

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

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

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

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

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

Dear Tim,

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

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

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

Thank you,  
Ashley and Ryan Greenhalgh

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

Dear Tim,

How are you today?

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

Have a Happy New Year.

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

**WPVAR24-0011  
PUBLIC COMMENT**

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

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

[https://www.washoecounty.gov/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_two/2024/Files/WPVAR24-0011\\_Manha\\_app1.pdf](https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2024/Files/WPVAR24-0011_Manha_app1.pdf)

Let me know if you have any questions.

Regards,  
Tim Evans

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

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

Fred

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

Hi Fred,

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

Regards,  
Tim Evans

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

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

Thanks You,

Fred Ellwanger

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

Timothy Thanks for the information. Fred Ellwanger

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

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

Hi Fred,

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

Regards,  
Tim Evans

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

Does the existing home violate the set back?

Thank You

Fred Ellwanger 775-853-8668

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