

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 checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> 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>September 10, 2024</u>	
Date of action by County: <u>September 3, 2024</u>	
Date Decision filed with Secretary: _____	
Appellant Information	
Name: Citizens for Spanish Springs	Phone: 775-348-8877
Address: c/o Mark Wray, Esq., 608 Lander St.	Fax: 775-348-8351
	Email: mwwray@markwraylaw.com
City: Reno State: NV Zip: 89509	Cell: 775-848-8877
Describe your basis as a person aggrieved by the decision: Representational standing and personal rights and rights of property adversely and substantially affected by the planning commission's recommendation for approval. Members of Citizens for Spanish Springs own and occupy real property whose use and enjoyment is directly affected by Affordable Housing Packet 2.5 and members are directly and adversely affected by developers being allowed to build apartments in Spanish Springs as of right.	
Appealed Decision Information	
Application Number: WDCA24-0004	
Project Name: Housing Affordability Package 2.5	
State the specific action(s) and related finding(s) you are appealing: The Planning Commission's Sept. 3, 2024 vote to recommend approval of WDCA24-0004, to amend Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 306, 406, 408, 410, 412, 432, and 902, and add Article 313	

Appealed Decision Information (continued)

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

The code amendments seek to make it easy for developers to build apartments in regulatory zones of Spanish Springs that will adversely affect the property rights, personal rights and property values of existing single family home residents. The planning commission erred in its findings in support of the recommendation for approval of WDCA24-0004 in that none of the 4 findings could be satisfied.

Cite the specific outcome you are requesting with this appeal:

Denial of the application for code amendments filed under WDCA24-0004

Did you speak at the public hearing when this item was considered?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

Did you submit written comments prior to the action on the item being appealed?	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No

Appellant Signature

Printed Name: **Mark Wray, Attorney for Citizens for Spanish Springs**

Signature: 

Date: **September 10, 2024** 