



Board of Adjustment Action Order

Special Use Permit Case Number WSUP25-0013 (Sanctuary of God Church)

Decision: **Denial**
Decision Date: October 2, 2025
Mailing/Filing Date: October 7, 2025
Property Owner: Abner and Manuel Lopez
Staff Planner: Eric Young, Senior Planner
775.328.3613
EYoung@washoecounty.gov

Special Use Permit Case Number WSUP25-0013 (Sanctuary of God Church) – For hearing, discussion, and possible action to approve a special use permit for a religious assembly use to allow the construction of a 15,000-square-foot single-story church which would include approximately 9,000 square feet of worship/assembly space (sanctuary, stage, and circulation) and 6,000 square feet of support areas, such as classrooms, offices, restrooms, and foyer. The project would also include a parking area for 154 parking spaces, utility infrastructure, and site grading in the amount of 18,000 cubic yards.

- Applicant: Sierra Builders of Nevada
- Property Owner: Abner and Manuel Lopez
- Location: 3485 Rolling Ridge Road
- APN: 085-512-32
- Parcel Size: 5.003 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make 3 findings required by Washoe County Code (WCC) Section 110.810.30, Article 810, *Special Use Permits*, the Board was unable to make findings #2 – Improvements, #3 – Site Suitability, and #4 Issuance not detrimental; as shown below:

Required Special Use Permit Findings (WCC Section 110.810.30)

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;

To: Abner and Manuel Lopez
Subject: WSUP25-0013
Mailing Date: October 7, 2025
Page: Page 2 of 2

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for religious assembly, and for the intensity of such a development.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/EY/AA

Applicant: Sierra Builders of Nevada; bob@sierrabuilders.biz

Action Order xc: Elizabeth Hickman, District Attorney's Office; Keirsten Beck, Assessor's Office; Jane Tung, Assessor's Office; Katrina Pascual, Utilities; Rob Wimer, Engineering and Capital Projects; Jen Donahue, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency.