



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-6100
FAX (775) 328.6133

May 3, 2018

To: Washoe County Board of Adjustment

From: Kelly Mullin, AICP, Senior Planner, 775.328.3608, kmullin@washoecounty.us

Subject: **Addendum to staff report for Special Use Permit Case No. WSUP18-0004 (Tru Reno B&B)**

In response to recently received information regarding the Tru Reno bed and breakfast proposal, Washoe County staff recommends the following additional conditions of approval:

1(e)(xx)

On-site activities and services offered by the facility are limited to overnight guests of the bed and breakfast. No services or activities shall be offered to anyone other than paying guests of the inn.

1(e)(xxi)

The applicant shall cease and not engage in any unlicensed business activity associated with the bed and breakfast request until all required permits and/or licenses are obtained. This includes, but is not limited to, rental of the on-site accommodations.

Additionally, several public comment letters have been received in the past two days. Those have been attached to this addendum and referenced as **Exhibit G** to the staff report.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

From: Damen
To: [Mullin, Kelly](#)
Subject: Timberline Bed and Breakfast
Date: Thursday, May 03, 2018 7:46:28 AM

Dear Ms. Mullin,

This e-mail is in regards the proposed Bed and Breakfast (WSUP18-0004) on Timberline Dr. in south Reno. I will be attending todays meeting covering the proposal. I would like to express my opposition to application. I have many feelings on the point, but mainly I would like to express my displeasure with a business being located in a quiet residential neighbor. My wife and I worked and saved for many years. We waited for the right place and opportunity for the ideal location to raise our family. The Timberline Dr. area was everything were wanted. Allowing a business to establish itself in the community raises numerous health, safety and property value issues. I would like for you to please consider the effects having a business in a small community will have. I appreciate your time.

Damen Evanson

15195 Timber Crest Trail

From: Kim and Gregg Lundeen
To: [Mullin, Kelly](#)
Subject: Re: WSUP18-004
Date: Thursday, May 03, 2018 6:45:11 AM

Hi Kelly,

Thank you for your response. I will be at today's meeting.

My questions:

- When will a traffic study be performed to mitigate for additional traffic and analysis for traffic signs, speed bumps, road maintenance and stop light at Mt. Rose and Timberline/Montreux if this is approved?
- What will be required for businesses to inform the daily customers to be respectful as they are utilizing our residential neighborhood? Will they be required to adopt the road and trails for trash clean up?
- Most of our Timberline homes are not fenced, drawing new strangers to our neighborhood now adds additional risk to our homes, what will be offered by these businesses to mitigate increase in crime?

(This question is already relevant as I currently need to fence my property due to people trespassing to find The Domes unlicensed business behind me.)

Thank you for your time and consideration.

Kim Lundeen
Cell/Text 775.997.4841

On May 2, 2018, at 4:11 PM, Mullin, Kelly <KMullin@washoecounty.us> wrote:

Kim,

Thank you for taking the time to comment and voice your concerns. Your email will be provided to the Board of Adjustment for their consideration and included as part of the public record. If you're available, I'd also encourage you to attend the meeting. A portion of the hearing will be devoted to public comment (3 minutes per individual), which is another opportunity to speak on the record if you wish.

Thank you again.

Regards,

Kelly Mullin, AICP

Senior Planner | Washoe County Community Services Department | Planning & Building Division
kmullin@washoecounty.us | 775.328.3608 (o) | 775.328.6133 (f) | 1001 E. Ninth St., Bldg. A, Reno, NV 89512

<[image001.gif](#)>

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Kim and Gregg Lundeen [<mailto:kglundeen@hotmail.com>]
Sent: Tuesday, May 01, 2018 6:50 PM
To: Mullin, Kelly
Cc: settelmeyerc@hotmail.com; cherisettel@yahoo.com; carmel@marketingevolution.com; echarvey@sbcglobal.net; forefin@gmail.com; pgarecht@gmail.com; herdster@hotmail.com; Kim and Gregg Lundeen; ken@comstockmortgagenv.com; ruebststersroost@outlook.com; Jennifer Hibl; dereckbar@yahoo.com
Subject: WSUP18-004

Dear Kelly,

I am writing to ask that you please deny this application for a Special Use Permit regarding TRU Enterprises. I have lived in this wonderful area now for about a year and a half. It truly is a precious and unique gift for Reno. However, in our initial efforts to move here we purchased an empty lot in order to build our dream home. We soon realized that this property was caught up in legal matters and were dragged into a lawsuit (<https://www.washoecourts.com/Query/CaseInformation/CV16-00148>). This was not a good start for us. We found a neighboring home which would allow us to move right in and purchased our wonderful home on Timberline Drive. The lawsuit was eventually dismissed but not without an unlimited amount of stress and concern.

While settling in to our beautiful neighborhood we soon found out that our neighbor living behind our had started running a business (without a license) that included visiting yoga gurus, group dinners (with no limit to participants) along with the ability to rent out this home for up to 18 people on AirBNB. The traffic going next to my house on a dirt access road is constant and unmanaged by speed signs or maintenance. Party goers end up at my house looking for their venue, with little care on their way out.

Just months ago a winery wanted to move in and serve wine and beer 7 days a week. We had to scare them away! Selling our lot to them was no longer an option.

We all certainly realize the freedom that having no HOA up here allows us, but to be constantly preyed upon by individuals that want to exploit our wonderful neighborhood for their own profit is just not something we want to keep tolerating. We all realize that Timberline is wonderful and we share our amazing street with all walks of people coming here to recreate next to our homes daily. We tolerate the increased traffic, we tolerate the garbage people leave while loading or unloading their cars, we tolerate the parking on both sides of the street that put our homes at risk if there were a fire due to no throughway via firetruck.

We smile and wave at everyone that enjoys our homes up here.

Please deny this application. We do not need a business to establish itself at the end of our street! We do not want even more traffic to support a business. We do not want a neighbor who only looks at our beautiful neighborhood as a place to turn profit.

As I write this I have watched about 10 vehicles travel past my house on a dirt access road, maybe the ashram is open, and I tolerate it.

Enough is enough!

Thank you,

Kim Lundeen

“And forget not that the earth delights to feel your bare feet and the winds long to play with your hair”

– Kahlil Gibran, The Prophet

“If more of us valued food and cheer and song above hoarded gold, it would be a merrier world.”

– J.R.R. Tolkien

From: KC Mares
To: [Mullin, Kelly](#)
Cc: [Dereck Barrett](#)
Subject: Special Use Permit Application WSUP18-0004
Date: Thursday, May 03, 2018 8:18:28 AM

Hello Kelly-

I am a property owner on Timberline Drive (APN 049-872-05) as well as a local resident who uses North Timberline Drive for recreation activities, and I am aware of a special use permit application by Tru Reno Bed & Breakfast (Try Wellness Retreats) to operate a bed and bath business at the residential property at 15030 N. Timberline Drive. I am opposed to approval of this special use permit for several reasons, including:

1. Timberline is a residential neighborhood, and not for operating businesses;
2. Timberline Drive was not built, maintained nor compatible with business operations;
3. This location adds additional impacts near the end of the cut de sac road, with vehicle traffic impacting all residences along the over mile long residential street with dozens of homes;
4. The increased use of this residential property as a business will add increased fire, police, maintenance and business services to support a business and these added traffic loads and business and county services are not compatible with in this residential neighborhood and with the quiet community;
5. Timberline Drive is used daily directly and as an access point by hikers, equestrians, cyclists, back country skiers and other recreation activities causing already significantly increased traffic than the quantity of homes and street was designed to accommodate and a business is not compatible with this zoning, its actual use and the average traffic and pedestrian use;
6. The pedestrian use and access for recreation peaks at an already inordinate volume that exceeds road design, maintenance and compatibility with the residential neighborhood.

I reiterate that I am opposed to approval of this special use permit and am voicing my concerns via this email since I cannot be in attendance at the hearing on this issue.

Sincerely, North Timberline Drive property owner

KC Mares
www.kcmares.com

From: Joyce McDonald
To: [Berkbigler, Marsha](#); [Mullin, Kelly](#)
Cc: [Ken Fisher](#); [Evelyne Harvey](#); [Dereck Barrett](#)
Subject: RE: WSUP18-0004
Date: Wednesday, May 02, 2018 5:58:40 PM
Attachments: [Timberline neighborhood.pdf](#)
Importance: High

Marsha – The Planning Commission vote on subject proposal needs to be delayed until all affected property owning residents in the Timberline neighborhood receive information directly from your organization and are given the opportunity to express their individual opinions directly to your organization.

Kelly - Thank you for forwarding my earlier email to the entity which can make the necessary code changes. Also, my apologies: the earlier email was sent from the wrong email address. Although it belongs to my husband, I was the author.

Please also pass along this email, Kelly. May I suggest the established standards so nicely explained, Kelly, do not always meet the needs of individual neighborhoods and probably do not meet the Planning Commission goals, too.

The codes need to reflect what is most probably not a unique to only the Timberline neighborhood. In the outlying areas of Washoe County, in particular those areas near Reno, the 500 feet is too limiting when the zoning is often is 1 acre parcels. It's my understanding the notification of this proposal was actually to one HOA, where the property is located, regardless of distance to the proposed property change.

Also, the minimum of 30 property owners notified must give first priority to the nearby property owning residents, more so than the non-resident property owners, who should fall into slots 31, 32, 33, etc. if there needs to be a limitation. Those currently affected have more knowledge of the area and have directly contributed to creating the neighborhood's desired lifestyle, of which the non-resident property owners can reap the rewards or not, should they choose to build, or sell the property in the future. According to the Washoe County Tax Assessor's 'Real Property Assessment Data' (attached) there are approximately 35 property owning residents in the Timberline neighborhood, including the mentioned HOA.

The little, second hand information about WSUP18-0004 that I have has been distributed via hardcopy this afternoon to the resident property owners, who are not part of the HOA where the subject property is located. You'll probably be hearing from some of them about this proposal and that they have not always been, but should be, notified of anything affecting any part of the Timberline neighborhood regardless of in which, if any, HOA their residence is located.

I confess that I do not know the Planning Commission rules, nor zoning. Why a multitude of real property owners were notified about the Verizon proposal to install a cell tower (reason: visibility?) yet a limited few were notified of this proposal (reason: other property owning residents not in that HOA are deemed as unaffected?).

If it is helpful, I would be happy to obtain all the Timberline neighborhood, real property owners' signatures (resident and non-resident owners) on a petition stating they want to be notified and involved in all proposals affecting the neighborhood.

Joyce McDonald
16225 Timberline Dr
GenericJM@outlook.com

From: Mullin, Kelly <KMullin@washoecounty.us>
Sent: Wednesday, May 02, 2018 4:09 PM

To: Ken Fisher <ken@comstockmortgagenv.com>

Subject: RE: WSUP18-0004

Ken,

Thank you for taking the time to provide comments. Your email will be provided to the Board of Adjustment for their consideration and included as part of the public record. For clarification, notification is provided per the requirements of State law and the Washoe County Development Code. For this type of special use permit, notifications are provided to owners of real property within 500 feet of the subject property, with a minimum of 30 property owners notified. If you're interested further specifics on noticing standards, please see Section 110.810.25 of the [Washoe County Development Code](#).

I hope this information is helpful.

Regards,

Kelly Mullin, AICP

Senior Planner | Washoe County Community Services Department | Planning & Building Division
kmullin@washoecounty.us | 775.328.3608 (o) | 775.328.6133 (f) | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Ken Fisher [<mailto:ken@comstockmortgagenv.com>]

Sent: Wednesday, May 02, 2018 9:19 AM

To: Mullin, Kelly; Berkbigler, Marsha

Cc: Dereck Barrett; settelmeyerc@hotmail.com; cherisettel@yahoo.com; carmel@marketingevolution.com; echarvey@sbcglobal.net; forefin@gmail.com; pgarecht@gmail.com; herdster@hotmail.com; kglundeen@hotmail.com; Ken Fisher; ruebststersroost@outlook.com; Jennifer Hibel

Subject: WSUP18-0004

Importance: High

Washoe County Planning Commission needs to change the proposal notification process to include all affected real property owners. Notification needs to be based on a 'neighborhood' and not just the one HOA in which the property is located. With Timberline Dr being the only ingress/egress, what affects upper 'N' Timberline Dr affects all real property owners on lower Timberline Dr, Don Alisha, Granite Bay Ct, Timberline Ct, Timber Crest Trail, and Logan's Meadow area.

Think of Double Diamond. If Verizon wanted to build a cell tower in the middle of that neighborhood, wouldn't all real property owners be notified; not just the ones in the HOA for property location?

It was a surprise to receive an announcement a few years ago about a B&B opening in our neighborhood. Evidently, only the real property owners in one HOA on Timberline Dr were notified. Had the notification gone to all affected real property owners, I am confident the proposal would have been defeated. And, am confident that had it been, the Planning Commission would have the knowledge to

advise the owners of the proposed 'wellness retreat,' misnamed B&B, that the probability of approval is low.

Please:

1. Notify all real property owners in the neighborhood, including any which may have been overlooked in the list above.
2. Reset the Planning Commission's calendar so those now included have an equitable chance to be informed, research, and determine for themselves, in advance of approval/disapproval, whether the proposed B&B is suitable for the neighborhood.

If this is not possible, please provide the rationale.

Thank you,

Joyce McDonald
16225 Timberline Dr
775-313-4299

I and my husband, Ken Fisher, will be travelling starting Thursday, 4/3/2018, and returning on Wednesday, 4/9/2018. We will frequently be out of satellite range. Please text me, in lieu of email or phone call; I will call you.

Real Property Data Search Results

Download Search Results Data

NOTE: The download file only contains the primary situs address for each parcel.

Show
10
entries

Filter Search Results:

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-872-02	1	0 TIMBER CREST TRL	BRADLEY, LINDELL et al	330 MAYACAMAS CT SPARKS NV 89441	01/18/2001
049-872-09	1	15215 TIMBER CREST TRL	LAHREN TRUST, MARY M	15215 TIMBER CREST TRL RENO NV 89511	08/07/2013
049-872-10	1	15195 TIMBER CREST TRL	EVANSON, DAMEN A & RACHEL A	15195 TIMBER CREST TRL RENO NV 89511	07/15/2013
049-872-11	1	15155 TIMBER CREST TRL	HARVEY, EVELYNE C et al	8175 S VIRGINIA ST STE 850-276 RENO NV 89511	05/19/2017

Showing 1 to 4 of 4 entries

Previous 1 Next



Real Property Data Search Results

Download Search Results Data

NOTE: The download file only contains the primary situs address for each parcel.

Show
10
entries

Filter Search Results:

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-221-08	1	10025 DONALISHA LN	BOLT, DARREN B & REBECCA L	14580 S QUIET MEADOW DR RENO NV 89511	01/10/2017
049-221-13	1	10020 DONALISHA LN	WYATT, JERRY D & KATHERYN D	10020 DONALISHA LN RENO NV 89511	07/17/2014
049-221-14	1	10010 DONALISHA LN	BERKICH, GARRET & LAUREN	9610 AIDAN WAY RENO NV 89521	04/17/2018
049-221-15	1	10000 DONALISHA LN	TOLBERT, MARSHALL & ANGIE	10000 DONALISHA LN RENO NV 89511	09/15/2017

Showing 1 to 4 of 4 entries

Previous 1 Next



Real Property Data Search Results

Download Search Results Data

NOTE: The download file only contains the primary situs address for each parcel.

Show

100

Filter Search Results:

entries

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-060-07	1	15118 N TIMBERLINE DR	BEATH, ANDREW	15118 N TIMBERLINE DR RENO NV 89511	04/14/2017
049-060-56	1	15445 N TIMBERLINE DR	HOSKINS LIVING TRUST, W LEE	15445 N TIMBERLINE DR RENO NV 89511	10/19/2004
049-060-57	1	0 N TIMBERLINE DR	PARDULA LIVING TRUST	14230 E WINDRIVER LN RENO NV 89511	11/02/2016
049-070-36	1	16040 N TIMBERLINE DR	SAVAGE TRUST, JULIE A	16040 N TIMBERLINE DR RENO NV 89511	04/16/2007
049-070-37	1	0 N TIMBERLINE DR	SMITH, DEAN R	PO BOX 476 CARNELIAN BAY CA 96140	06/13/1996
049-070-41	1	16125 N TIMBERLINE DR	TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013 RENO NV 89520	12/31/2014
049-221-01	1	16270 N TIMBERLINE DR	HANSEN, CHRISTOPHER	16270 N TIMBERLINE DR RENO NV 89511	08/30/2002
049-221-02	1	16240 N TIMBERLINE DR	CHAPIN, THOMAS S & KATHLEEN A	16240 N TIMBERLINE DR RENO NV 89511	07/26/2007
049-221-03	1	16210 N TIMBERLINE DR	CANNON, THOMAS & STACIE	17000 WEDGE PKWY # 2211 RENO NV 89511	12/10/2015
049-221-04	1	16190 N TIMBERLINE DR	RUEB, STEPHEN G & COLETTE R	16190 N TIMBERLINE DR RENO NV 89511	03/23/1990
049-221-05	1	16160 N TIMBERLINE DR	LORING, SUSAN	16160 N TIMBERLINE DR RENO NV 89511	05/13/2015
049-221-09	1	0 N TIMBERLINE DR	LATINO, FRANK A et al	1426 CRESCENT DR ALBUQUERQUE NM 87105	08/18/1997
049-222-02	1	16185 N TIMBERLINE DR	DEROOS, HAROLD B & DONNA L	16185 N TIMBERLINE DR RENO NV 89511	11/18/2004
049-222-03	1	16205 N TIMBERLINE DR	NYKIEL-HERBERT, BARBARA et al	16205 N TIMBERLINE DR RENO NV 89511	08/26/2010
049-222-04	1	16225 N TIMBERLINE DR	FISHER, KENNETH A	16225 N TIMBERLINE DR RENO NV 89511	09/12/2016
049-222-05	1	16245 N TIMBERLINE DR	KUGLER, CRAIG W & MARY L	16245 N TIMBERLINE DR RENO NV 89511	08/01/1996
049-222-06	1	16265 N TIMBERLINE DR	GREGG, ROBERT J	984 JENOKE LN CHICO CA 95926	06/24/2004
049-222-08	1	16155 N TIMBERLINE DR	DICENSO, MARY K	16155 N TIMBERLINE DR RENO NV 89511	09/18/2015
049-871-01	1	15300 N TIMBERLINE DR	LUNDEEN FAMILY TRUST, GREGORY & KIMBERLY	15300 N TIMBERLINE DR RENO NV 89511	02/14/2017
049-871-02	1	15190 N TIMBERLINE DR	SMITH TRUST, STEVEN P & DIANA L	15190 N TIMBERLINE DR RENO NV 89511	04/19/2018

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-871-03	1	15170 N TIMBERLINE DR	SETTELMAYER, CHRISTOPHER J & CHERI A	15170 N TIMBERLINE DR RENO NV 89511	02/24/2015
049-871-07	1	15114 N TIMBERLINE DR	BARRETT FAMILY TRUST, DERECK & JENNIFER	15114 N TIMBERLINE DR RENO NV 89511	07/02/2013
049-871-09	1	14960 N TIMBERLINE DR	BRIGGS, JASON R & CARMEL	14960 N TIMBERLINE DR RENO NV 89511	02/26/2014
049-871-10	1	15030 N TIMBERLINE DR	TRU RENO ENTERPRISE LP	15030 N TIMBERLINE DR RENO NV 89511	02/22/2018
049-871-11	1	15040 N TIMBERLINE DR	GARECHT FAMILY TRUST, WILLIAM T	15040 N TIMBERLINE DR RENO NV 89511	11/16/2012
049-872-01	1	0 N TIMBERLINE DR	BRADLEY, LINDELL et al	330 MAYACAMAS CT SPARKS NV 89441	01/19/1999
049-872-03	1	15097 N TIMBERLINE DR	NVISION I LLC	8700 TECHNOLOGY WAY RENO NV 89521	06/17/2009
049-872-04	1	0 N TIMBERLINE DR	TOFT TRUST, JOE	14260 W WINDRIVER LN RENO NV 89511	07/23/2015
049-872-05	1	0 N TIMBERLINE DR	MARES, KC	3765 ASPEN HOLLOW RENO NV 89511	07/23/2003
049-872-06	1	0 N TIMBERLINE DR	LAHREN TRUST, MARY M	15215 TIMBER CREST TRL RENO NV 89511	08/07/2013
049-872-07	1	15205 N TIMBERLINE DR	ROSA, STEPHEN P & RACHEL L	15205 N TIMBERLINE DR RENO NV 89511	11/17/2004
049-872-08	1	15245 N TIMBERLINE DR	SNATIC, JOHN W	15245 N TIMBERLINE DR RENO NV 89511	10/13/1994

Showing 1 to 32 of 32 entries

Real Property Data Search Results

Download Search Results Data **NOTE:** The download file only contains the primary situs address for each parcel.

