term rental.

We have apartments on the property that look like a motel. They were built as multi-family dwellings before the county changed the regulations. The apartments are grandfathered in and the Washoe County Assessor lists the apartments as Multiple Low Rise Residential - C20 Commercial. The ranch has always had multiple long and short-term rentals and has always been a multiple-use property. At various points in its history, the ranch operated as a divorce ranch, a bed and breakfast, a research facility, a horse boarding facility, a cattle ranch, and more.

The apartments were built in 1971. From that time on they were home to short-term guests, long-term guests, and they housed research assistants for the University of Nevada. Allen and Beatrix Gardner owned the ranch before us and ran the research program. They were the first people to teach sign language to chimpanzees. Four chimpanzees lived at the ranch: Moja, Pili, Tatu, and Dar. The research assistants lived in the apartments, they cooked in their apartment kitchen, and they were not served meals in the main house as one neighbor suggested. They lived at the ranch and their job was to teach,

observe, and care for the chimpanzees 24 hours a day. The chimpanzees never lived in any of the existing buildings.

The Gardners continued to rent the apartments to long-term tenants until Mr. Gardner passed away and their estate sold the property to us. They had tenants in the apartments when we purchased the property and we have continued to have full-time residents in them.

We have never rented the apartments to short-term guests, have never listed them as short-term rentals, and have no intention of renting them as short-term rentals in the future. One of our neighbors found a mistake on our website that stated we would allow 3 guests in the apartments; that is not the case and it has been corrected. You may review our website at www.SierraRiverRanch.com and our Airbnb listings as well. The available apartments are listed for rent to long-term tenants. We ideally want single people to live in them but will allow 2 tenants per unit if necessary.

Four of the six apartment units are occupied by our family members. Some pay a minimal amount for rent and some do not pay anything. The other two units are available for rent. The construction crew never lived onsite.

Parking Concerns

During the Tier II application process, we were advised by the county to list as many parking spaces as we could fit on the property because that is one of the most common complaints they receive. While we can easily fit that many cars, we do not want to have 39 cars parked at the ranch. That would be ugly for everyone and we do not anticipate there ever being a need to have that many cars there.

The ranch is large and we have quite a few areas that work for parking, but that does not mean we are going to have a parking lot where a ranch should be. We are not using any pasture land for parking. We have not changed the layout or size of the driveways.

We have added more green space to the property than it had before and will not remove any landscaping areas for parking. We do not want anyone to have a view of a parking lot. We have plans to add more trees to further limit the site of cars in the few areas that are visible from the road.

We have one paved handicap parking area available. We are not aware of any rules that state STR parking areas need to be paved. There are nearly 40,000 square feet of driveways and parking areas on the ranch and the cost to pave everything is extremely expensive. This property is a ranch and we will have horses there in the future; having everything paved would not be safe for horses.

Pasture Concerns

We irrigate and mow all of our pasture and grass areas. We will continue to add more trees, bushes, and flowers in the coming months and years to make the ranch even more beautiful than it is today.

The lower pasture, closest to the buildings and patios, was reseeded this spring. It is green, regularly watered, and we mow it every week. The upper pasture was reseeded this spring and, unfortunately, it still looks dry in many areas. There were recent changes to the water flow from properties west of us and water no longer flows to that portion of our property. We addressed this issue a few months ago. As you can see in the attached photos, the grass is slowly coming back to life. We will seed the upper pasture again when the weather is cooler and hope that by spring, it will be lush and green again.

Fire Concerns

We are locals and 5th-generation Nevadans. We understand the risks of fire and are proactive in our prevention efforts. Trophy Peak Fire regularly maintains over 20 fire extinguishers located throughout the property. We installed new smoke detectors in every building and have more fire extinguishers inside the short-term rentals than are required. There are multiple fire extinguishers located outside and near the gas fire pit and gas BBQ areas. We have many hose spigots on the buildings and added even more around the property. We keep hoses attached to or stored next to many of the water spigots so there is easy access to water in case of fire. We do not allow smoking.

The fire department does not require or issue permits for the fire pits, if ever that changes, we will request one. The fire pits and BBQ are propane and do not use natural wood. They are located in hardscaped areas away from flammable materials. They are not able to become huge bonfires and we will not allow wood burning fires on the property. Guests and residents receive a map with the locations of the fire extinguishers. In addition, those who live on-site know how to turn the landscaping and pasture sprinklers on. This property is lovingly maintained.

Permits and Construction Issues

We used a licensed contractor and licensed subcontractors and had permits for the renovation. Our employees are legally hired and paid a generous wage, we offer health benefits and pay for worker's compensation coverage. We require that our contractors and sub-contractors do the same. We followed regulations regarding construction hours and the crews worked from 7 a.m. to 3 p.m. The only people who live on-site currently or who have ever lived on-site are our family members. The construction team did not live here.

We were careful to maintain a clean site during the renovation process and are just as vigilant now that we are finished. During the renovation, the only comments we received from our neighbors were those of thanks and encouragement for cleaning up the property and gratitude for maintaining its original look and feel. Had we received any complaints about garbage, we would have apologized and taken steps to ensure it did not happen again.

Allowed Use and Claims That We Are Not Following STR Rules

We are careful to follow all STR regulations. Because of that, we have said no to multiple requests for additional guests and have lost a lot of bookings because we cannot host more than 10 people in the

Ranch House. We have said no to every request to host an event at the ranch and will continue to do so. We have never had more than 12 short-term guests on the property at the same time.

We do not rent individual rooms. We rent The Ranch House as one rental unit and The Guesthouse as another. Both have STR permits and we follow all county rules and regulations. The only listing service we have used so far is Airbnb. We have never had a noise complaint from our neighbors. We do not have speakers installed outside and if guests play music it is on a portable speaker that they bring with them. Our quiet hours are from 10:00 p.m. to 7:00 a.m. and if there are any issues with noise in the non-quiet hours, we address it right away. Our family lives on site and they do not want to deal with loud music or people having a big party all the time.

Our goal is to prevent anything from happening by giving our guests a list of all rules upfront. When guests do not follow the rules, our family tells us so we can take care of it right away. We have had multiple groups of 10 stay at the ranch since June. We have only had two incidents when we asked guests to keep the noise down; one time it was at 6:45 p.m. and the other was at 8:30 p.m. We are proactive in being neighborly and do not wait until quiet hours to take care of a problem. Both incidents were identified by our family and our guests responded immediately when asked to be quieter.

As we mentioned, we are not outside investors, we are a local family. When we purchased the property and looked for a way to offset costs, we researched what the county guidelines would allow. Tier I and Tier II short-term rentals are allowed in high-density rural zones in Washoe County. This is a rural ranching neighborhood with a long and rich history of multiple-use properties including commercial, short-term, and long-term properties. The Washoe County allowable use guidelines are available for anyone to see and we are adhering to them.

When Washoe County inspected and measured The Ranch House for our Tier I STR permit, they determined that the square footage of The Ranch House would allow 19 people. We do not want to have 19 people stay in the house overnight. This is a large seven-bedroom house. Six of the bedrooms can accommodate two people and one large bedroom can accommodate three people. We would like to allow 15 people to stay in The Ranch House overnight. We will not list it for more than 15 guests. We are asking for an occupancy rate of 19 so that on a pre-arranged, case-by-case basis, we can allow guests to invite up to four additional daytime guests. Many people who stay with us are in town visiting family. It would be nice to allow them to have a few local family members or friends be guests for the day. We are willing to make changes and to compromise with the occupancy rate if needed.

In our immediate community, there are quite a few properties with multi-family dwelling units, properties that operate commercial businesses, and all sorts of other special use and special event permits in place. There are 16 Tier I short-term rentals and 5 Tier II short-term rentals in the 89511 zip code.

Resort and Pool Concerns

We are not asking anyone to live next to a motel or huge resort. We have not added any new buildings, and do not want to add any. We removed a few outbuildings and have extensively cleaned up the property. Our property value has increased and our neighbor's property values have as well due to our renovation and property cleanup.

The pool has been on the property for over 30 years. It is not a new feature that would have required a permit.

Our long-term residents do not use the pool or patio areas when we have short-term rental guests using them. We have this rule in place to limit noise.

Event Venue Concerns

We are not an event venue and have repeatedly said no to requests to host weddings and small events at the ranch. Our neighbors are extremely concerned that we are going to host events and we completely understand this concern. This is a beautiful property and would make a lovely wedding venue, however, we are not allowed to host events due to our STR permits. We understand the neighbor's confusion about this rule.

We are not building an event venue. We do not have any plans to host weddings. We do not want loud parties and hundreds of people trashing The Ranch House and the land we paid a lot of money to renovate. We want the ranch to be a home for our family, to welcome guests to a unique and tranquil space, and, eventually, we may want to have a few horses living in the barns and a couple of cows in the pastures.

