

Moonlight Hills Estates, LLC  
5390 Bellaza Court  
Reno, NV 89519

March 6, 2017

Washoe County Community Services Dept.  
Planning and Development Division  
Attn; Trevor Lloyd, Senior Planner  
1001 East 9<sup>th</sup> St.  
Reno, NV 89512

Re; CAB Comments

Dear Trevor

Here are our comments in regard to the February 13<sup>th</sup>, 2017 CAB meeting.

Project Owner and Developer; Moonlight Hills Estates, LLC

Project Manager; Mark Herrmann

- 1) There was a question in regard to the Curb and Gutter within the project. Our response – We pushed for road side channels but this is a Washoe County requirement and we are expected to meet that requirement with Curb & Gutter. But there will be road side channels along Estates Road.
- 2) There was a question in regard to Livestock and Horses. Our response – We will not restrict the project from having Livestock or Horses as long as it meets with the Washoe County Codes and Ordances.

- 3) There was a question in regard to the Traffic Study. Our response – The Traffic Study misstated the posted speed limit and after discussing this with the Traffic Engineer, it does not affect the Traffic Study.
- 4) There was an issue with the traffic exiting on Indian Lane. Our response – We spoke with Washoe County about turning the access to Indian Lane, from the northern parcel in to a fire access lane. We were told that connectivity is supported and needs to stay. The access from the southern parcel to Indian Lane is one of two access points and has to stay. At this time the access to Estates Road would be no more than temporary.
- 5) There was an issue with the project ever being presented to the Golden Valley Residents. Our response – After some initial meetings, we met with the Golden Valley Property Owners Association (GVPOA) on April 9, 2015. At that time it was our understanding that the GVPOA wanted the same map that had been developed by the previous developer. We then instructed our Engineer to produce a map just like the previously approved Tentative Tract Map (TTM). On August 5, 2015 we met with some members from the GVPOA and Washoe County. In order for us to produce a TTM, in line with the previously approved TTM we would need a Master Plan Amendment and asked for their support. On October 22, 2016 we were informed that the GVPOA would not support the requested Master Plan Amendment. We then proceeded to produce a map in line with the previously approved TTM and the development code. In December 2016 we submitted our application for the current TTM.
- 6) There was a question about the water from our project going to Swan Lake. Our response – Yes the water from our project as well as the Golden Valley Area flows to Swan Lake. We will be required to mitigate the Flows and Volume of water leaving our project. Our project will not impact Swan Lake.

- 7) There was an issue with connectivity to the BLM land north of the project. Our response – We have added a horse path from Arrowhead Way to Spearhead Way in order to increase the connectivity to the BLM land. No homes on Indian Way & Arrowhead Way will be landlocked though they will now have to use Spearhead Way and Estates Road for motorized access to BLM land.

Thank you for the opportunity to respond to the CAB concerns.

Mark Herrmann  
Golden Mesa North Project Manager

## Lloyd, Trevor

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**From:** lodybesy@charter.net  
**Sent:** Monday, March 06, 2017 1:12 PM  
**To:** Lloyd, Trevor  
**Subject:** Golden Mesa North

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Trevor,  
I am writing this in concern and protest of the  
Tentative Map Case Number WTM16-002 Golden Mesa North.  
The map shows around 115 lots all dumping out on Estates Road  
somewhere with no provision for the increased traffic.  
Estates Rd was never made to handle this, it is a country road  
not a busy street.  
This road has already flooded twice this year.  
The contractor should be made to put in a third turn lane  
before any building starts.  
Your hearing on this is March 7, 2017 at 6:30 PM  
I submit my opinion,  
Marty Meckler, 775-409-3959  
Thank You

## Lloyd, Trevor

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**From:** cheryl darnell <turtletracks4@aol.com>  
**Sent:** Monday, March 06, 2017 7:47 PM  
**To:** Lloyd, Trevor  
**Subject:** Map Case Number wtm16-002 Golden Mesa North

Mr. Lloyd

I want it noted that as a resident of Golden Valley (for 30 years) I am opposed to this possible action to approve this subdivision...I bought out here for a certain quality of life and now this li style is threatened by over building and congestion of the land and our streets. I disagree with the comment from that February meeting about what our roads out here can handle I live out here, you don't!! The congestion on Golden Valley Road alone is out of hand now so going ahead with this subdivision will make it even more dangerous and crazy congested. Just look at the added congested on the roads all around town now and tell me we don't have issues with allowing building to go rampant (defined as spreading unchecked) which is happening all over Reno/Sparks. We don't want more of that out here.