Show
10
entries

Filter Search Results:

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-221-16	1	5465 GRANITE BAY CT	HORKY, RICKY E	300 MEDLEY CT VINE GROVE KY 40175	09/23/2010
049-221-17	1	5505 GRANITE BAY CT	KURTZ TRUST, CHRIS & FRED A	PO BOX 19434 RENO NV 89511	07/15/2010
049-221-18	1	5600 GRANITE BAY CT	KURTZ TRUST, CHRIS & FRED A	PO BOX 19434 RENO NV 89511	11/12/2010
049-221-20	1	5500 GRANITE BAY CT	KURTZ TRUST, CHRIS & FRED A	PO BOX 19434 RENO NV 89511	11/12/2010
049-221-21	1	5450 GRANITE BAY CT	KURTZ TRUST, CHRIS & FRED A	PO BOX 19434 RENO NV 89511	11/12/2010
049-221-22	1	5410 GRANITE BAY CT	SCHEELER FAMILY TRUST	5410 GRANITE BAY CT RENO NV 89511	09/29/2010

Showing 1 to 6 of 6 entries

Previous Next



Real Property Data Search Results

Download Search Results Data **NOTE:** The download file only contains the primary situs address for each parcel.

Show Filter Search Results:

entries

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-070-46	1	105 TIMBERLINE VIEW CT	OR, DANI et al	CHEMIN DE LA RIETTAZ 14 1167 LUSSY SUR MORGES	07/11/2012
049-070-47	1	100 TIMBERLINE VIEW CT	OLSON, PAUL	450 N ARLINGTON AVE STE 505 RENO NV 89502	04/15/2016
049-070-48	1	155 TIMBERLINE VIEW CT	VAN PATTEN, DONALD E et al	1855 SAN LORENZO DR RENO NV 89521	05/13/2016
049-070-49	1	150 TIMBERLINE VIEW CT	COURSON, THOMAS B & KELLY S	150 TIMBERLINE VIEW CT RENO NV 89511	06/28/2013
049-860-01	1	6630 TIMBERLINE CT	COTHERN, BRETT	6640 TIMBERLINE CT RENO NV 89511	11/30/2017
049-860-02	1	6640 TIMBERLINE CT	ASHLEY-COTHERN, HOLLY T et al	6640 TIMBERLINE CT RENO NV 89511	01/31/2018
049-860-03	1	6650 TIMBERLINE CT	COTHERN, BRETT & HOLLY A	6640 TIMBERLINE CT RENO NV 89511	01/26/2017
049-860-07	1	6625 TIMBERLINE CT	ALDER, CLAY D & CECELIA	2161 STONE HILL CR RENO NV 89519	05/23/2002
049-860-08	1	6620 TIMBERLINE CT	GOLDIN TRUST, CYRUS I	PO BOX 19394 RENO NV 89511	09/25/2007
049-860-11	1	6655 TIMBERLINE CT	STEFFIER, WAYNE	22052 SUSAN LN HUNTINGTON BEACH CA 92646	04/02/2018

Showing 1 to 10 of 11 entries

Previous 2 Next



Real Property Data Search Results

Download Search Results Data **NOTE:** The download file only contains the primary situs address for each parcel.

Show
10
entries

Filter Search Results:

APN	Card	Situs	Owner Name	Mailing Address	Last Transaction Date
049-860-12	1	0 TIMBERLINE CT	LUNDEEN FAMILY TRUST, GREGORY & KIMBERLY	15300 N TIMBERLINE DR RENO NV 89511	02/14/2017

Showing 11 to 11 of 11 entries

Previous 1 2 Next



From: shirley@apexgp.net
To: [Mullin, Kelly](#)
Subject: URGENT
Date: Thursday, May 03, 2018 8:30:43 AM

This is regarding the proposed wellness center on Timberline Drive. My husband and I have just been advised of this proposal by several concerned neighbors. We were not notified in any way from Washoe County of this proposal. As Timberline Drive is the only entrance and exit from our location (Granite Bay Court) and the entrance to Timberline from Granite Bay Ct. is a blind corner and the increase in traffic will be HUGE. We are extremely concerned from a safety standpoint.

Also of concern to us is the fact that we bought in a Low Density Suburban zoned area. The proposed Wellness Center is advertised and as such is a for profit development.

We are also asking that as impacted residences' we be notified as to any proposals or changes concerning the Timberline Drive area.

As small business owners we are unable to attend a meeting in the daytime on such short notice and are requesting that you either deny this ill thought out application, or at the very least table this until a later date in order to give the home owners on lower Timberline a chance to voice our concerns.

Respectfully,

Jack and Shirley Scheeler
5410 Granite Bay Ct.
Reno, NV 89511

From: Dereck Barrett
To: [Mullin, Kelly](mailto:Mullin_Kelly)
Cc: settelmeyerc@hotmail.com; cherisettel@yahoo.com; carmel@marketingevolution.com; echarvey@sbcglobal.net; forefin@gmail.com; pgarecht@gmail.com; herdster@hotmail.com; kglundeen@hotmail.com; ken@comstockmortgagenv.com; ruebststersroost@outlook.com; [Jennifer Hibl](mailto:Jennifer.Hibl)
Subject: WSUP18-0004
Date: Tuesday, May 01, 2018 5:19:13 PM
Attachments: [Timberline Property Owner Concerns.docx](#)
[TruWellness Marketing.docx](#)
[Timberline HOA Docs.pdf](#)

Kelly,

This is Dereck Barrett a home owner on Timberline Drive. You and I had spoken briefly Monday during which I informed you that numerous property owners on Timberline were congregating to discuss the above noted applicaiton. Attached is a list of the concerns aired by the property owners. Also attached is a list of some current marketing found on line for the proposed Bed and Breakfast. It does not appear as presented in the Special Use Applicaiton. Please read the attachments in advance of the hearing and let me know if you have any questions.

At this point we as property owners are intending to possibly ammend the CC&Rs to restrict such use. The street's infrastructure will not accomodate the proposed use. There is already a tremendous problem concerning traffic as our street serves as the entrance to several trail systems. Fire is another enormous concern. Last year we nearly had the Dry Pond fire come over the crest of the hill along side the west side of our street. People unfamiliar with these dangers could accidently cause a fire or some other catastrophe. Regarding property values, 2 owners have had buyers for their properties back out after being informed of the Special Use Permit Applicaiton. These are a only few of our concerns not the entirety. We look forward to addressing the Board Thursday.

Sincerely,
Dereck Barrett
(775) 343-6804 cell

Timberline Property Owner's Concerns
regarding Special Use Permit Application (WSUP18-0004)

- Numerous property owners met 4/30/18 to discuss concerns regarding this application.
1. The majority of who met 4/30/18 were not notified of the 1st hearing, as such did not attend. All property owners who met 4/30/18 indicated their desire to pause approval until we as property owners can look further into the impact on our Low Density Suburban neighborhood.
 2. All property owners present 4/30/18 felt although the application states this will be a BnB, it does not appear through the applicants advertising (prior to an approved Special Use Permit) to be a traditional BnB as the application indicates.
 3. A concern as to the description and scope describing a BnB in Article 304 of the Washoe County Use Classification System. It was felt that this special use would need further clarification prior to approval. The regulations governing a BnB seems to allow for a certain amount of growth in the capacity of services offered. Many property owners were Very concerned as to who would police the actual use. Upon beginning operations, the use could change from that initially applied for and approved.
 4. Traffic concerns:
Applicant indicates an increase in traffic of 8.9 vehicles daily. All property owners who met 4/18/30 indicated that the impact will be larger. In viewing the marketing materials online, we foresee delivery vehicles, staff vehicles, as well as guests. Furthermore, all property owners felt that the County is not fully apprised of the actual usage of Timberline drive by recreation enthusiasts. This street serves as an a major access point to an extensive trail system. There are cars parked alongside our narrow street every day regardless of weather and time of year. Traffic is already heavily and unsafely affecting Timberline Drive. All property owners indicated safety concerns with any increase in use resulting from approving this special use permit.