The only thing we are requesting is an occupancy rate that is reasonable for the size of our house.

Traffic, Drunk Driving, and Sex Offender Concerns

There will not be a noticeable increase in traffic in the neighborhood. We encourage guests to use Uber and Lyft. These are popular services for people who plan to drink, especially when they are on vacation.

Sex offenders are unfortunately everywhere. They can move into our neighborhood or be guests at any of our neighbors' homes anytime. Airbnb provides limited background checks on guests and lets hosts review guests and decide who they want to allow in their homes based on those reviews. If a guest is terrible or commits a crime, guests can be kicked out of the house and kicked off the app. It is not a perfect system, but it does help to keep everyone safe.

We will do everything we can to keep our family and our neighborhood safe.

Environmental Impact and Waste Management Concerns

We take pride in the property and our neighborhood and want it to be beautiful and safe. We have a locking dumpster on the property that is maintained by Waste Management weekly and on-demand as needed. We have a groundskeeper on staff who cleans and maintains the property multiple days a week. Judy is the property manager and is on-site at least 5 days a week. Multiple family members live at the ranch and help monitor and maintain it daily.

Lighting Concerns

We have had the same lights on the property for over two years. We chose the lights for safety and improved visibility at night but do not want to disturb our neighbors with them. We will switch the light bulbs to a lower lumen level that tones down the lights and makes them softer.

Requests to Not Renew Our Short Term Rental License

We meet all Washoe County requirements for a Tier I STR permit and, if granted, we will meet all requirements for a Tier II permit. We are a guest favorite host with nearly all 5-star reviews. We pay all taxes and fees for the business. We are proactive in preventing issues and, if they ever happen, all valid complaints will be addressed immediately.

We believe that we are the most monitored short-term rental property in the Reno/Sparks area. We have Ring cameras at every door, by the fire pits, along the driveways, and in the pool area. We monitor the cameras multiple times a day and have motion alerts activated. We have noise decibel monitors located in a few locations inside and outside; the monitors will automatically alert us and our guests if they are too loud. We have 6 apartments located next to the pool, BBQ, and patio areas. Four of those units are rented to our family members who actively watch the ranch, keep it clean, and monitor our guests to ensure they follow the rules. We have a groundskeeper who maintains the property multiple days a week. Judy is a partner in the business and manages the property. She is on-site at least 5 days a week. With all our systems in place, it would be quite difficult for guests to host an event, break the rules, trash the neighborhood, have more guests than allowed, or disturb our neighbors with loud noise or music.

Tax Rate Concern

The property was recently reassessed and is at an 8% tax cap rate and not a 3% rate as a neighbor stated. This was a recent change so the county website may not have been updated when they looked it up. While the property was under renovation it had a 3% rate because our family members paid an extremely reduced rental rate and we were not using the property.

Additional Comments

We are happy to show our Ring recordings to Washoe County for proof that we do not have more than 12 people in the pool or patio areas at any time and to show that we have never had more than ten people stay in The Ranch House or more than two in The Guesthouse. The cameras all record sound so we can prove that we do not have loud parties and that our guests follow the quiet hours.

We are happy to show Washoe County our messages to guests and potential guests so you can see that we say no when guests ask for exceptions to the occupancy rate and that we say no when we are asked to host weddings and events. We can also show you the messages we sent to two guests asking them to keep the noise level low.

We have included a few before and after photos of the property for reference.

Thank you again for the opportunity to respond to the letters our neighbors sent. Please let us know if you would like to come to the ranch for a tour and if you have any additional questions.

Thank you,

Jeff Lynch, Wendee Lynch, and Judy O'Brien

3150 Holcomb Ranch Lane - 8/13/2024



3150 Holcomb Ranch Lane- January 2022







GUESTHOUSE PANEL
 MAIN HOUSE PANEL
 APARTMENT PANEL

Site Plan
 JMJ/Sierra River Ranch
 3150 Holcomb Ranch Lane, Reno, NV 89511
 Scale: 1" = 4'
 Prepared: January, 2024
 Page 1 of 1

From: [Soffiotto, Bert](#)
To: [Stark, Katherine](#)
Subject: RE: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)
Date: Tuesday, July 16, 2024 7:42:42 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Good morning Katy,

The original numbers allowed for a building approved 19 occupants, based on 7 legally approved bedroom, which matches the Assessor for the main building, and 991sqf of habitable space minus the bedrooms. I do not see any issues from buildings prospective.