There was also mention of no impact on the wildlife out here, or habitat destruction...that is also not true we have a pair of Golden Eagles out here and I for one would like to see them continue to be able to hunt and soar like they have in the past, if you okay this subdivision their hunting grounds and that of the owls and hawks we have will be gone..this is why I moved out here so I and all my other neighbors could enjoy watching them. We are tired of you folks deciding that we can only have wall to wall people and cement and cars and street lights. We are tired of folks that don't live out here deciding how we will have to conform to a life style that you want us to conform to. We are also tired of these developers coming into our state and making a buck and leaving with the money and leaving us with a mess...we have water now but that will not always be the case...tomorrow WILL come and I don't want to live with someone else bad/ill responsible decisions.

If a subdivision has to go out here it should be one acre parcels or more just like we have here now and no entry level homes. AGAIN WE ARE ENTITLED TO THE LIFESTYLE THAT WE ALREADY BOUGHT AND PAID FOR!

Cheryl Darnell owner of 875 Sherman Way

Richard Scoggins owner of 7485 Estates Drive

Brigette Harmon.txt

From: BRIGETTE HARMON <brigharmon@yahoo.com>  
Sent: Tuesday, February 28, 2017 3:10 PM  
To: Lloyd, Trevor  
Subject: Flooding in Lemmon Valley is due to bad planning by your department

Follow Up Flag: Follow up  
Flag Status: Flagged

To Washoe Valley planning,

Your department is fully responsible for flooding and suffering in Lemmon Valley Community. You have allow building into the natural dry lake bed and natural dry riverbed areas in Lemmon Valley. I was in lemon Valley in the 97 floods and Lemmon Valley DID NOT flood to the extreme it is today!

You department is solely responsible for it today, washoe planning has approve hundreds of homes which have already been built in the Golden Valley area, which are built in the natural wet lands and dry river beds. It is not rocket science that Lemmon Valley is at the lowest elevation in our foothills, so all precipitation which for years has had dry lands to help control run off, your department has allowed homes to be built on. If you let the GOLDEN MESA HOME PROJECT proceed, which is in the biggest dry river bed and dry wet lands in our area, all the precipitation each year will fall on hunreds of acres of paved roadways and planned drainage canals all going straight into Lemmon Valley. The Flooding in Lemmon Valley will become a every year event. Not to mention the sewage plant the planning Commission is wanting to approve now is in a natural dry wetland, that is why no one can put houses there, you decide to put a sewage station there. You have no right to build one more thing in Golden Valley until you fix Lemmon valley homes and water run off in the future. Your department has made too MANY Bad decisions already and hurting so many in Lemmon Valley. I promise I will make sure every Local News station, legislative offices and Gov is aware of what you have already done to the citizens of Lemmon Valley, there is no spin here, this is your job, people are suffering due to your bad planning.

Brigette Harmon  
Sent from my iPad

Georgia Hedrick.txt

From: georgia hedrick <georgia-hedrick@att.net>  
Sent: Wednesday, March 01, 2017 4:33 PM  
To: Lloyd, Trevor  
Cc: gvdevelopment2017@gmail.com  
Subject: We are only now being informed of this INVASION OF A  
SUBDIVISION??????? it is March 1st, 2017.

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear sir:

We are just now being notified of this 'invasion'. How dare you? Trevor LLOYD, whoever you are, know this: you are trying to change our quality of life. We do not like this. And--This is the first I have heard of this. Yet, on March 7th, you are having a public hearing--how quickly evil works! (Something good would take forever.)

We have no layout plans to view. We do not know what quality of work will be done, whether by union workers or 'off the street corner' workers. We do not know if all the homes will be on one acre each, or will it be less? Will horse trails be worked into the layout? Will the homes be built with 2x6"lumber? Will each home be built to look unique or are you planning on the 'cookie cutter' homebuilding plan, where every house looks like every other house? Or will you just plant a giant trailer park in place. Lord help us all. What are your plans for the inevitable flooding since the flatlands have a watertable just 16 feet below the surface?

We--my husband and I--have lived in our home for 32 years. We are at 7800 Tamra Drive in the back of Golden Valley. Most of the folks I know in Golden Valley have been here for 30 years or so. We are in our 70's. We walk our streets safely; we use our park easily. We like our sagebrush and our BLM land. We do not like being invaded. No, you are not welcome. Evil is never welcome. Disruption is never welcome.

Please, go somewhere else and destroy their quality of life--not ours, not in Golden Valley.

Bruce & Georgia Hedrick  
7800 Tamra Drive  
Reno, NV 89506

Jeff Nichols.txt

From: Jeff Nichols <keepsmlenjn@gmail.com>  
Sent: Monday, March 06, 2017 7:52 AM  
To: Lloyd, Trevor  
Subject: Golden Mesa

Follow Up Flag: Follow up  
Flag Status: Flagged

Date: Sun, 5 Mar 2017 08:15:36 -0800

Subject: golden mesa project

It is sad that there has not been any chance to address the several concerns of the community. there was very little if any input by the residence who live here.I walk to 20 homes every one with out exception was strongly opposed to the entrance onto Indian lane & Brave heart.Why no access to BLM land. what happen to the old plan which involved so much compromise.If you choose to approve this without any of these you will have done a great in justice to all of us who live here.Please allow us the time to deal with these items. Sincerly Jeff Nichols 745-1730



John Priano.txt

From: John Priano <usroamers2@yahoo.com>  
Sent: Thursday, March 02, 2017 1:45 PM  
To: Lloyd, Trevor  
Subject: golden mesa sub division

Follow Up Flag: Follow up  
Flag Status: Flagged

I live on arrowhead way a private road and would like to know what plans to be done about traffic being used on our road and would like to know if this will be blocked off at the end of our street so we do not have traffic from this site John priano 9334 arrowhead way Reno NV 89506 775-527-5161 THANK YOU

Sharon Poland.txt

From: Sharon Poland <onehotbull@aol.com>  
Sent: Tuesday, February 28, 2017 6:13 PM  
To: Lloyd, Trevor  
Subject: Golden Valley Developmen

Follow Up Flag: Follow up  
Flag Status: Flagged

Mr. Lloyd:

In response to our conversation a few days ago. I will not be able to attend the Planning Committee meeting on March 7, 2017. I want to make my concerns clear to all. This meeting is to discuss future development here in Golden Valley. Already new street signs have been put up re-naming Estates Rd to Estates Dr. How can you plan a complete development when you can't even get the name of the street correct. I have lived on Estates Rd. for the past 35 years. It is not Estates Dr.

Will the Planning and Development personnel give it to me in writing that the following will not happen to me: My taxes go up, I will not have to deal with sidewalks, street lights, sewer systems, traffic problems, or the loss of some of my frontage property?

Can we be guaranteed that Golden Valley will never see the flooding problems like what Lemon Valley is dealing with at this time? Don't turn Estates Rd. into another Pyramid Highway. Many horrible crashes and many people having their homes taken away from them in the name of development.

What is going to happen to my quiet peaceful life style? Where will the quail, rabbits, squirrels and coyote go? All this will be taken away from us just so some planners, developers and contractors can fund their own wonderful life style.

I do not want to see Golden Valley become another over populated, under protected slum city.

Sharon Poland  
Estates Rd., Golden Valley

My name is Tom Whobrey and I have lived at 3125 Indian Lane in Golden Valley for over 23 years.

I want to express my concerns for the lack of community awareness of what is being proposed for approval on March 7<sup>th</sup> 2017 of the Golden Mesa North & South subdivision of 115 lots.

The following is a time line of how the communication with our community or more realistically, lack of communication, unfolded.

\* July 2016 – Quoted from Golden Valley Property Owner's Assn Newsletter dated July 2016:  
“New Development Planned Across from North Valleys High School-Golden Mesa”

“We have received no official notification of any developments for the Golden Mesa project. There have been sightings of markings on the property, and surveyors have been observed at both upper and lower ends. Francine made contact with Mark Herrmann who reported that things are moving forward though it has been slower than they expected.”

\* December 2016 – Quoted from Golden Valley Property Owners Assn Board Meeting dated Dec. 2016 :

“Golden Mesa Development Updates: No updates at this time. Will table this item til something comes up on the radar.”

\* February 1, 2017- Received Washoe County Community Service Dept. Planning & Development Courtesy Notice informing us that the department had received an application for a tentative subdivision map to create 115 residential lots and a sewer lift station which was “provided as a courtesy to engage you early in the planning process with Planning and Development”.

