

From: [Betty InterwestDelivery](#)
To: [Vanillo, Samantha](#)
Cc: [judycoulter@gmail.com](#)
Subject: 1. Case #WVIO-PLA25-0202; Parcel #017-400-19:
Date: Thursday, January 15, 2026 11:26:12 AM

Caution: External (interwestdelivery@gmail.com)

First-Time Sender [Details](#)

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Rick Blake and I Betty Kordonowy fully support the OPEN AIR Bird Sanctuary that the Coulters have provided.

We feel that the Fish and Wildlife must now be involved against the Washoe County of its destruction on your property.

We will support the Coulters in any way possible.

We also support the soil base to keep our lowest point of the grade from flooding.

Sincerely,
Betty Kordonowy
Rick Blake

Migratory bird nesting rights on private property in washoe county, nvnevada state auto

In Washoe County, Nevada, the protection of migratory bird nesting rights is governed by the [Migratory Bird Treaty Act \(MBTA\)](#). This act prohibits the destruction of active bird nests in active [se without a permit from the U.S. Fish and Wildlife Service](#). It is essential to avoid active nests [by working during the non-breeding season and to leave a buffer of vegetation around each nest to avoid nest abandonment](#). If active nests are found, a no surface disturbance buffer should be placed on the active [est until the nesting attempt has been completed](#). Construction activities must occur within the [urvey validity time frame to avoid disturbance to nesting migratory birds](#).

Betty
Interwest Delivery Service Inc.
5980 Alpha Ave
Reno NV 89506
RECEIVING TUESDAY-FRIDAY
8AM-2PM

From: [Robert Floyd](#)
To: [Vanillo, Samantha](#)
Subject: code variance support
Date: Thursday, January 15, 2026 1:03:54 PM

Caution: External (rtfloyd@gmail.com)

First-Time Sender [Details](#)

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Dear Washoe County Officials,

I am the owner of the property located at 180 Ox Yoke Ln. My immediate neighbors are Curtis and Judy Coulter, who reside at 515 Rhodes Road. I am writing in reference to the variance requests associated with their property, Parcel #017-400-19.

The Coulters have constructed a habitat structure on the eastern side of their property intended to support both migratory and resident bird populations. This structure aligns with responsible land stewardship and contributes positively to the preservation of migratory bird pathways and local wildlife habitat—an effort I personally support and value. I understand they are seeking a variance for the continued existence of this structure under **Case #WVIO-PLA25-0202**, and I have no objection to the variance being granted.

Additionally, regarding **Case #WVIO-BUI25-0031 and WVIO-ENG25-0020**, the Coulters added soil along the western boundary of their property adjacent to the fence line shared with Jim Grimes and his son, Jimmy Grimes. While the placement does not meet the standard 2½-foot setback requirement, the action appears reasonable and consistent with prior County-permitted elevation changes in the area, including those at 130 Ox Yoke Lane. Given the documented flood risk in this corridor, the added soil serves a protective and preventative purpose. I have no objection to this soil placement and consent to a special use variance allowing it to remain.

Separately, I feel compelled to express concern regarding what appears to be inconsistent enforcement of county codes in this area—particularly with respect to Mr. Grimes. There have been multiple, visible violations of county regulations on or adjacent to his property that have persisted without enforcement or remediation. I have filed multiple complaints regarding grading and building code violations with ZERO repercussions or remedies. This uneven application of standards raises legitimate questions and undermines confidence in fair and impartial code enforcement. I respectfully request that the County review these matters to ensure that all property owners are held to the same requirements and processes.

If additional clarification is needed, I am available at

Thank you for your time and consideration.