Please tell us how we did by taking a quick [survey](#)

Bert Soffiotto

**PLANS EXAMINER / ICC CERTIFIED | CSD Planning & Building
Division**

1001 E. Ninth St, Bldg A, Reno, NV 89512

bsoffiotto@washoecounty.gov | Direct: 775.328.2029

Visit us first online: www.washoecounty.gov/csd

For Building call (775) 328-2020

For Planning call (775) 328-6100

Email: Building@washoecounty.gov

Email: Planning@washoecounty.gov

Office Hours: M-F 8:00am to 4:00pm



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Have some kudos to share about a Community Services Department employee or experience? Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Monday, July 15, 2024 5:20 PM
To: Soffiotto, Bert <BSoffiotto@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>

Subject: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)

Good afternoon, Bert,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 19 guests for their property (the main house). The property address is 3150 Holcomb Ranch Lane, Reno, NV 89511. For the main house, the Accela case number for the Tier 1 STR application is WSTR000037-APP-2024, and the case number for the issued Tier 1 permit is WSTR24-0058. Does Building have any additional requirements or conditions for this property if an STR is approved for 19 occupants? Please reply to me by **Wednesday, July 31, 2024**, if you have any comments or information related to this application. The application is attached to this email.

Here's the case description:

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 19 persons.

Applicant/Owner: JMJ LLC
Location: 3150 Holcomb Ranch Lane,
Reno, NV 89511
APN: 040-670-06
Parcel Size: 7.5 acres
Master Plan: Rural Residential
Regulatory Zone: High Density Rural (HDR)
Planning Area: Southwest Truckee
Meadows
Development Code: Authorized in Article 319
Short-Term Rentals &
Article 809, Administrative
Review Permits
Commission District: 2 – Commissioner Clark

Thank you!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: [Costa, Kevin](#)
To: [Stark, Katherine](#)
Subject: RE: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)
Date: Monday, July 22, 2024 9:50:06 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

With the permits issued/finaled I closed the case...

Kevin

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Monday, July 22, 2024 9:47 AM
To: Costa, Kevin <KCosta@washoecounty.gov>
Cc: Oriol, Steven R. <SOriol@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)

Hi Kevin,

Has all code enforcement and complaint activity been closed at 3150 Holcomb Ranch Lane, or do you still have open cases?

Thanks!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

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From: Oriol, Steven R. <SOriol@washoecounty.gov>
Sent: Tuesday, July 16, 2024 10:48 AM
To: Stark, Katherine <KRStark@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>
Cc: Costa, Kevin <KCosta@washoecounty.gov>
Subject: RE: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)

Hi Katy,

No STR enforcement cases to speak on. There was a Building complaint in 2022 that was routed to Kevin. That's all I know.

Thanks.



Steve Oriol
Code Enforcement Officer II - Short Term Rentals (STRs)
Code Enforcement | Community Services Department
soriol@washoecounty.gov | Direct Line: 775.328.3632

My typical working hours: Monday-Friday 0800-1600 HRS
Code Enforcement: 775.328.6106 | Code-Enforcement@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

The best way to reach me is by email.

[311 FAQ | Code Enforcement - YouTube](#)

From: Stark, Katherine <KRStark@washoecounty.gov>

Sent: Monday, July 15, 2024 5:14 PM

To: Giesinger, Chad <CGiesinger@washoecounty.gov>; Oriol, Steven R. <SOriol@washoecounty.gov>

Cc: Stark, Katherine <KRStark@washoecounty.gov>

Subject: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)

Hi Chad and Steve,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 19 guests for their property (the main house). The property address is 3150 Holcomb Ranch Lane, Reno, NV 89511. For the main house, the Accela case number for the Tier 1 STR application is WSTR000037-APP-2024, and the case number for the issued Tier 1 permit is WSTR24-0058. Do you have any Code Enforcement history with this STR property and/or any other feedback you'd like to share? Please reply to me by **Wednesday, July 31, 2024**, if you have any comments or information related to this application. The application is attached to this email.

Here's the case description:

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 19 persons.

Applicant/Owner: JMJ LLC

Location: 3150 Holcomb Ranch Lane,

Reno, NV 89511
APN: 040-670-06
Parcel Size: 7.5 acres
Master Plan: Rural Residential
Regulatory Zone: High Density Rural (HDR)
Planning Area: Southwest Truckee
Meadows
Development Code: Authorized in Article 319
Short-Term Rentals &
Article 809, Administrative
Review Permits
Commission District: 2 – Commissioner Clark

Thank you!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: [Lemon, Brittany](#)
To: [Way, Dale](#); [Stark, Katherine](#)
Subject: RE: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)
Date: Tuesday, July 16, 2024 9:30:27 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Katy,

This is the checklist we stick to. With 19 occupants they will require an NFPA 72 fire alarm system.

https://www.washoecounty.gov/csd/planning_and_development/short_term_rentals/files-str/STR_Inspection-Check-List_public_08-30-2021.pdf

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: Way, Dale <DWay@tmfpd.us>
Sent: Tuesday, July 16, 2024 9:26 AM
To: Stark, Katherine <KRStark@washoecounty.gov>; Lemon, Brittany <BLemon@tmfpd.us>
Subject: RE: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)

Katy,

I believe all requirements are contained in the STR Regulations, we did not alter the fire code when the STR regulations were adopted.

It's been awhile since I looked, but I think a Tier 2 potentially requires a fire alarm system.

Do you have the STR Regs handy that you could send over?

Thank you.

Dale Way

Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: Stark, Katherine <KRStark@washoecounty.gov>

Sent: Monday, July 15, 2024 5:17 PM

To: Lemon, Brittany <BLemon@tmfpd.us>; Way, Dale <DWay@tmfpd.us>

Cc: Stark, Katherine <KRStark@washoecounty.gov>

Subject: Agency Review Request - WSTRAR24-0005 (3150 Holcomb Ranch Lane)

Good afternoon,

I'm processing a Tier 2 STR application. The owner is requesting a maximum occupancy of 19 guests for their property (the main house). The property address is 3150 Holcomb Ranch Lane, Reno, NV 89511. For the main house, the Accela case number for the Tier 1 STR application is WSTR000037-APP-2024, and the case number for the issued Tier 1 permit is WSTR24-0058. Does TMFPD have any additional requirements or conditions for this property if an STR is approved for 19 occupants?

Please reply to me by **Wednesday, July 31, 2024**, if you have any comments or information related to this application. The application is attached to this email.

Here's the case description:

CASE DESCRIPTION

For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 19 persons.

Applicant/Owner:	JMJ LLC
Location:	3150 Holcomb Ranch Lane, Reno, NV 89511
APN:	040-670-06
Parcel Size:	7.5 acres
Master Plan:	Rural Residential
Regulatory Zone:	High Density Rural (HDR)
Planning Area:	Southwest Truckee Meadows
Development Code:	Authorized in Article 319 Short-Term Rentals & Article 809, Administrative

Commission
District:

Review Permits
2 – Commissioner Clark

Thank you!



Katy Stark

Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

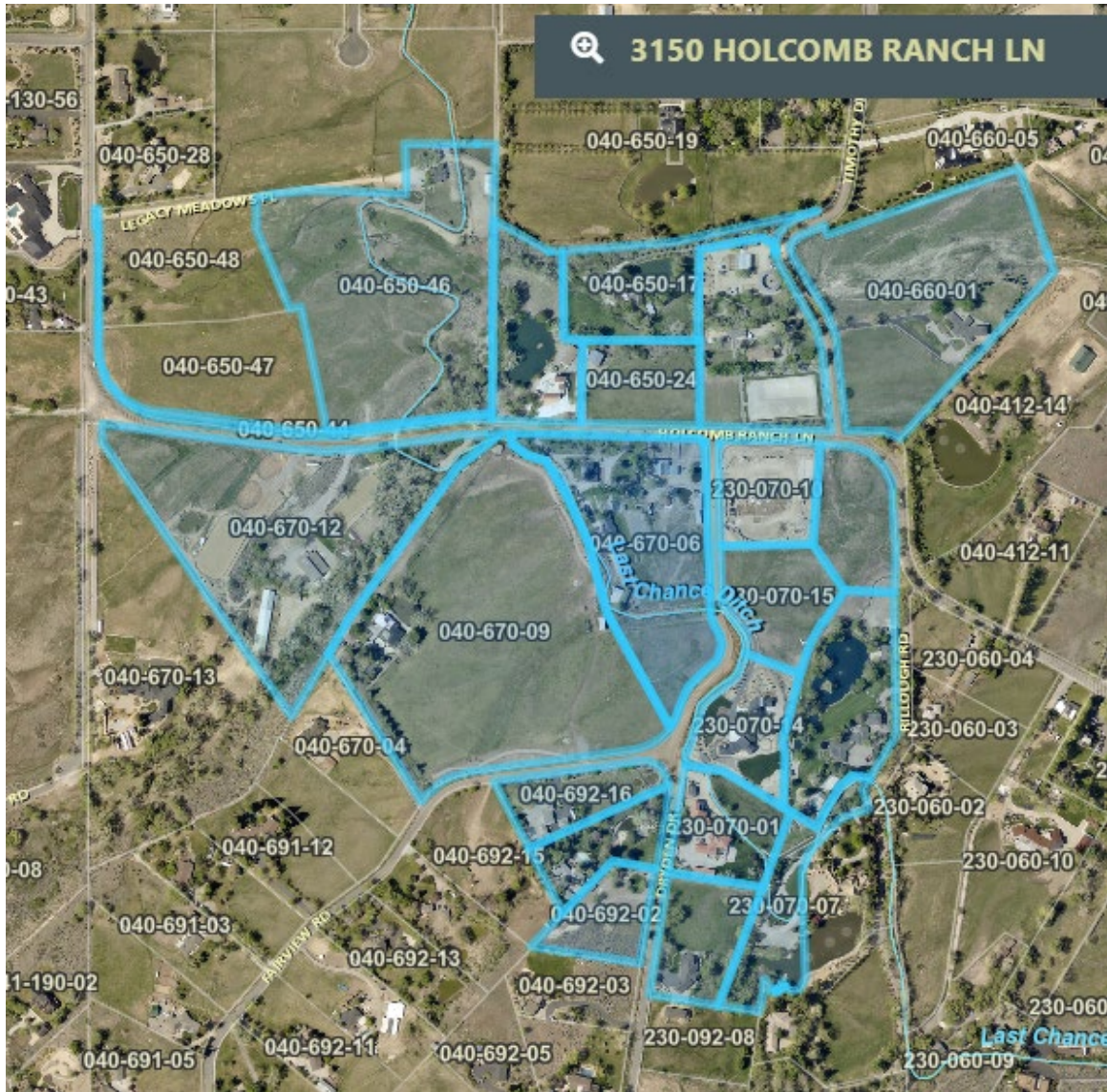


Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Public Notice Map

Pursuant to Washoe County Code Section 110.809.15 public notification consists of notification by mail of at least 10 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500-foot radius of the subject property, noticing 17 separate property owners.



NOTICING MAP



Short Term Rental Administrative Review Written Decision WSTRAR Case Number WSTRAR24-0005

Subject: To establish a short-term rental with an occupancy of 19 persons at 3150 Holcomb Ranch Lane, Reno, NV 89511

Decision: **Approve with Conditions**

Decision Date: August 16, 2024

Staff Planner: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

Project Description

Short Term Rental Administrative Review Case Number WSTRAR24-0005 (3150 Holcomb Ranch Lane) – For possible action by the Washoe County Director of Planning and Building to approve a Tier 2 short-term rental administrative review permit for a maximum occupancy of 19 persons.

- Applicant/Property Owner: JMJ LLC
- Location: 3150 Holcomb Ranch Lane, Reno, NV 89511
- APN: 040-670-06
- Parcel Size: 7.5 acres
- Master Plan Category: Rural Residential
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Administrative Review Permits
- Commission District: 2 – Commissioner Clark

Notice is hereby given that the Director of the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Chapter 110, Articles 319 (Short-Term Rentals) and 809 (Administrative Review Permits). This written decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed to the Washoe County Board of County Commissioners. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days of the mailing date.

This written decision is granted subject to all Washoe County development code standards. A short-term rental (STR) permit shall not be issued until the appeal period for this written decision has expired. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved request.

This written decision and the associated staff report for WSTRAR24-0005 (3150 Holcomb Ranch Lane) are also available on the Washoe County website at:

To: JMJ LLC
Subject: WSTRAR24-0005 in association with WSTR24-0058
Page: Page 2 of 2

https://www.washoecounty.gov/csd/planning_and_development/applications/index.php
Choose "Applications Commission District Two" and scroll to Case Number WSTRAR24-0005.

Washoe County Community Services Department
Planning and Building Division

Kelly Mullins, Director of Planning and Building

Applicant/Property Owner: JMJ LLC, Attn: Judy O'Brien, 945 Monte Vista Drive, Reno, NV 89511, judy@lynchinvest.com

Written Decision xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; Bert Soffiotto, Building Program; Chad Giesinger & Steve Oriol & Erin Howard, Code Enforcement