

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



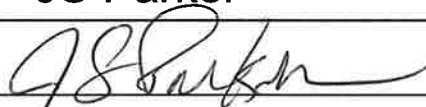
Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

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.

<b>Appeal of Decision by (Check one)</b>	
<b>Note:</b> 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) _____
<b>Appeal Date Information</b>	
<b>Note:</b> 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.	
<b>Note:</b> The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>08.21.2024</u>	
Date of action by County: <u>08.06.2024</u>	
Date Decision filed with Secretary: <u>08.16.2024</u>	
<b>Appellant Information</b>	
Name: Lockwood Development Group LLC	Phone: 775-771-2955
Address: 3495 Lakeside Dr., Suite 249	Fax:
	Email: Parker@developersIG.com
City: Reno                                      State: NV                                      Zip: 89509	Cell: 775-771-2955
Describe your basis as a person aggrieved by the decision: We worked well with the Planning Staff prior to purchasing the parcel in 2023 and through the land use, site planning and engineering review process, including the Application for the MPA & RZA Amendment planning process, only to be blindsided by the Planning Department in April of 2024, three months after our Application submittal. The reversal of support and recommendation of denial has harmed, damaged and aggrieved the applicant, Lockwood Development Group, LLC.	
<b>Appealed Decision Information</b>	
Application Number: WMPA-24-0002 and WRZA-24-0002	
Project Name: Lockwood IC Center	
State the specific action(s) and related finding(s) you are appealing: Appeal to the Planning Commission Action Order (WMPA24-0002 & WRZA24-0002) decision of denial.	

<b>Appealed Decision Information (continued)</b>	
<p>Describe why the decision should or should not have been made:</p> <p>Planning Commission staff voted for denial without regard or reason as to why they were denying the motion, thereby exhibiting prejudice decision making. When the secretary to the Planning Commission motioned that they needed to state their reasoning for denial, they were not readily available to do so, and seemed to pick numbers from the list of required findings in Washoe County Section 110.820.15(d). There was no regard to the staff report, which showed compliance with findings 2,3,&amp;4. Four members voted that they could not support items 2,3 &amp; 4 without any reason or reference to the staff report. Furthermore, five members voted that they could not support MPA finding 2 (Compatible Land Uses), but they did support RZA finding 2 (Compatible Land Uses), thereby nullifying their reasoning for the decisions being made. We have several other reasons as to why we feel the PC decision should be overturned.</p>	
<p>Cite the specific outcome you are requesting with this appeal:</p> <p>Request for approval of a Master Plan Amendment to change the designation on the 5.65-acre parcel (APN 084-080-15) from Rural to 3.45 acres Industrial and 2.20 acres Open Space; and approval of a Regulatory Zone Amendment to change the same parcel from General Rural (GR) to 3.45 acres Industrial and 2.20 acres Open Space.</p>	
<p>Did you speak at the public hearing when this item was considered?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Did you submit written comments prior to the action on the item being appealed?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<b>Appellant Signature</b>	
<p>Printed Name: <b>JS Parker</b></p>	
<p>Signature: </p>	
<p>Date: <b>August 26, 2024</b></p>	