

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>April 28, 2020</u> | |
| Date of action by County: <u>April 20, 2020</u> | |
| Date Decision filed with Secretary: <u>April 29, 2020</u> | |
| Appellant Information | |
| Name: Michael Railey/Christy Corporation, Ltd. | Phone: 775-502-8552 |
| Address: 1000 Kiley Pkwy. | Fax: _____ |
| | Email: mike@christynv.com |
| City: Sparks State: NV Zip: 89436 | Cell: 775-250-3455 |
| Describe your basis as a person aggrieved by the decision: I have standing in this appeal given the fact that I represent the project applicant and provided oral testimony at the Planning Commission hearing held April 20, 2020. | |
| Appealed Decision Information | |
| Application Number: WRZA20-0003 | |
| Project Name: Reno Christian Fellowship | |
| State the specific action(s) and related finding(s) you are appealing: It is our opinion that the Planning Commission failed to consider policy information presented in regards to the Southwest Truckee Meadows Area Plan and Thomas Creek Suburban Character Management Area. Additionally, the Planning Commission did not consider the zoning compatibility matrix included in the Washoe County Development Code and based their decision on inaccurate testimony without considering County staff recommendations and required findings. | |

Appealed Decision Information (continued)

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

The Southwest Truckee Meadows Area Plan and Thomas Creek Suburban Character Management Area (in which the project site is located) clearly allow for the requested zoning. Additionally, the zoning compatibility matrix adopted in the Washoe County Development Code gives the requested zoning the highest possible compatibility rating yet the Planning Commission stated it was inappropriate zoning for the area without addressing the required findings.

Cite the specific outcome you are requesting with this appeal:

We request that the Board of Commissioners overturn the Planning Commission denial of the Regulatory Zone Amendment request and approve the requested MDS zoning.

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

☒ Yes
☐ No

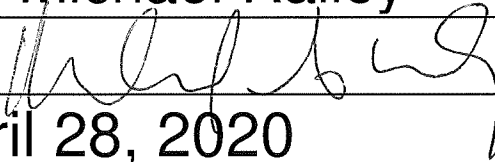
Did you submit written comments prior to the action on the item being appealed?

☒ Yes
☐ No

Appellant Signature

Printed Name: **Michael Railey**

Signature:



Date: **April 28, 2020**