

Evans, Timothy

From: Evans, Timothy
Sent: Thursday, December 5, 2024 1:21 PM
To: 'Lou Christensen'
Subject: RE: Planning Commission Decision Appeal
Attachments: appeal_bcc_app_2025.pdf; Article 821 Amendment of Regulatory Zone.pdf; Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf

Hi Lou,

Attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body, and mailed to the original applicant in the proceeding being appealed. I am working on finding out when the decision will be reduced to writing and will be in touch with the corresponding date for the end of the 10 calendar days.

Also, for your review, are the applicable portions of Washoe County Code in relation to an appeal.

As this is my case, please feel free to contact me with any questions or comments.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Lou Christensen <lpcinnv@gmail.com>
Sent: Thursday, December 5, 2024 10:10 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission Decision Appeal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

I am considering appealing the decision of an item heard by the Washoe County Planning Commission at their Dec. 3, 2024 meeting. The agenda item was 8.C. - Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl Drive and Red Rock Rd.). Please let me know what is required to get an appeal considered. Thanks.

--
Lou Christensen

Evans, Timothy

From: Washoe311
Sent: Thursday, December 5, 2024 11:36 AM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #176758] (Zoning) - Washoe County, NV

Greetings,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Thursday, December 5, 2024 11:35 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176758] (Zoning) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	176758
Date/Time	12/5/2024 11:35 AM

Type	Zoning
Address	Area - Washoe County
Origin	Control Panel
Comments	Voicemail: Hey, I hope this is the message where you leave a protest for the change of a building, out on the Red Rock Road area regarding the new development up the road, if not I will try and call around where I'm supposed to object to the zoning change. My name is William Atkins, 775-412-2010. If this is not where I should be, please call me and advise me where I should lodge a protest. Thank you.
Submitter	Atkins, William Washoe County, NV 775-412-2010

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Washoe311
Sent: Thursday, December 5, 2024 12:19 PM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #176763] (Planning and Development General) - Washoe County, NV

Greetings,


Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



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washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Thursday, December 5, 2024 12:19 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176763] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 176763

Date/Time 12/5/2024 12:19 PM

Type Planning and Development General

Address Area - Washoe County

Origin Control Panel

Comments Voicemail:

Hello, this is John Briggs out here in Red Rock. I just wanted to let you know I oppose the medium density for 3 houses per acre. You want to build out here with low density, one house per acre. Yeah, we do not want that out here. I just want to let you know what I think about it and I know that there is a lot of people that don't want it here so thank you. Have a good day, bye.

Submitter Briggs, John
Washoe County, NV
775-622-5443

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Washoe311
Sent: Friday, December 6, 2024 2:12 PM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #176830] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



Have some kudos to share about a County Manager’s Office employee or experience? Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Friday, December 6, 2024 2:11 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176830] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 176830
Date/Time 12/6/2024 2:11 PM
Type Planning Commission/Board of Adjustment
Address Area - Washoe County
Origin Control Panel
Comments Caller requesting appeal of Silver Knolls density change as area cannot support increase without additional support.
Submitter blackburn, chelsea
Washoe County, NV
775-247-0969

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Planning Counter
Sent: Friday, December 6, 2024 9:10 AM
To: Evans, Timothy
Subject: FW: A new Service Request has been created [Request ID #176794] (Planning Commission/Board of Adjustment) - Washoe County, NV

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tim,

Believe this is your case?

Courtney

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, December 6, 2024 8:48 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #176794] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Friday, December 6, 2024 8:47 AM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #176794] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID	176794
Date/Time	12/6/2024 8:47 AM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Caller wants to appeal the decision for rezoning of silver knolls plan to add 3 homes per acre instead of 1, adding 1800 homes to the area.
Submitter	Cheeseman, Elise Washoe County, NV 619-586-2637

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Washoe311
Sent: Friday, December 6, 2024 2:40 PM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #176836] (Planning and Development General) - Washoe County, NV

Greetings,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Friday, December 6, 2024 2:39 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176836] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 176836

Date/Time 12/6/2024 2:39 PM

Type Planning and Development General

Address Area - Washoe County

Origin Control Panel

Comments Voicemail:

Hello, my name is Michael and I live in the North Valleys I'm calling to say that I disagree with the vote and the decision that was made about the Silver Knolls. Thank you bye.