- a. 2009 the former owner of the property APN 049-871-10 who had originally built it with the intention of operating a BnB. Upon obtaining a Special Use Permit to do this the owner wanted to expand the special use to allow for events at the property such as weddings.
 - b. At that time the County advised the property owner that an investment of aprox. \$225,000 would need to be made to modify Timberline Drive to accommodate for the increase usage and traffic impact.
 - c. That Special Use Permit has since expired however the traffic impact concern has not expired.
5. Environmental Concerns:

Timberline Drive is a Low Density Suburban residential neighborhood we have severe weather throughout the year. Snow fall averages nearly the same as Lake Level at Lake Tahoe. We experience some degree of flooding every spring dependent upon the size of the winter storms. We are in a high Fire Danger Area.

 - a. All property owners indicated a fear that the clientele of the proposed BnB, would not be familiar with our environmental dangers and as such put the street at a larger risk of human caused incidents.
6. This Special Use Permit indicates that property values will rise with the presence of this BnB. All property owners indicated that we feel this will have a negative impact on our property values. In fact both homes adjacent to the applicant's proposed location had buyers for their home back out upon being notified of the Special Use Application and upcoming hearing. The application alone is negatively impacting people's ability to sell.
7. The applicant is subject to the CC&Rs applying certain Deed Restrictions on Twin Creek Parcels.
 - a. Line 10 of this CC&Rs states "No commune, co-operative or similar type of living arrangement shall be permitted anywhere on a lot." The owners present 4/30/18 felt that this Special Use Application is not a traditional BnB as stated and as such is subject to refusal based on Line 10.
 - b. We are currently researching which property owners are subject to these CC&Rs. All property owners who feel they are

subject declared they would like to amend the CC&Rs to reflect that our desire to ensure that no commercial operations are permitted on our road. The properties subject to these CC&Rs should be and remain SFR LDS.

8. Property Owners present 4/30/18 were informed that the property across the street from the applicant is owned by NVison Insurance Company Inc. a company for whom the applicant acts as a VP. This information was obtained through public record. The property owners indicated concern the applicant might expand his footprint in the future and again reiterated the concern of policing this proposed use.

Links to Applicants Marketing none of which validate this as a BnB:

<https://truwellnessretreats.com/>

<https://www.facebook.com/truwellnessretreats/>

https://www.tripadvisor.com/VacationRentalReview-g45992-d13984291-Timberline_Room_at_TRU_Wellness_Retreats-Reno_Nevada.html

<https://www.youtube.com/watch?v=CQKfhWNitOM>

https://www.youtube.com/watch?v=ZM_PwG33LmU

<https://www.airbnb.com/rooms/23942798>



ABOUT EXPERIENCE DESTINATIONS **BOOK YOUR STAY**



ABOUT EXPERIENCE DESTINATIONS **BOOK YOUR STAY**

About

TRU Wellness Retreats is at the forefront of improving employees' wellbeing. Employers can tremendously reduce healthcare expenditures by focusing on preventative education and lifestyle changes to offer employees a full mind and body revival experience.

Guests transform their lives with a fully immersive program of classes, guidance, education and activities that promote an ongoing healthy lifestyle.

TRU Wellness attendees receive well-tailored physical, mental, emotional, medical and diet plans as the stepping stones to a lifetime of health.





ABOUT

EXPERIENCE

DESTINATIONS

BOOK YOUR STAY



OUR COMMUNITY



Education



Excursions



Evaluation



Culinary



ABOUT

EXPERIENCE

DESTINATIONS

BOOK YOUR STAY

Mind-body Connection

Attendees will reconnect their mind and body by way of meditation with singing bowls, forest bathing, yoga and meditation.



ABOUT

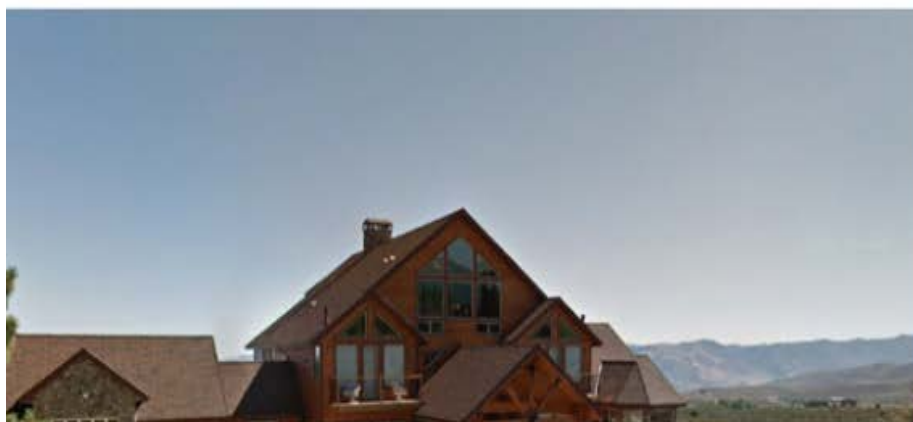
EXPERIENCE

DESTINATIONS

BOOK YOUR STAY

Reno, NV

New retreats are growing every day! Check back in to explore newly added spaces for your health journey.



ALL-SEASON WELLNESS RETREAT

address: 15030 North Timberline Dr. | Reno, Nevada 89511

phone: 775.360.5224

GET DIRECTIONS

EMPLOYEE BENEFIT WITH TANGIBLE LIFE LONG HEALTH BENEFITS

TRU Wellness Retreats is at the forefront of improving employees' well-being. Employers can tremendously reduce healthcare expenditures by focusing on preventative education and lifestyle changes to offer employees a full mind and body revival experience.

Guests transform their lives with a fully immersible program of classes, guidance, education and activities that promote an ongoing healthy lifestyle.

TRU Wellness attendees receive well-tailored physical, mental, emotional, medical and diet plans as the stepping stones to a lifetime of health.

EDUCATION

Learning is the cornerstone of the program. Attendees connect with the best lifestyle educators in the country. Educational courses include: Taking Charge of Stress, Mapping Out Home Strategies, Revitalizing Your Heart and more.

CULINARY

Guests enjoy five nutritious, gourmet, whole food plant-based meals daily. Registered dietitians and chefs will host seminars on how to choose healthy restaurant dining options, smart shopping and the art of simple cooking.

EXCURSIONS

Daily activities such as sunrise stretch, pilates, aquatics, functional fitness, hikes, optional stand-up paddle boarding and skiing are lead by certified instructors.

MIND BODY CONNECTION

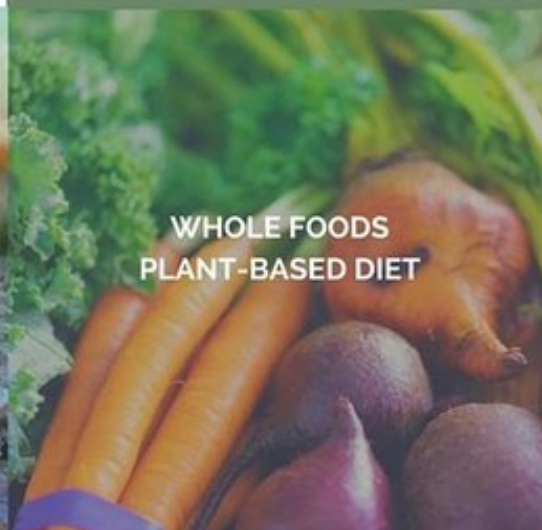
Attendees will reconnect their mind and body by way of meditation with singing bowls, forest bathing, yoga and meditation.

MEDICAL EVALUATION

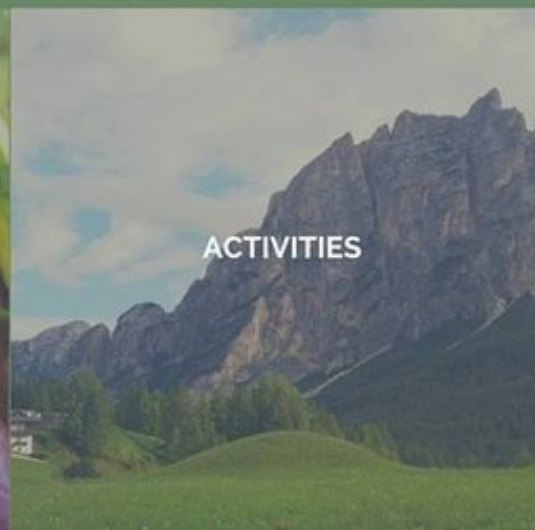
A complimentary medical service suite is offered to each guest and includes blood panels, cardiometabolic stress tests, dietary analysis and medication review.



MINDFUL HEALTH & WELLNESS



WHOLE FOODS PLANT-BASED DIET



ACTIVITIES

WHEN RECORDED MAIL:
GEORGE POORE AND JUDITH J. POORE
4900 WARREN WAY
RENO, NV 89509

ESCROW NO. 65421-CR
APN: 049-871-10

BARRETT

COVENANTS, CONDITIONS AND RESTRICTIONS

The following are the Deed Restrictions on Twin Creek Parcels Parcel Maps #3507, #3508 and #3827.

1. All animals to be maintained according to Washoe County Regulations.
2. No Temporary Structures or sheds without Washoe County Building Permit.
3. No above ground swimming pools.
4. No light to shine directly into other lots and houses.
5. No house to be smaller than 2,500 square feet of living space.
6. All propane tanks to be fenced in from view.
7. All recreational vehicles to be parked 100 feet from Timberline Drive. Guests of lot owners with recreational vehicles are limited to 7 days per month.
8. No outside clothes lines or other outside clothes drying or airing facilities shall be maintained on any lot.
9. All roofing material to be clay tile or metal.
10. No commune, co-operative or similar type living arrangement shall be permitted anywhere on a lot.
11. Emergency Road Easement – Twin Creek Parcels is the beneficial owner of a roadway easement, granted by the United States Forest Service which provides road emergency access to, through and from the Twin Creek Parcels. Each lot is responsible for an equal share of the cost to maintain the emergency access road. The road is to be maintained as per the Grant of Emergency Easement from Nell J. Redfield and Southwest Pointe Associates, LLC dated June 1, 1998.
12. No barns to be built within 150 feet of Timberline Drive.
13. No garage door openings to face Timberline Drive with the exception of Parcel #2 of Twin Creek Parcel Map #1, recorded Parcel Map 3507, on May 4, 1999.
14. No objections to future parceling of Twin Creek Parcels lots.
15. No signs except the standard 24" x 24" real estate signs.
16. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any lot within the Twin Creek Parcels and no odors shall be permitted to arise therefrom so as to render any such lot or any portion thereof unsanitary, unsightly, offensive or detrimental to any other lot or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such lot so as to be offensive or detrimental to any lot or to its occupants. Without limiting the generality of any of the foregoing restrictions, no exterior speakers, or horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any lot.
17. No hazardous material or activities of any kind will be allowed on any lot.
18. Georges Place, now known as Timber Crest Trail, a private road maintained by lots using the road as an access road.

READ & APPROVED

X

[Signature]

X

[Signature]

05/17/2002
1 of 2



George Poore
George Poore

Judith J. Poore
Judith J. Poore

(Individual)

STATE OF NEVADA
COUNTY OF Washoe } SS.

On May 14, 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared

George Poore and Judith J. Poore

_____, personally known to me (or proved to me on the basis of satisfactory evidence)

to be the person 5 whose names we subscribed to the within instrument and acknowledged that they executed the same.

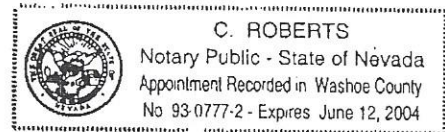
WITNESS ~~my hand and official seal.~~

Signature C. Roberts

C. ROBERTS
Name (Typed or Printed)

OFC - 2039W

STAPLE HERE



READ & APPROVED

X MB

X J. Poore

DOC # 2689048

05/17/2002 04:22P Fee:15.00

BK1

Requested By

FOUNDERS TITLE COMPANY OF NEVADA

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 2 of 2 RPTT 0.00



OFFICIAL NOTICE OF PUBLIC HEARING

BARRETT

DATE: April 20, 2018

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, May 3, 2018

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Special Use Permit Case Number WSUP18-0004 (Tru Reno B&B) – For possible action, hearing, and discussion to approve a special use permit to operate a bed and breakfast establishment with five guest suites and one suite for the operator. The use is proposed to be located within an existing residence that the applicant has indicated was designed to meet appropriate standards for a bed and breakfast

- Applicant: Troy Underwood
- Property Owner: Tru Reno Enterprise, LP
- Location: 15030 N. Timberline Drive
- APN: 049-871-10
- Parcel Size: ±1.5-acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/ Washoe Valley
- Development Code: Authorized in Article 810, *Special Use Permits* and Article 320, *Bed and Breakfast Establishments*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R19E, MDM, Washoe County, NV
- Staff: Kelly Mullin, AICP, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: kmullin@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2018**. Then click on the above referenced meeting date.

From: Carmel Briggs
To: Mullin, Kelly
Cc: dereckbar@yahoo.com
Subject: Re: WSUP18-004
Date: Wednesday, May 02, 2018 12:34:34 PM

I currently live in a happy, thriving neighborhood where I care greatly for my neighbors and our sense of community. It is because of this strong sense of community I feel obliged to send this email.