Sincerely,
Robert T Floyd MD

180 Ox Yoke Ln, Reno NV 89521

WPVAR25-0011
PUBLIC COMMENT

From: [Betty Kordonowy](#)
To: [Vanillo, Samantha](#)
Subject: Coulter cases WVIO-PLA-25, BU125-0031 and WVIOENG25-0020 parcel#017-400-19
Date: Friday, January 16, 2026 11:25:53 AM

Caution: External (bettykordonowy@yahoo.com)

First-Time Sender [Details](#)

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Dear Samantha, I have visited the Coulters property and have come away amazed at the "migratory bird habitat" they have constructed. Everyone should be so blessed to have such caring neighbors willing to do what's right to keep our natural wildlife habitats thriving. If you've been to the property you can see it is NOT a fence but a free standing structure, please treat it as such. To keep this short I will not go into the obvious measures the Coulters were forced into to protect their property due to the blatant illegal actions of Mr Grimes. Washoe county officials must act immediately and forcefully when people go rogue and change drainage, water directions and flow capacity. I don't need to tell you the dire consequences these acts incur. Please rescind these supposed code violations against the Coulters and immediately investigate the many real violations Mr. Grimes has committed on his neighboring property.

Respectfully, Richard Blake
175 Cedar Ln
Reno NV 89521

From: [Beth Schuler](#)
To: [Vanillo, Samantha](#)
Cc: judy@coulter@gmail.com
Subject: Please dismiss
Date: Friday, January 16, 2026 2:21:25 PM

Caution: External (beth@renoseven.com)

First-Time Sender [Details](#)

[Report This Email](#) [FAQ](#)

Dear Washoe County:

I own the property at 2215 Rhodes Rd. My neighbors are Curtis and Judy Coulter at 515 Rhodes Road. They have built a habitat structure for migratory and resident birds on the eastern side of their property. They have also added soil on the western side of their property. I understand they seek a variance for the bird habitat and the added soil.

1. **Case #WVIO-PLA25-0202; Parcel #017-400-19:** Migratory bird habitat.

I have no objection to the habitat structure and consent to a variance being granted for its continued existence.

2. **Case #WVIO-BUI25-0031 & WVIO-ENG25-0020 Parcel #017-400-19: Dirt Berm against our western fence does not meet the 2 ½' setback requirement.**

Based on the elevation changes permitted by the County on 130 Oxyoke Lane, it was reasonable for the Coulter's to add soil to the area long their western property line to protect their land from the possibility of further flooding. I have no objection to the soil added to Coulter's side of the western property line adjacent to Jim Grimes and his son Jimmy Grimes. I consent to the special use variance being granted for the soil's continued placement.

If you have any questions, you may call me at

Thank you,

Elizabeth and Michael Schuler
2215 Rhodes Rd

Elizabeth "Beth" Schuler
MCJB, LLC – Business Management & Solutions

**WPVAR25-0011
PUBLIC COMMENT**

From: [Kimberly Olsen-Wilson](#)
To: [Vanillo, Samantha](#)
Cc: [Judy Coulter](#)
Subject: Coulter/Grimes Complaint
Date: Saturday, January 17, 2026 2:42:08 PM

Caution: External (kowodub1@netscape.net)

First-Time Sender [Details](#)

[Report This Email](#) [FAQ](#)

Dear Washoe County:

I own the property at 180 Ox Yoke Lane, Reno NV. My neighbors are Curtis and Judy Coulter at 515 Rhodes Road. They have built a habitat structure for migratory and resident birds on the eastern side of their property. They have also added soil on the western side of their property. I understand they seek a variance for the bird habitat and the added soil.

<!--[if !supportLists]-->1) <!--[endif]-->**Case #WVIO-PLA25-0202; Parcel #017-400-19: Migratory bird habitat.**

have no objection to the habitat structure and consent to a variance being granted for its continued existence. I think it's amazing that they want to assist with providing space to migratory birds.

<!--[if !supportLists]-->2) <!--[endif]-->**Case #WVIO-BUI25-0031 & WVIO-ENG25-0020 Parcel #017-400-19: Dirt Berm against our western fence does not meet the 2 ½' setback requirement.**

Based on the elevation changes permitted by the County on 130 Ox Yoke Lane, it was reasonable for the Coulter's to add soil to the area long their western property line to protect their land from the possibility of further flooding. I have no objection to the soil added to Coulter's side of the western property line adjacent to Jim Grimes and his son Jimmy Grimes. I consent to the special use variance being granted for the soil's continued placement.

