

Exhibit C

Appeal

**Master Plan Amendment Case Number WMPA18-0001
(Sun Valley Area Plan)**

And

**Development Code Amendment Case Number WDCA18-
0001 (Sun Valley Area Plan Modifiers)**

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>4/13/18</u>	
Date of action by County: <u>4/13/18</u>	
Date Decision filed with Secretary: <u>4/16/18</u>	
Appellant Information	
Name: <u>Ron Bell</u>	Phone: <u>775 750 5256</u>
Address: <u>2390 Homestead Place</u>	Fax: _____
<u>Reno</u> <u>NV</u> <u>89509</u>	Email: <u>RonBellRealtor@hotmail.com</u>
City: _____ State: _____ Zip: _____	Cell: <u>775-750-5256</u>
Describe your basis as a person aggrieved by the decision:	
<u>I bought 109 Grumpy on 4/29/16 and have been trying since to improve lot and area and put a new manufacture home on it. Unbeknownst to myself or seller, there is a clause prohibiting new ones even though a home previously on it.</u>	
Appealed Decision Information	
Application Number: <u>WMPA18-0001 & Development Code Amendment</u>	
Project Name: <u>SDCA18-0001</u>	
State the specific action(s) and related finding(s) you are appealing:	
<u>The planning commissions 4 to 3 vote denying Planning Commission staff report from the Apr 3 meeting requesting the words "New single family detached residential, including mobile homes will not be allowed within the DCMA" in Sun Valley master plan SUN. 1.2 page 5 of 12 be stricken</u>	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made: In 2010 Sun Valley master plan revised in the spirit to clean up Sun Valley Blvd and promote commercial development. Unfortunately they made the area too broad and included residential lots a block or more from the Blvd, including mine at 109 Grumpy. This has created blight and unimproved properties including mine. The planning commission didn't read or understand the staff report provided to them by Washoe planning dept recommending approval of amendment.

Cite the specific outcome you are requesting with this appeal:

To strike line 110, 218, 35 verbiage on Page 5 of 12 Planning Commission staff report referenced and strike the words from Sun Valley Master Plan on SUN 1.1.2:
New single family detached residential, including mobile homes will not be allowed within the DCMA.

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:

Ron Bell

Signature:

Ron Bell

Date:

4/13/18