Our area is zoned for low density rural living. Wildlife abounds here and on the trails, it is part of what makes our street special. There are not many other places in Reno that have the same appeal. If Timberline no longer represents the line between city and the forest there is nowhere else we can go to experience the same thing. In my opinion we all have a duty to maintain the low density rural zoning that our neighborhood and it's daily visitors enjoy.

My principle concern is that the increased traffic generated by the bed and breakfast guests and supporting providers coupled with an already stressed roadway, areas of low visibility and high pedestrian use creates a dangerous situation. Many pedestrians, dogs and horses make use of the trailheads in our neighborhood. Most of our trail visitors are locals who use the trail regularly and are very respectful of the speed laws. Occasionally people exceed the speed limit or park in areas of low visibility creating an unsafe roadway. I fear that adding more cars, especially with out of the area drivers who may be unaware of the large number of pedestrians will cause an accident.

I have observed guests of the existing bed and breakfast on our street (TheDomesReno.com) who are driving at speeds far exceeding the speed limit and not fully stopping when exiting the rental property onto the main road. Then there are those who are

lost, pull into the wrong house and are not respectful of neighboring properties. Another busy bed and breakfast with guests and support including daily housekeeping, cooks, food delivery, gardeners, yoga instructors, fitness specialists, etc is going to create additional traffic that is more “aggressive” than our local visitors or a single family residence. As traffic increases there is increasing risk to our families and our property. **What will be done to help reduce chances of a dangerous situation for pedestrians, animals and property caused by the added traffic, which includes guests and the large number of people necessary to support them?**

The commercialization of our street appears to be gaining momentum. This would be the second single family residence on North Timberline where the entire residence is dedicated to providing short term rentals. (www.TheDomesReno.com) The transformation from low density single family residences to commercial short term rentals is alarming to those who are here for the privacy and sense of community that we currently enjoy. If this special use permit is approved it will challenge our existing way of life and sets a precedent for future transformations from single family residence to commercial short term rentals. **How many special use permits will be allowed on our lovely street that is zoned as low density rural? Is there a cap?**

There are homeowners who would like sell and are being harmed by the uncertainty caused by the application for the bed and breakfast. We have already personally suffered financially based on the application for a bed and breakfast. We listed our home and had a buyer before receiving written notification of the bed and breakfast application. Upon receiving the notification and sharing the information, our buyer decided to pass. They valued privacy and did not want to live next door to a commercial establishment. The application for the bed and breakfast directly

caused us to lose our buyers. I wonder if market values for our entire neighborhood will suffer as one owner profits from the neighborhoods collective loss. **Do homeowners have any recourse if they feel they have been harmed by this application or will be harmed by the bed and breakfast establishment in the future?**

A bed and breakfast brings no benefits to our community. Additional traffic is added to our already stressed roads, the uncertainty of the long term impacts make our homes harder to sell and removes value. In addition our current sense of community is diminished.

Confirmation of this application would have a direct negative impact on existing homeowners and adds uncertainty to our community.

Please do not confirm this application.

Sent from my iPad

From: Ken Fisher
To: [Mullin, Kelly](#); [Berkbigler, Marsha](#)
Cc: [Dereck Barrett](#); settelmeyerc@hotmail.com; cherisettel@yahoo.com; carmel@marketingevolution.com; echarvey@sbcglobal.net; forefin@gmail.com; pgarecht@gmail.com; herdster@hotmail.com; kglundeen@hotmail.com; Ken Fisher; ruebststersroost@outlook.com; [Jennifer Hibi](#)
Subject: WSUP18-0004
Date: Wednesday, May 02, 2018 9:19:18 AM
Importance: High

Washoe County Planning Commission needs to change the proposal notification process to include all affected real property owners. Notification needs to be based on a 'neighborhood' and not just the one HOA in which the property is located. With Timberline Dr being the only ingress/egress, what affects upper 'N' Timberline Dr affects all real property owners on lower Timberline Dr, Don Alisha, Granite Bay Ct, Timberline Ct, Timber Crest Trail, and Logan's Meadow area.

Think of Double Diamond. If Verizon wanted to build a cell tower in the middle of that neighborhood, wouldn't all real property owners be notified; not just the ones in the HOA for property location?

It was a surprise to receive an announcement a few years ago about a B&B opening in our neighborhood. Evidently, only the real property owners in one HOA on Timberline Dr were notified. Had the notification gone to all affected real property owners, I am confident the proposal would have been defeated. And, am confident that had it been, the Planning Commission would have the knowledge to advise the owners of the proposed 'wellness retreat,' misnamed B&B, that the probability of approval is low.

Please:

1. Notify all real property owners in the neighborhood, including any which may have been overlooked in the list above.
2. Reset the Planning Commission's calendar so those now included have an equitable chance to be informed, research, and determine for themselves, in advance of approval/disapproval, whether the proposed B&B is suitable for the neighborhood.

If this is not possible, please provide the rationale.

Thank you,

Joyce McDonald
16225 Timberline Dr
775-313-4299

I and my husband, Ken Fisher, will be travelling starting Thursday, 4/3/2018, and returning on Wednesday, 4/9/2018. We will frequently be out of satellite range. Please text me, in lieu of email or phone call; I will call you.

From: Evelyne Harvey
To: Mullin, Kelly
Cc: echarvey@sbcglobal.net
Subject: RE: Proposed B&B 15030 N. Timberline Drive
Date: Tuesday, May 01, 2018 1:00:11 PM

Hi Kelly-

Upon further reflection, I wanted to give you a little more background on the traffic issue.

We have spent and are spending a lot of time in our yard removing yard debris because of the high fire risk. Accordingly, I have spent many hours enjoying the peaceful setting as I complete yard work. It seems to me that there is very little traffic at our end of Timberline. I would estimate that during daylight hours it would be about one to two vehicles per hour. If we double that to four and assume 12 daylight hours that would be 48 vehicles per day. In essence the traffic from the proposed B&B would double our current traffic. That is a huge increase. I do not think it is fair in to suggest that the traffic from the B&B would not be an impactful one to surrounding neighbors.

Thanks again for your consideration.

Evelyne

From: Evelyne Harvey <echarvey@sbcglobal.net>
Sent: Tuesday, May 1, 2018 11:11 AM
To: 'kmullin@washoecounty.us' <kmullin@washoecounty.us>
Cc: 'echarvey@sbcglobal.net' <echarvey@sbcglobal.net>
Subject: Proposed B&B 15030 N. Timberline Drive

Hi Kelly-

I'm writing about the special use application for a Bed and Breakfast on Timberline that will go before the Board of Adjustment on May 3rd at 1:30 pm.

I'm new to the Timberline neighborhood and live right above 15030 N. Timberline (proposed Bed and Breakfast site) at 15155 Timber Crest Trail. As I mentioned, I did not receive a notification for the meeting held on April 5th or would have attended to voice my concerns.

We moved into our home about year ago because we were looking for a quiet location that was close to Reno and nature. Below are questions/issues that I would like the Board to consider before granting this special permit that seems to favor Mr. Troy Underwood over his many surrounding neighbors.