Just to add on, we too have been SEVERELY impacted by his haphazard ways and utter disrespect for his neighbors. We have had our ditch water completed disrupted and we now have to stare at a 4 foot plus concrete barricade wall all along our fence line that we share with him all because he ILLEGALLY brought in dirt. The barricade wall is not 24 inches off my property line and does not have a "gradual grade" which is required by the county. Feel free to come out and see for yourself!

If you have any questions, you may call me at

Thank you,

Kimberly Olsen-Wilson

180 Ox Yoke Lane

Reno, NV 89521

**WPVAR25-0011
PUBLIC COMMENT**

From: [Lynda Fisher](#)
To: [Vanillo, Samantha](#)
Subject: Urgent Concerns
Date: Tuesday, January 20, 2026 9:32:39 AM

External (157lynda@gmail.com)

[Report This Email](#) [FAQ](#)

Dear Washoe County:

I own the property at 157 Cedar Lane. My neighbors are Curtis and Judy Coulter at 515 Rhodes Road. They have built a habitat structure for migratory and resident birds on the eastern side of their property. They have also added soil on the western side of their property. I understand they seek a variance for the bird habitat and the added soil.

1) Case #WVIO-PLA25-0202; Parcel #017-400-19: Migratory bird habitat.

I have no objection to the habitat structure and consent to a variance being granted for its continued existence.

**2) Case #WVIO-BUI25-0031 & WVIO-ENG25-0020 Parcel #017-400-19:
Dirt Berm against our western fence does not meet the 2 ½' setback
requirement.**

Based on the elevation changes permitted by the County on 130 Oxyoke Lane, it was reasonable for the Coulter's to add soil to the area long their western property line to protect their land from the possibility of further flooding. I have no objection to the soil added to Coulter's side of the western property line adjacent to Jim Grimes and his son Jimmy Grimes. I consent to the special use variance being granted for the soil's continued placement.

If you have any questions, you may call me at

Thank you, Jeffrey and Lynda Fisher

Jeffrey and Lynda Fisher, 157 Cedar Lane , Reno, NV 89521
Sent by Lynda Fisher

**WPVAR25-0011
PUBLIC COMMENT**

From: [Wendi James](#)
To: [Vanillo, Samantha](#)
Subject: Re: Coulters violations
Date: Monday, January 19, 2026 4:08:17 PM

External (wendihair@charter.net)

[Report This Email](#) [FAQ](#)

Dear Washoe County,

My name is Wendi James and I am a neighbor of Curtis and Judy Coulter. I live at 300 Rhodes Rd. I am aware that there have been two county code violations brought against the Coulters. One for a "fence" and one for fill dirt.

Case #WVIO-PLA25-0202; Parcel #017-400-19

As this is not a fence per se but a migratory bird habitat to replace the beautiful old cottonwood that the birds used to use, I have no objection to this structure.

Case #WVIO-BU125-0031 and WVIO-ENG25-0020; Parcel #017-400-19

I am very aware of the flooding that Coulters and many other neighbors (including myself) have endured as a result of the unauthorized ditch rerouting that occurred on the adjacent property. I have no objection to the use of fill to protect the Coulter property from further damage caused by a thoughtless neighbor.

Thank you,

Wendi James
300 Rhodes Rd.
Reno, NV 89521

Wendi

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Dick Mahoney <dick.mahoney@gmail.com>
Sent: Monday, December 8, 2025 2:09 PM
To: Code-Enforcement <Code-Enforcement@washoecounty.gov>
Cc: Judy Coulter <judy@csa2b.com>
Subject: Information on request for variance

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Washoe County:

I own the property at 625 Rhodes Road. My neighbors to the west are Curtis and Judy Coulter at 515 Rhodes Road. they have built a habitat wall for migratory and resident birds.

I have no objection to the habitat structure and consent to a special use variance being granted for its continued existence

If you have any questions, you may call me at

Thank you,

Richard Mahoney