

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.

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>10/14/2025</u>	
Date of action by County: _____	
Date Decision filed with Secretary: _____	
Appellant Information	
Name: Sierra Builders of Nevada	Phone: [REDACTED]
Address: [REDACTED]	Fax: _____
Suite i	Email: [REDACTED]
City: Reno State: NV Zip: 89521	Cell: [REDACTED]
Describe your basis as a person aggrieved by the decision: We believe the decision to vote no on the SUP request was personal and not based on the staff recommendation "APPROVE WITH CONDITIONS."	
Appealed Decision Information	
Application Number: WSUP25-0013	
Project Name: Sanctuary of God Church	
State the specific action(s) and related finding(s) you are appealing: The Board of Adjustment's actions to not approve the SUP request.	

Appealed Decision Information (continued)

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

The decision to approve should have been approved based on the Board of Adjustment's staff report to "APPROVE WITH CONDITIONS" and the fact that we accept all conditions noted. The project meets all of the requirements of Master Plan (suburban residential) and the development code in article 810; special use permit, all parking codes and retention ponds for storm water runoff will be met per Washoe County codes. The trip generation study as required per County and ITE land use 560: for churches has been used and met, and the findings clearly show that "due to the low number of trips (less than 80 peak hour) estimated to be generated by this project the need for additional traffic analysis is not required by Washoe County requirements." All work and construction shall be done in compliance with any applicable Washoe County standards (as applicable).

SEE ATTACHED RESPONSE TO 3 FINDINGS REQUIRED BY WAHSOE COUNTY CODE (WCC) SECTION 110.810.30, ARTICLE 810, SPECIAL USE PERMITS, FINDING S#2 IMPROVEMENTS, #3 SITE SUITABILITY, AND #4 ISSUANCE NOT DETRIMENTAL.

Cite the specific outcome you are requesting with this appeal:

Approval of the special use permit #WSUP25-0013 (Sanctuary of God Church) based on Board of Adjustment's staff recommendation to "APPROVE WITH CONDITIONS" as all of the governing agency's codes and requirements will be met.

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

☒ Yes
☐ No

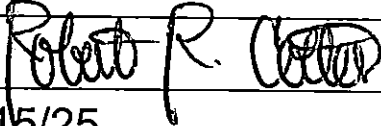
Did you submit written comments prior to the action on the item being appealed?

☒ Yes
☐ No

Appellant Signature

Printed Name: Robert R. Cotter

Signature:



Date: 10/15/25

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;
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;

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Utilities: Existing electrical lines cross the property see below for water and sewer.

Roadway Improvements: The site has access from Rolling Ridge Road.

Sanitation: The proposed sewer connection is 45 feet from the subject property line.

Water Supply: The existing water is approximately 120 ft from the subject property line.

3. Site Suitability. That the site is physically suitable for religious assembly, and for the intensity of such a development.

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Many churches are located within residential developments.

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.

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; this project site has been designed to minimize the impact to the adjacent properties by landscape screening, fencing, and covering all disturbed ground. Furthermore, this meets all of the requirements of Master Plan (suburban residential) and the development code in article 810.