- In the documentation for the special permit it is suggested that traffic would only increase by approximately 9 trips per room per day or 45 trips per day (over 300 per week). In my opinion this seems like substantial additional traffic for such a small area and road. I'm curious if this estimate includes all the vendors such as housekeeping, maintenance, trash, guests of guests,

possible special events, teachers for cooking or yoga classes etc.... Perhaps the traffic is greater than the 9 trips projected? We live right above the proposed B&B site and the noise from the Timberline road reverberates up the hill. My husband and I are not thrilled at the prospect of the additional noise and traffic. We would like our quiet enjoyment to be respected.

- I understand from our neighbors that 15030 Timberline was originally built to be a B&B and never received the approval to move forward because of the width of Timberline Drive. The original owners were asked to widen the road at a cost of \$200K. Why would Mr. Underwood not be subject to the same standards; what has changed? Can Timberline handle the additional traffic in bad weather and with all the current pedestrian traffic?
- There is also concern that the B&B customers would not be aware of the existing nature of our community. We are a family community full of pets, children and walkers/hikers/bikers. Additional traffic may not respect the speed limit and additional traffic would certainly make our walks less pleasant and possibly be a danger to pets and children. Again, the neighborhood's right to quiet enjoyment should not be impacted to further Mr. Underwood's business.
- There is also concern that the B&B customers may not be aware of the high fire risk for our community. Again, we live above the proposed B&B and one careless cigarette could quickly burn the entire hill and our home in minutes. What is Mr. Underwood's plan for smoking and educating his clientele around the high fire risk for our community? Will the B&B be a non-smoking property? How will cigarettes etc. be handled? Will smoking marijuana be permitted on his property? Will the B&B become a marijuana dispensary? How will fire abatement be handled?
- Concern exists around Mr. Underwood's lack of transparency. It does not appear that Mr. Underwood has reached out to the neighborhood to explain his business enterprise. The case description discusses a B&B but some quick internet searches quickly bring up websites that discuss wellness, recovery and nutrition. These sites existed until sometime last Sunday evening and by Monday morning the sites were taken down. We would like to understand what kind of additional services Mr. Underwood plans offer. What does recovery imply – addiction, physical therapy etc...? Why were the internet sites taken down? Is Mr. Underwood trying to hide the true purpose of the B&B? BTW, I'm told that Mr. Underwood is currently advertising his B&B on line prior to obtaining his special use permit and compliance with all conditions. Does this mean that he has been assured approval?
- Typically B&Bs only provide breakfast. Will all meals be offered? How will garbage be handled? We often have bear sightings in our neighborhood. What kind of steps will Mr. Underwood take to ensure that wild life and neighbors are not impacted by the potential significant, additional trash?
- Finally, the zoning for our area is low density single family housing. All the neighbors that I have spoken to, myself included, moved here for the quiet location and proximity to nature

and Reno. We would like to keep our neighborhood a low density location as currently zoned. If this exception is made, then other exceptions could be granted which would reduce our community's appeal and accordingly property values. Is it fair that we are subject to lower property values to favor Mr. Underwood's business?

Many thanks in advance for your consideration. I'm happy to discuss any questions you may have and hope the Board will sincerely consider our concerns in their decision making process.

Evelyne Harvey
775-781-7898

From: Kim and Gregg Lundeen
To: [Mullin, Kelly](#)
Cc: [settelmeyerc@hotmail.com](#); [cherisettel@yahoo.com](#); [carmel@marketingevolution.com](#); [echarvey@sbcglobal.net](#); [forefin@gmail.com](#); [pgarecht@gmail.com](#); [herdster@hotmail.com](#); [Kim and Gregg Lundeen](#); [ken@comstockmortgagenv.com](#); [ruebststersroost@outlook.com](#); [Jennifer Hibi](#); [dereckbar@yahoo.com](#)
Subject: WSUP18-004
Date: Tuesday, May 01, 2018 6:50:03 PM

Dear Kelly,

I am writing to ask that you please deny this application for a Special Use Permit regarding TRU Enterprises. I have lived in this wonderful area now for about a year and a half. It truly is a precious and unique gift for Reno. However, in our initial efforts to move here we purchased an empty lot in order to build our dream home. We soon realized that this property was caught up in legal matters and were dragged into a lawsuit (<https://www.washoecourts.com/Query/CaseInformation/CV16-00148>). This was not a good start for us. We found a neighboring home which would allow us to move right in and purchased our wonderful home on Timberline Drive. The lawsuit was eventually dismissed but not without an unlimited amount of stress and concern.

While settling in to our beautiful neighborhood we soon found out that our neighbor living behind our had started running a business (without a license) that included visiting yoga gurus, group dinners (with no limit to participants) along with the ability to rent out this home for up to 18 people on AirBNB. The traffic going next to my house on a dirt access road is constant and unmanaged by speed signs or maintenance. Partygoers end up at my house looking for their venue, with little care on their way out.

Just months ago a winery wanted to move in and serve wine and beer 7 days a week. We had to scare them away! Selling our lot to them was no longer an option.

We all certainly realize the freedom that having no HOA up here allows us, but to be constantly preyed upon by individuals that want to exploit our wonderful neighborhood for their own profit is just not something we want to keep tolerating. We all realize that Timberline is wonderful and we share our amazing street with all walks of people coming here to recreate next to our homes daily. We tolerate the increased traffic, we tolerate the garbage people leave while loading or unloading their cars, we tolerate the parking on both sides of the street that put our homes at risk if there were a fire due to no throughway via firetruck.

We smile and wave at everyone that enjoys our homes up here.

Please deny this application. We do not need a business to establish itself at the end of our street! We do not want even more traffic to support a business. We do not want a neighbor

who only looks at our beautiful neighborhood as a place to turn profit.

As I write this I have watched about 10 vehicles travel past my house on a dirt access road, maybe the ashram is open, and I tolerate it.

Enough is enough!

Thank you,

Kim Lundeen

“And forget not that the earth delights to feel your bare feet and the winds long to play with your hair”

– Kahlil Gibran, The Prophet

“If more of us valued food and cheer and song above hoarded gold, it would be a merrier world.”

– J.R.R. Tolkien

From: Chris Settlemeyer
To: [Mullin, Kelly](#)
Cc: cherisettel@yahoo.com; carmel@marketingevolution.com; echarvey@sbcglobal.net; forefin@gmail.com; pgarecht@gmail.com; herdster@hotmail.com; ken@comstockmortgagenv.com; ruebststersroost@outlook.com; [Jennifer Hibl](mailto:Jennifer.Hibl); dereckbar@yahoo.com; kglundeen@hotmail.com
Subject: WSUP18-004
Date: Wednesday, May 02, 2018 2:02:31 PM

Dear Kelly,

We are writing you in response to the proposed special application permit #WSUP18-004.

We are strongly against the approval of this application for multiple reasons and we would like to request denial of the application.

Timberline Drive is a very special place in Reno. After 18 months of waiting, we were fortunate enough to move into our dream home on Timberline Dr. in April 2015. We moved to Timberline to get away from the day to day grind in town.

Timberline Drive is not a neighborhood for people to run businesses, especially treatment/wellness facilities.

Thank you,

Chris & Cheri Settlemeyer
15170 N Timberline Dr.
Reno, NV 89511