\* February 3, 2017 - President of GVPOA emailed that a representative for the Golden Mesa project has been invited to the GVPOA meeting scheduled for February 9<sup>th</sup>.

\* February 9, 2017 – Mark Herrmann unveiled what appeared to be completed plans for the subdivision at the GVPOA meeting. When he was asked why horse access to BLM was taken away and easements on Indian Ln and Brave Ln were opened up to traffic he responded that he had received an email during the planning process that the community was okay with it. He was unable to answer that question at the meeting. Those in attendance were told by our board that they (the board) were okay with the plans and that this was a “done deal”.

\* February 13, 2017 – NVCAB meeting allowed for those in attendance to express their concerns regarding this subdivision with Mark Herrmann in attendance. Those concerns were to be passed along to the Planning Commission for the March 7<sup>th</sup> hearing. At that time our GV board president wanted to put on record that our board informed us of the details of these plans as soon as they were informed. That says to me that we were all informed of these plans at the meeting on February 9<sup>th</sup>. My thoughts are then that the developer must have put together these plans without any input from our community.

Since then I have personally been walking the neighborhood trying to inform the community how close these plans are to being approved without our input and that March 7<sup>th</sup> is their last chance to voice their concerns. Most of the people that I was able to talk with knew that change was coming to our valley but no one knew of any confirmed details and that we had all apparently missed being involved in the “early planning process”. Most of our community however are still in the dark about this project.

There are people who have lived here for over 40 years and deserve the courtesy and respect not only from the developer but also from the County to allow us to discuss some of these issues directly with the developer before approval of this project and without the time restraints of the hearing on March 7<sup>th</sup>.

I ask that the approval of this project be put on hold until the Golden Valley homeowners have the opportunity to view these plans that have been proposed and be able to express the concerns they may have and try to find a compromise to some of these issues.

Thank you in advance for taking the time to read this. I plan on expressing my concerns with this project on Tuesday night March 7<sup>th</sup> at the hearing.

Tom Whobrey  
3125 Indian Ln

Good Evening.

My name is Tom Whobrey and I have lived at 3125 Indian Lane in Reno for over 23 years.

I would like to open with my concerns for our community being kept in the dark and not being able to engage in the early planning process of the Golden Mesa development.

I emailed a time line yesterday to each of you and also to Trevor Lloyd showing that we were not offered the actual details of this project until February 1<sup>st</sup>. I hope that you have had time to review it.

I plan on trying to keep my presentation to the allotted 3 minutes but if I do run over the allotted time I would like you to take into consideration that I have a petition with over 30 signatures from homeowners in Golden Valley that I am also trying to speak for.

The new proposed plans have taken out our access to BLM public land that was actually a condition stated on page 6 of the staff report but instead the developer is saying that BLM can be accessed up Spearhead, which is even questionable as to whether or not the land is public or in fact may be private property, or up Estates Road which will now have increased traffic into the new subdivision making it extremely unsafe for horses and pedestrians and unrealistic. I don't feel that the Golden Valley homeowners should have to trailer their horses up to BLM land while some of the new development homeowners will have the only direct access to BLM.

Now about the impact on our existing streets.

The plan now for directing traffic into the new subdivisions is to open the easement on Indian Lane for the Golden Mesa North subdivision traffic. This will create excessive traffic into our Valley community which is unnecessary. There are 2 required entrances into the subdivision off of Estates Road which is all that should be necessary. For Golden Mesa South, the only access that is now planned is Indian Lane and Brave Lane directing all of the Golden Mesa South subdivision traffic into our Valley. This is disturbing and totally unacceptable. I have not been able to find any traffic report that addresses the impact this will have on our community. Since it appears that the developer does not want to provide their own access into the Golden Mesa South subdivision but instead chooses to route everyone into our community causing hardship on our existing streets and homeowners solely for their own benefit, they should not be allowed to develop Golden Mesa South at all until they can provide their own access without disturbing our community.

staff report for the developer to follow to keep Golden Valley what Golden Valley has been for over 50 years, but it was justified to disregard these guidelines because they did not employ the common open space standard. Because of this the Valley community has lost all reasonable and safe access to BLM land discarding the conditions of open access and imposes an excessive amount of traffic onto our community streets, showing total disregard for the Golden Valley community character as described in the North Valleys vision and character statement.

