

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



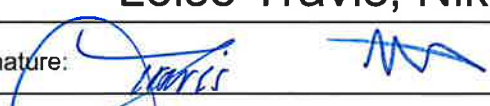
Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County 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.	
☒ Planning Commission	☐ Board of Adjustment
☐ Hearing Examiner	☐ Other Deciding Body (specify) _____
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>4/8/2025</u>	
Date of action by County: <u>4/4/2024</u>	
Date Decision filed with Secretary: <u>4/4/2025</u>	
Appellant Information	
Name: Loise & Nikolai Travis	Phone: 775-225-0091
Address:	Fax:
15870 Caswell Lane	Email: loiseyates@outlook.com
City: Reno State: NV Zip: 89511	Cell: 775-225-0091
Describe your basis as a person aggrieved by the decision: There will be harm to us should the northern access easement be utilized because it is impractical due to topography and construction creates harm of safety, flooding and erosion hazards, for which we have documentation. This is unnecessary when two other options are available to secure legal access to Rose Rock Lane: Special Use Permit and Forest Roads & Trail Act. These options were recommended by the USFS to the county, one of which was not presented at the planning commission hearing as it was considered outside of their scope. Even without the additional access option being heard, Commission Chair Rob Pierce found in favor of a full abandonment. We feel all available options should be heard, out of concern for us as well as the residents of Rose Rock Lane, so no harm is visited upon the public in any way.	
Appealed Decision Information	
Application Number:	
Project Name:	
State the specific action(s) and related finding(s) you are appealing: Full abandonment of the northern property line instead of a 20' reduction. We are sincerely appreciative of all other approvals of the full abandonment of the eastern access easement, and reduction to 10' of the PUE for the northern and eastern easements, and we thank Kat Oakley for her time and consideration.	

Appealed Decision Information (continued)	
Describe why the decision should or should not have been made: There is harm to us as part of the public if the northern access easement is utilized, for which we have documentation. Removal of fifty-two trees and their root systems would be necessary, and that radical change combined with the drastic topography and precipitation creates harm in the form of safety, erosion and flooding hazards. Please also contemplate that traveling vehicles, trailers and delivery trucks would be within fifteen feet of the house. Furthermore, construction and ongoing maintenance would be the sole responsibility and liability of only two parcels to the east. There are two ways to secure legal access on Rose Rock Lane, recommended by the USFS, and one was considered outside of the planning department's purview and was not included: Forest Road and Trails Act easement (FTRA). We have new documentation from USFS that issuance of a Special Use Permit and FRTA easement would be entertained given the specific circumstances on Rose Rock Lane, and our access easement would not deter issuance of either of these. Commission Chair Rob Pierce was in favor of a full abandonment even without consideration of a FRTA easement. There are two ways to secure legal access of Rose Rock Lane without causing harm or incurring great cost and liability to the public.	
Cite the specific outcome you are requesting with this appeal: Full abandonment of the northern road access easement.	
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: Loise Travis, Nikolai Travis	
Signature: 	
Date: 4/8/2025	

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	RTF	ENVIRON.	VECTOR			
ABANDONMENT													
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$170	-		\$1,763.28	
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$170	-		\$1,736.24	
ADMINISTRATIVE PERMIT													
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$170	\$0		\$1,800.72	
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$170	\$0		\$1,761.20	
ADMINISTRATIVE REVIEW PERMIT													
Detached Accessory Dwelling (DADAR)													
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$317	-		\$1,843.72	
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$317	-		\$1,690.84	
Short-Term Rental - Tier II (STRAR) (See Note 0)													
Not Tahoe	\$1,000	\$200	\$48.00		-	\$0.00	-			-		\$1,248.00	
Tahoe	\$1,000	\$200	\$48.00		-	\$0.00	-			-		\$1,248.00	
AGRICULTURAL EXEMPTION LAND DIVISION													
AMENDMENT OF CONDITIONS	\$250	-	\$10.00	\$500	-	\$20.00	-		\$1,138	-		\$1,918.00	
APPEAL/INITIATION OF REVOCATION	\$700	\$200	\$36.00	\$390	-	\$15.60	-			-		\$1,341.60	
No Map	\$803	\$200	\$40.12	-	-		-		-	-		\$1,043.12	
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-		-	-		\$1,448.72	
Administrative/Code Enforcement Decision												\$0.00	
BOUNDARY LINE ADJUSTMENT													
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-		\$170	-		\$541.28	
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$170	-		\$501.76	
COOPERATIVE PLANNING	\$1,230	-	\$49.20		-		-			-		\$1,279.20	
DEVELOPMENT AGREEMENT													
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-		-		\$317			\$4,165.00	
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-		-		\$317	\$0		\$5,725.00	
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-			-		\$3,890.64	
DIRECTOR'S MODIFICATION OF STANDARDS	\$338	-	\$13.52	-	-		-			-		\$351.52	
DISPLAY VEHICLES	\$65	-	\$2.60	-	-		-		\$170	-		\$237.60	
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-		\$47	-		\$778.12	

