

Sept 16 2018

To whom it may concern

We have known the Ruiz Family
for twenty plus years. They have
always been good neighbors and we
have never had any conflicts with
them.

Thank you
Tim & Sue Burger
771-4640
233-6431
95 VIRGIL DRIVE
SPARKS, NV

WV10-PLA180283

Untitled

To whom it may concern,

I wanted to express what a wonderful neighbor the Ruiz family is and what an asset to the neighborhood they are. They are a quiet family who watch the neighborhood when the others are away and help others when in need. It is rare to have such good neighbors and would say that the world would be a better place if others were as good as the neighbors that I have now. If any concerned need more information concerning this matter, feel free to call me anytime, (775) 762-6931, neighbor at 105 Virgil, Shawn K Walburn .

A handwritten signature in cursive script, appearing to read "S Walburn".

Gary Speelman

110 Virgil Dr.

Sparks, NV 89441

(775) 815-4384

To whom it may concern:

My wife and I have been neighbors with Ricky and Cheryl Ruiz for nearly 9 years, in that time we have gotten to know them very well. They are some of the kindest, most genuine people we have ever met.

Since we have become neighbors, we have never had an incident where they would create too much noise. The only noise we ever hear from them is the occasional tools they may be using at the time, such as a lawnmower or chainsaw.

As for the vehicles in their yard, the only ones that I have seen there are some recreational vehicles and a storage trailer. They also have some classic vehicles that are waiting to be restored that they keep in their backyard. They keep their front yard well groomed and maintained. The only vehicles that I see in the front yard are their daily drivers, and the occasional project that they are working on.

Ricky and Cheryl are some of the best neighbors that we have ever had, and the complaints against them come as a shock to us, because we have not had a single problem with them in the last 9 years.

Sincerely,

Gary Speelman

Tue, Sep 18, 2018 8:07 AM

To whom it may concern,
Ricky and Cheryl Ruiz have been my parents
Neighbors since they moved in to 125 Virgil
Drive a little over 25 years ago. They have had
no issues with Cheryl or Ricky And there has
been no references for concern. Cheryl and
Ricky are amazing neighbors and they help
me keep a sharp eye out on my dad! They also
help each other out whenever is possible.

Sincerely,

Star Wasson

775-813-8961

To whom it may concern:

It has been brought to my attention that a complaint has been filed against my neighbor Ricky Ruiz at 115 Virgil Dr., Sparks, NV. for excessive noisy business activities along with commercial vehicles in his backyard.

I have lived across the street from Ricky for 14 years. During that time I have never heard any excess noise or seen anything that resembles business activity. Ricky's grandson is over quite a bit to use his grandpa's tools. He does drive a loud diesel pickup truck but it is not any louder than our F250 diesel.

The motorhome in the backyard is for their own personal use. It has been registered as a motorhome since they've had it. It is only out of the backyard when the family is going on vacation and that does not happen often. It has not been used in the last couple of years because Ricky had surgery on his ankle and has been unable to drive it without discomfort.

Across the street from Ricky at 130 Virgil Dr., Sparks, NV is an unlicensed RV storage lot with ten to fifteen motorhomes or trailers at any given time. There is always activity over there coming in and out of the backyard at any hour of any day. She was shut down by the county in 2007 or 2008 but was back up and running within a year. I know there have been complaints made against her since then but nothing has been done.



Chris Rutherford

120 Virgil Dr.

Sparks, NV 89441

775-424-0700

9/6/2018

To whom it may concern,

This is in response to a complaint filed against Ricky Ruiz at 115 Virgil Dr. Someone complained that there is a "18-wheeler" in his back yard. I live across the street at 120 Virgil Dr. Over the last 14 years, I have seen this rig leave the back yard maybe 6 times. One cannot see it from the street. I also know that it is registered as a recreational vehicle. The truck itself is set up as an RV. The trailer is a long car hauler. I do not view this as a nuisance by any stretch of the imagination. I myself have a motorhome and car-hauler in my back yard. These are merely a smaller version of what Mr. Ruiz has.

On the other hand, my neighbor next door to me at 130 has created a huge nuisance by building a commercial RV storage in the back yard. There has been as many as 15 Trailers and RVs in storage at one time, including a semi-trailer for a while. These can be seen by all while on Omni. I have planted trees and vines in strategic locations to try to block the view from my back yard. There is a large number of vehicles coming and going on the side of my house and the resulting daily (it seems) traffic creates noise while staring strangers come and go. At one time she had even posted signs advertising the storage lot. These came down after a complaint to the City.

There is no question in my mind which of these is a nuisance.

Very Respectfully,

A handwritten signature in black ink that reads "David Jansen". The signature is written in a cursive style with a large, looped "D" and "J".

David Jansen

775-424-0700

Diane and Rick Haen
150 Virgil Drive
Sparks, NV 89441

September 17, 2018

To whom it may concern,

We have been neighbors of Mr. John (Ricky) Ruiz located at 115 Virgil Drive, Sparks, NV 89441 for over 2 years- since moving to Nevada. He and his wife are the best neighbors anyone could ask for, and go out of their way to help their neighbors when they can- whether it be a flat tire assist or an invite for a hot breakfast when we first moved to the neighborhood. They are quiet, keep to themselves, and enjoy the days of retirement as you would expect. Occasionally they stop by and offer a free basket of eggs from their chickens or just to say hello.

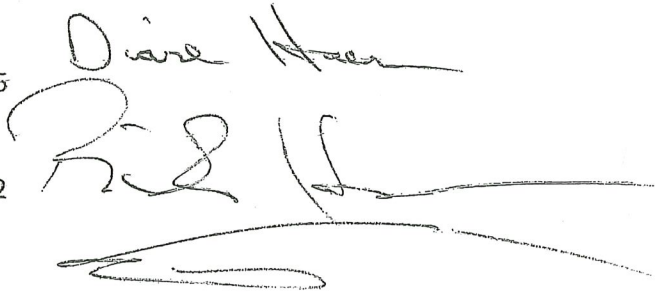
The Ruiz family does own an RV which is parked in their back property, just as many of us do in the neighborhood. In the 2 years since we have lived there- we have seen them take it on the road a few times a year for a personal holiday- but we have never witnessed them using it for business purposes or conducting business at their home or using their land for storage of anything for other people. Because Mr. Ruiz used to be in the professional racing circuit- his RV does have his racing logos and memorabilia of his days gone by- which I am sure bring him joy and good memories- but certainly not an income. We have enjoyed hearing these stories and seeing some of his videos from the past as well.

We would be happy to testify in court to these facts or you may call either of us as well.

Kind regards,

Diane Haen
832-874-1545

Rick Haen
615-306-6552

The image shows two handwritten signatures in black ink. The top signature is for Diane Haen, written in a cursive style. The bottom signature is for Rick Haen, also in cursive. Below the Rick Haen signature is a long, horizontal, slightly wavy line that spans across the width of the signature area.

September 17, 2018

To Whom It May Concern:

I have known Ricky and Cheryl Ruiz since 1988. Having attended many family get togethers in their home. Cheryl and I have often traveled together.

Always helpful and there as friends. As a widow, Ricky has helped me with the upkeep on my vehicles.

They are just a wonderful people, we need more of this kind n the world today.

Cindy
775-722-1196

Gary Speelman
110 Virgil Dr.
Sparks, NV 89441
(775) 815-4384

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Gary Speelman

- (2) A covered breezeway with at least one (1) solid wall shall be calculated as a structure (i.e. footprint) when determining lot coverage on a given lot.

[Section 110.306.30, Hallways, Breezeways, or other Similar Connections, added by Ord. 1-451, provisions eff. 1/1/11.]

Section 110.306.35 Outdoor Storage/Outdoor Display.

- (a) Outdoor storage, as defined in Section 110.902.15 and as further regulated in the Washoe County Nuisance Code (WCC Sections 50.300 to 50.310, inclusive), is the outside placement of items and materials that are incidental to the existing principal use of the property, except as provided for herein under subsection (d), for a period of more than 72 consecutive hours.
- (b) Outdoor Storage on Vacant Lots. No outdoor storage shall occur on a vacant parcel without an existing principal use. No vehicles may be stored or displayed for sale on any vacant lot or at any vacant business location.
- (c) Outdoor Storage of Commercial Vehicles. No storage of commercial vehicles shall be allowed on any residentially zoned parcel, unless specifically regulated in another section of this code.
 - (1) Commercial Vehicles Defined. A commercial vehicle is defined as any vehicle designed, maintained or used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; or for the transportation of property in furtherance of commercial enterprise; or having more than two axles on the road; or, any vehicle in excess of 8,000 pounds unladen weight. Commercial vehicles includes, but is not limited to: a concrete truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step delivery van, tank truck, tar truck, and other vehicles customarily used for commercial or industrial purposes.
 - (2) Exceptions. The following exceptions to the storage of commercial vehicles shall be allowed in Residential Regulatory Zones:
 - (i) A vehicle used in a licensed, home-based business may involve one vehicle for delivery of materials to or from the property, not to exceed 8,000 pounds gross unladen weight and no larger than two axles.
 - (ii) A single vehicle limousine service.
 - (iii) An accessory utility trailer used in a licensed home-based business, provided such trailer does not exceed a maximum length of 24 feet, is parked off the street (including any right-of-way), is regularly used off-site in the conduct of the home-based business, and is not used solely for storage or advertising.
 - (iv) Commercial vehicles used in conjunction with on-going construction activities having a valid building permit from the Building and Safety Division.

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