This tentative map and the recommendation for approval by the Washoe County Planning and Development department all appears to have been established without any knowledge or communication with the Golden Valley community homeowners. This property changed ownership in March of 2014 and since then there has been many inquiries about this property by Golden Valley homeowners with no answers available, even from our Golden Valley Property Owners Association, until February 1<sup>st</sup> of this year when in fact that whole time this planning was taking place behind our backs.

Please do not approve this tentative map tonight until some of these issues can be presented to the developer to try to come to some compromise.

Thank you.

EMAILED TO PLANNING COMMISSION & TREVOR LLOYD  
AS MENTIONED IN PRESENTATION  
My name is Tom Whobrey and I have lived at 3125 Indian Lane in Golden Valley for over 23 years. 9A

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Thank you in advance for taking the time to read this. I plan on expressing my concerns with this project on Tuesday night March 7<sup>th</sup> at the hearing.

Tom Whobrey  
3125 Indian Ln



**PETITION REVERES TO IN RESENTMENT WITH 30 SIGNATURES**  
**Petition to oppose changes to easements on Indian Ln & Brave Ln for Golden Mesa development in Golden Valley**

Petition summary and background: Opposition to proposed changes to the easements on Indian Lane and Brave Lane in Golden Valley by the Golden Mesa development to include access roads with curbs and sidewalks into the Golden Mesa subdivisions.  
 Action petitioned for: We, the undersigned, are concerned Golden Valley homeowners who urge the Washoe County Planning and Development Division to NOT allow the Golden Mesa developers to change our easements on Indian Ln and Brave Ln in Golden Valley to access roads into their proposed subdivision.

Printed Name	Signature	Address	Comment	Date
TOM & BONNIE WILBERY	<i>[Signature]</i>	3135 INDIAN LN		2/12/17
DELLICE STEADMAN	<i>[Signature]</i>	3450 INDIAN LN	775-846-5953	2/12/17
Jeff Newell	<i>[Signature]</i>	3145 Judda Lane	395-75830	2/13/17
JOHN & GINGER BANTRAVESS	<i>[Signature]</i>	3130 INDIAN LN	970-7878	2/12/17
TAMI LEOP	<i>[Signature]</i>	3190 <del>Indian Ln</del>		2/12/17
ERICH LEOP	<i>[Signature]</i>	3190 INDIAN LN		2/12/17
LEANNIS ROUNDELL	<i>[Signature]</i>	9170 <del>Brave Lane</del>	972-6447	2-12-17
KELEIGH HAYES	<i>[Signature]</i>	9135 <del>Brave Lane</del>	973-8869	2-12-17
NATALIE SMITH	<i>[Signature]</i>	9075 <del>Brave Lane</del>	775-830-4082	2/12/17
AARON FLYNN	<i>[Signature]</i>	4035 <del>Brave Lane</del>	775-742-5590	2/12/17
Sue Meuschke	<i>[Signature]</i>	9670 <del>Brave Lane</del>	775-473-4073	2/12/17
ROBERT MANISALO	<i>[Signature]</i>	3145 <del>Brave Lane</del>	775-971-0665	2-12-17
VICTOR HOONSEIK	<i>[Signature]</i>	3150 <del>Brave Lane</del>	818 4609	2/15/17

1118

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Printed Name	Signature	Address	Comment	Date
Jesse Valenz		3105 BURNING BEAR LN		2/12/17
Kathryn Campbell		9355 Spasheddy Road Nr. 9255 Spasheddy	Need development - utility and road in front area	2-12-17
Ken Schuss		9255 Spasheddy Road Nr. 9255 Spasheddy		2-12-17
Marcel's Boss		9230 SPASHEDDY RD	ENTER ON ESTATES	2-12-17
Renee Cummings		9276 DEANERD KEY	" "	2-12-17
Ant Bogers		9025 SPASHEDDY	FEEDER ACCESS TO BEYOND	2-12-17
DAVE ROSE		9025 SPASHEDDY	REMOVE THE BENCH	2-12-17
MICHAEL DUNN		3350 DEER FOOT LN	LOSS ACCESS TO BIG DEVELOPMENT	2-12-17
FRANKIE WILSON		3300 DEER FOOT LN	TRUCK PATHS	2-12-17
DAVE WILSON		3300 DEER FOOT LN	REMOVE ACCESS THROUGH	2-12-17
USA CRANE		1010 Spasheddy Ln		2-12-17

