

Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe county GIS

chance

- Planning & development
Regulatory zoning

Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Building staff at 775.328.6100.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input checked="" type="checkbox"/> Other Deciding Body (specify) <u>PARCEL MAP REVIEW COMMITTEE</u>
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>3/28/24</u>	
Date of action by County: _____	
Date Decision filed with Secretary: _____	
Appellant Information	
Name: <u>RICHARD BLAKE</u>	Phone: <u>(775) 560-7551 (CELL)</u>
Address: <u>175 CEDAR LN</u>	Fax: _____
City: <u>RENO</u> State: <u>NV</u> Zip: <u>89521</u>	Email: <u>BettyKordonowy@yahoo.com</u>
	Cell: <u>SAME</u>
Describe your basis as a person aggrieved by the decision: <u>I USE RHODES RD. TO ACCESS MY PROPERTY ON CEDAR LN. THE BRIDGE OVER STEAMBOAT CREEK HAS BEEN IN DISREPAIR FOR 5 YEARS AND RHODES RD CANNOT HANDLE NOW THE INCREASED TRAFFIC FROM RECENT BUILDING LET ALONE ANOTHER SUBDIVISION</u>	
Appealed Decision Information	
Application Number: _____	
Project Name: _____	
State the specific action(s) and related finding(s) you are appealing: <u>THE APPROVAL OF THE SUBDIVING OF A (5) ACRE PARCEL INTO (2) PARCELS</u>	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

SOME OF THE NEARBY RESIDENTS CONCERNS/QUESTIONS WERE NOT ADDRESSED/ANSWERED. DUE TO APPLICANTS (8) FIVE ACRE PARCELS BEING EASILY SERVED (PER COUNTY REGULATIONS) BY SEPTIC SYSTEMS, WE FEEL THERE IS NO NEED TO SUBDIVIDE ONE OF THE (5) ACRE PARCELS FOR THE DEDICATION OF A LIFT STATION.

Cite the specific outcome you are requesting with this appeal:

THAT NO SUBDIVIDING BE APPROVED, THAT NO LIFT STATION BE ALLOWED

Did you speak at the public hearing when this item was considered?

Yes
 No

Did you submit written comments prior to the action on the item being appealed?

Yes
 No

Appellant Signature

Printed Name: RICHARD BLAKE

Signature: *Richard Blake*

Date: 3/22/24

DEVELOPMENT CODE (Washoe County Code Chapter 110) MASTER FEE SCHEDULE

Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES		TOTAL
	Planning			Engineering			Parks	Health District	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	ENVIRON. VECTOR	
ABANDONMENT									
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-	\$198	-
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-	\$198	-
ADMINISTRATIVE PERMIT									
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-	\$198	\$339
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-	\$198	\$339
ADMINISTRATIVE REVIEW PERMIT									
<i>Detached Accessory Dwelling (DADAR)</i>									
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-	\$649	-
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-	\$649	-
<i>Short-Term Rental - Tier II (STRAR) (See Note 0)</i>									
Not Tahoe	\$1,000	\$200	\$48.00	-	-	\$0.00	-	-	-
Tahoe	\$1,000	\$200	\$48.00	-	-	\$0.00	-	-	-
AGRICULTURAL EXEMPTION LAND DIVISION	\$250	-	\$10.00	\$500	-	\$20.00	-	\$2,046	-
AMENDMENT OF CONDITIONS	\$700	\$200	\$36.00	\$390	-	\$15.60	-	-	-
APPEALS/INITIATION OF REVOCATION									
No Map	\$803	\$200	\$40.12	-	-	-	-	-	-
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-	-	-
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	-	-
BOUNDARY LINE ADJUSTMENT									
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-	\$198	-
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-	\$198	-
COOPERATIVE PLANNING	\$1,230	-	\$49.20	-	-	-	-	-	-
DEVELOPMENT AGREEMENT									
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-	-	-	\$649	\$256
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-	-	-	\$649	\$256
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-	-	-
DIRECTOR'S MODIFICATION OF STANDARDS	\$338	-	\$13.52	-	-	-	-	-	-
DISPLAY VEHICLES	\$65	-	\$2.60	-	-	-	-	\$198	-
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-	\$47	-