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	
	Planning			Engineering			Parks		Health District		VECTOR	TOTAL
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON			
EXTENSION OF TIME REQUESTS												
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	-	-	\$318	-	-	\$7,160.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	\$318	-	-	\$4,509.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	-	-	-	-	\$52.00
REGULATORY ZONE AMENDMENT												
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	\$317	-	-	\$5,812.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	\$317	-	-	\$3,161.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)												
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$317	-	-	\$6,585.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$317	-	-	\$5,260.12
REINSPECTION FEE	-	-	-	-	-	-	-	-	-	-	-	\$50/hr. Note 3
RESEARCH/COPIES (See Note 3 for Total)	-	-	-	-	-	-	-	-	-	-	-	
REVERSION TO ACREAGE												
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-	-	\$170	-	-	\$473.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-	-	\$170	-	-	\$446.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)												
SPECIAL USE PERMIT												
Residential												
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	\$317	-	-	\$2,012.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	\$317	-	-	\$1,801.08
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	-	-	\$317	-	\$0	\$3,122.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	\$317	-	\$0	\$3,528.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	\$317	-	\$0	\$2,911.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	\$317	-	\$0	\$3,317.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-	-	-	\$2,329.60

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APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES	
	Planning			Engineering			Parks		Health District		TOTAL	
	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	-					
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-			\$1,138	-	\$2,610.64
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-			\$1,138	-	\$2,152.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-			\$591	-	\$2,699.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-			\$591	-	\$2,204.04
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-			\$591	-	\$1,992.92
TENTATIVE SUBDIVISION MAP (See Note 5)												\$2,045.96
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$1,152	\$0		\$5,364.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$607	\$0		\$6,939.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$1,152	\$0		\$6,423.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$607	\$0		\$8,000.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$607	\$0		\$4,819.00
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												
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL												
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-			\$170	-	\$1,575.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-			\$170	-	\$1,548.00

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

Attachment B
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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 110.00610 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 December 1, 2024

APPLICATIONS	COMMUNITY SERVICES DEPT. FEES			FIRE FEES <i>Fire District</i>	TECH FEES <i>RTF</i>	TOTAL (See Note 14)
	<i>Base Fee</i> (See Note 14)	<i>Planning</i>	<i>Building</i>			
SHORT-TERM RENTAL (Article 319)						
	Initial Permit (See Note 12)	\$781	-	\$180	\$45.25	\$1,176.24
	Initial Permit (with licensed property manager as local)	\$703	-	\$180	\$170	\$1,095.12
	Renewal with Inspection	\$734	-	\$90	\$80	\$940.17
	Renewal with Inspection (with licensed property manager as local responsible)	\$661	-	\$90	\$80	\$864.25
	Renewal with Self-Certification	\$734	-	\$45	\$0	\$810.16
	Renewal with Self-Certification (with licensed property manager as local responsible)	\$661	-	\$45	\$0	\$734.24
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$828	-	\$180	\$174	\$1,229.28
	Initial Permit (with licensed property manager as local)	\$750	-	\$180	\$174	\$1,148.16
	Renewal with Inspection	\$781	-	\$90	\$87	\$996.33
	Renewal with Inspection (with licensed property manager as local responsible)	\$708	-	\$90	\$87	\$920.41
	Renewal with Self-Certification	\$781	-	\$45	\$0	\$859.04
	Renewal with Self-Certification (with licensed property manager as local responsible)	\$708	-	\$45	\$0	\$783.12
	Change of local responsible party/property	-	\$45	-	-	\$46.80
	Change of maximum occupancy (no	-	\$90	-	\$3.60	\$93.60
	Change of maximum occupancy (with	-	\$90	\$90	\$7.20	\$187.20
	APPEAL BY APPLICANT OF STR TIER 1	-	\$803	-	-	\$835.12
	DIRECTOR DECISION (See Note 13)	-	\$250	-	-	\$250.00
	APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION to Board of County Commissioners	-	-	-	-	
	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.

NOTE 14: Fees shall be reduced by \$100 for initial permits and \$50 for renewal permits for properties listed as low cap status per the Washoe County Assessor's Office.

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