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										TOTAL
	Planning		RTF	Engineering			Parks		Health District		
EXTENSION OF TIME REQUESTS	PLANNING	NOTICING		ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	
Subdivision	\$340	-	\$13.60	-	-	-	-	-	-		\$353.60
Not Subdivision	\$546	-	\$21.84	-	-	-	-	-	-		\$567.84
MASTER PLAN AMENDMENT											
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	\$480	-		\$7,322.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	\$480	-		\$4,671.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST											
REGULATORY ZONE AMENDMENT	\$52	-	-	-	-	-	-	-	-		\$52.00
REGULATORY ZONE AMENDMENT											
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	\$649	-		\$6,144.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	\$649	-		\$3,493.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)											
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$649	-	\$6,917.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$649	-	\$5,992.12
REINSPECTION FEE											
RESEARCH/COPIES (See Note 3 for Total)	-	-	-	-	-	-	-	-	-		\$50/hr.
REVERSION TO ACREAGE											
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-	\$198	-		\$501.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-	\$198	-		\$474.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)											
SPECIAL USE PERMIT											
Residential											
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	\$649	-		\$2,344.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	\$649	-		\$2,133.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-	-	-	-	-		\$1,208.48
Commercial, Industrial, Civic											
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	\$649	\$256		\$3,710.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	\$649	\$256		\$4,116.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	\$649	\$256		\$3,499.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	\$649	\$256		\$3,905.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-		\$2,329.60

To Be Determined

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.
Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		TOTAL
	Planning			Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR			
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER													
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-		\$2,046	-			\$3,518.64
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$876	-			\$2,437.04
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$2,046	-			\$3,607.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$876	-			\$2,489.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$876	-			\$2,277.92
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$876	-			\$2,330.96
TENTATIVE SUBDIVISION MAP (See Note 5)													
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$2,687	\$421			\$7,320.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$989	\$421			\$7,742.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$2,687	\$421			\$8,379.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$989	\$421			\$8,803.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$989	\$421			\$5,622.00
With Hillside Ordinance - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-			\$2,518.88
With Significant Hydrologic Resource - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-			\$2,518.88
With Common Open Space - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-			\$2,518.88
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY													
NOTICING FEE													
See Note 4													
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL													
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-		\$198	-			\$1,603.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$198	-			\$1,576.00

NOTE 0: Administrative Review Permits for Tier 2 Short-Term Rentals are exempt from Engineering and Health District fees.
 NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.
 NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)
 NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.
 NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.
 NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.
 NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers; full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.
 Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

DEVELOPMENT CODE (Washoe County Code Chapter 110) MASTER FEE SCHEDULE Applications accepted by CSD, Engineering and Capital Projects

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES		TOTAL
	Planning			Engineering			Parks	Health District	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	ENVIRON. VECTOR	
AMENDMENT OF MAP (MINOR) (NRS 278.473)	-	-		\$70	-	\$2.80	-	-	\$72.80
AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)									
With Sewer	\$520	-		\$429	-		-	\$989	\$421
No Sewer	\$520	-		\$429	-		-	\$2,687	\$421
CONSTRUCTION PLAN REVIEW (See Note 7)									
With Catch Basin	\$308	-		\$1,949	-		-	\$310	\$752
Without Catch Basin	\$308	-		\$1,949	-		-	\$310	\$586
FINAL SUBDIVISION MAP (See Note 8)									
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-	\$649	\$2,107.08
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	\$649	\$4,454.36
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	\$649	\$4,454.36
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-	\$649	\$2,001.00
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	\$649	\$4,348.28
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	\$649	\$4,348.28
With Hillside Ordinance - ADD	\$520	-	\$20.80	-	-	-	-	-	\$540.80
With a Significant Hydrologic Resource - ADD	\$520	-	\$20.80	-	-	-	-	-	\$540.80
With CC&Rs - ADD	\$520	-	\$20.80	-	-	-	-	-	\$540.80

NOTE 7: This application applies to construction plans that are not submitted as part of a Final Subdivision Map. The stand-alone Construction Plan Review application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9)	CHARGES PER ACRE
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 9)	FOR EACH APPLICATION
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt.
This does not guarantee the application is complete.

Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

DEVELOPMENT CODE (Washoe County Code Chapter 110) Short-Term Rental (STR) Applications

**NEW STR FEES
EFFECTIVE
OCT. 1, 2023**

APPLICATIONS	COMMUNITY SERVICES DEPT. FEES					TOTAL	
	Base Fee	Planning	Building	FIRE FEES Fire District	TECH FEES RTF		
SHORT-TERM RENTAL (Article 319) (See Notes 10 & 11)							
Truckee Meadows Fire Protection District (TMFPD)	Initial Permit (See Note 12)	\$749	-	\$180	\$170	\$43.96	\$1,142.96
	Initial Permit (with licensed property manager as local responsible party)	\$674	-	\$180	\$170	\$40.96	\$1,064.96
	Renewal with Inspection	\$704	-	\$90	\$80	\$34.96	\$908.96
	Renewal with Inspection (with licensed property manager as local responsible party)	\$634	-	\$90	\$80	\$32.16	\$836.16
	Renewal with Self-Certification	\$704	-	\$45	\$0	\$29.96	\$778.96
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$634	-	\$45	\$0	\$27.16	\$706.16
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$794	-	\$180	\$174	\$45.92	\$1,193.92
	Initial Permit (with licensed property manager as local responsible party)	\$719	-	\$180	\$174	\$42.92	\$1,115.92
	Renewal with Inspection	\$749	-	\$90	\$87	\$37.04	\$963.04
	Renewal with Inspection (with licensed property manager as local responsible party)	\$679	-	\$90	\$87	\$34.24	\$890.24
	Renewal with Self-Certification	\$749	-	\$45	\$0	\$31.76	\$825.76
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$679	-	\$45	\$0	\$28.96	\$752.96
	Change of local responsible party/property agent	-	\$45	-	-	\$1.80	\$46.80
	Change of maximum occupancy (no inspection needed)	-	\$90	-	-	\$3.60	\$93.60
	Change of maximum occupancy (with inspection)	-	\$90	\$90	-	\$7.20	\$187.20
	APPEAL BY APPLICANT OF STR TIER 1 DIRECTOR DECISION (See Note 13)	-	\$803	-	-	\$32.12	\$835.12
	APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners	-	\$250	-	-	-	\$250.00
	INVESTIGATIVE OR ADDITIONAL INSPECTION FEE (per hour for relevant agencies)	-	-	-	-	-	\$90/hr. +RTF

NOTE 10: These fees are for a Tier 1 short-term rental (STR) permit only. Tier 2 STRs required an Administrative Review Permit and Tier 3 STRs require a Special Use Permit, as identified in Article 302. Fees for those permits can be found within the Master Fee Schedule.

NOTE 11: Building and Fire District fees are based on a standardized rate. Final Fire District fees subject to adoption by each district's governing board and may vary.

NOTE 12: The Fire fee is charged for STR properties located in Extreme and/or High IWUI Fire Risk Ratings (per adopted Fire Code/Amendments and GIS mapping) only. This fee does not include repeated fire inspections. The need for Fire Inspections are determined by the applicable Fire District.

NOTE 13: This appeal fee is for Tier 1 permits only. Appeals related to planning applications required by Tier 2 and Tier 3 STRs will pay the appeal fees applicable to all planning applications.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete or that a permit will be issued.