Submitter Welling, Michael
Washoe County, NV
775-224-3228

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Oakley, Katherine
Sent: Monday, December 9, 2024 3:56 PM
To: lorrainenielsen@ymail.com
Cc: Evans, Timothy
Subject: Appeal Application

Hello,

You can find the application online here: [appeal_bcc_app_2025.pdf](#). I've cc'ed Tim Evans, who is the planner assigned to this application, in case you have any case-specific questions.

Best,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Evans, Timothy

From: Lisa Eckard <lisa.eckard8@icloud.com>
Sent: Monday, December 9, 2024 9:10 AM
To: Evans, Timothy; Howard Owens
Subject: Appeals process

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Good morning,

I attended the meeting on Dec 3rd and spoke out against the decision to change zoning for 89n acres at the end of White Owl Dr from LDS-1 to LDS-3. This was still approved despite several residents disagreeing with the decision. I am trying to find on your website how to appeal this decision; however, cannot find anything anywhere. They spoke about the appeals process so quickly in the meeting that I did not have the change to write it down. The number they said to call just goes directly to voicemail and I can't get in touch with anyone. Can you please help advise me on what steps I need to take?

Regards,

Lisa Eckard

Evans, Timothy

From: Planning Counter
Sent: Tuesday, December 10, 2024 10:05 AM
To: Evans, Timothy
Subject: FW: A new Service Request has been created [Request ID #176944] (Planning and Development General) - Washoe County, NV

Follow Up Flag: Follow up
Flag Status: Flagged

Another..



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>

Sent: Tuesday, December 10, 2024 9:05 AM

To: Planning Counter <Planning@washoecounty.gov>

Subject: FW: A new Service Request has been created [Request ID #176944] (Planning and Development General) - Washoe County, NV

Greetings,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Tuesday, December 10, 2024 9:04 AM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #176944] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 176944

Date/Time 12/10/2024 9:04 AM

Type Planning and Development General

Address Area - Washoe County

Origin Control Panel

Comments Voicemail:

Hi my name is Lori Hart and I'm calling about a possible appeal to the Silver Knolls development of making it a medium density, 3 homes per acre on White Owl. As a teacher over at the High School, I am very concerned about the infrastructure, that we do not have in place, we are already dealing with overcrowding at schools, plus the freeway situation its already a nightmare in the valleys. This is something that I do not think is going to benefit the valley and will actually impact us in a very negative way and I just wanted to make my voice heard about this. My name again is Lori Hart, my number is 1775-420-7332. Thank you.

Submitter Hart, Lori
Washoe County, NV
775-420-7332

[View in QAlert](#)

Evans, Timothy

From: Lou Christensen <ipcinnv@gmail.com>
Sent: Tuesday, December 10, 2024 2:09 PM
To: Evans, Timothy
Subject: Re: Appeal Fee

Follow Up Flag: Follow up
Flag Status: Flagged

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Report Suspicious

Thanks for the info. Tim. Seems like there is no getting around the County Commissioners approving this request either way. That being the case maybe we'll save our powder for when the issue comes before them. Can you speculate when it will be on the agenda of their regular meeting?

On Tue, Dec 10, 2024 at 10:29 AM Evans, Timothy <TEvans@washoecounty.gov> wrote:

Hi Lou,

The appeal form and payment for an appeal may be remitted by check or credit card in person up to the close of business (4pm) on Friday 12/13. If the appeal is submitted on 12/14 or 12/15, let me know in the email that you send the completed appeal form (completed appeal form can be emailed to me) what the payment method will be and I will provide direction on how to get payment to Planning on the following business day.

To give some additional background, please know that the Board of County Commissioners will also hold a public hearing for the regulatory zone amendment as the Planning Commission made a recommendation on December 3, 2024, to the Board of County Commissioners to approve the regulatory zone amendment. Therefore, the next step for the regulatory zone amendment will be to go before the Board of County Commissioners at a public hearing in which the public will have an opportunity to comment on the proposed regulatory zone amendment before action (approval or denial) is taken on the regulatory zone amendment.

Therefore, you may provide comment at the public hearing before action is taken on the regulatory zone amendment by the Board of County Commissioners as detailed above or appeal the recommendation by the Planning Commission as detailed below and previously described in prior emails.

If you would like to appeal the recommendation of the Planning Commission, attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10

calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Let me know if you have any questions.

Regards,



Tim Evans

Planner, Planning & Building Division | Community Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

Visit us first online: www.washoecounty.gov/csd

From: Lou Christensen <lpcinnv@gmail.com>
Sent: Tuesday, December 10, 2024 9:54 AM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Appeal Fee

Hello Tim,

What are the mechanics of paying when submitting the appeal?

thanks.

--

Lou Christensen

--
Lou Christensen

Evans, Timothy

From: Oakley, Katherine
Sent: Tuesday, December 10, 2024 9:09 AM
To: jama1usa@live.com
Cc: Evans, Timothy
Subject: Appeal application

Hello,

You can find the appeal application online here:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/application_files/applications_only/appeal_bcc_app_2025.pdf. The fee is \$1043.12. I have also cc'ed Tim Evans, the project planner, who can answer case-specific questions.

Best,



Kat Oakley, Planning Counter
Planning & Building Division | Community Services Department
planning@washoecounty.gov | 775-328-6100
1001 East 9th St., Reno, NV 89512

Evans, Timothy

From: Oakley, Katherine
Sent: Tuesday, December 10, 2024 8:49 AM
To: brigitta5399@gmail.com
Cc: Evans, Timothy
Subject: Appeal application

Hello,

You can find the appeal form online here:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/application_files/applications_only/appeal_bcc_app_2025.pdf. The appeal has to be filed within 10 days of the Planning Commission's decision. The planner on the case, Tim Evans, is also cc'ed in case you have any case-specific questions.

Best,



Kat Oakley, Planning Counter
Planning & Building Division | Community Services Department
planning@washoecounty.gov | 775-328-6100
1001 East 9th St., Reno, NV 89512

Evans, Timothy

From: Evans, Timothy
Sent: Tuesday, December 10, 2024 12:58 PM
To: mtvalleyblue@yahoo.com
Subject: RE: A new Service Request has been created [Request ID #176926] (Planning Commission/Board of Adjustment) - Washoe County, NV
Attachments: appeal_bcc_app_2025.pdf; Article 821 Amendment of Regulatory Zone.pdf; Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf

Good Afternoon,

To give some background, please know that the Board of County Commissioners will also hold a public hearing for the regulatory zone amendment as the Planning Commission made a recommendation on December 3, 2024, to the Board of County Commissioners to approve the regulatory zone amendment. Therefore, the next step for the regulatory zone amendment will be to go before the Board of County Commissioners at a public hearing in which the public will have an opportunity to comment on the proposed regulatory zone amendment before action (approval or denial) is taken on the regulatory zone amendment.

Therefore, you may provide comment at the public hearing before action is taken on the regulatory zone amendment by the Board of County Commissioners as detailed above or appeal the recommendation by the Planning Commission as detailed below.

If you would like to appeal the recommendation of the Planning Commission, attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Also, for your review, attached are the applicable portions of Washoe County Code in relation to an appeal of a regulatory zone amendment.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Planning Counter <Planning@washoecounty.gov>
Sent: Tuesday, December 10, 2024 9:00 AM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #176926] (Planning Commission/Board of Adjustment) - Washoe County, NV

For you....



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>

Sent: Monday, December 9, 2024 4:32 PM

To: Planning Counter <Planning@washoecounty.gov>

Subject: FW: A new Service Request has been created [Request ID #176926] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Respectfully,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Monday, December 9, 2024 4:31 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #176926] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID	176926
Date/Time	12/9/2024 4:31 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Citizen would like to make an appeal not to change the zoning in silver knolls
Submitter	Masi, Becky Washoe County, NV 775-742-3166 mtvalleyblue@yahoo.com

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Planning Counter
Sent: Tuesday, December 10, 2024 9:37 AM
To: Evans, Timothy
Subject: FW: A new Service Request has been created [Request ID #176939] (Planning and Development General) - Washoe County, NV

Follow Up Flag: Follow up
Flag Status: Flagged

Another...



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>

Sent: Tuesday, December 10, 2024 8:23 AM

To: Planning Counter <Planning@washoecounty.gov>

Subject: FW: A new Service Request has been created [Request ID #176939] (Planning and Development General) - Washoe County, NV

Greetings,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Tuesday, December 10, 2024 8:22 AM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #176939] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID	176939
Date/Time	12/10/2024 8:22 AM
Type	Planning and Development General
Address	Area - Washoe County
Origin	Control Panel
Comments	Voicemail: Hi, this is Gail Hart again, 7756361254. I'm stating my name for the appeal of White Lake. Please add my name to the appeal request. Thank you.
Submitter	Hart, Gail Washoe County, NV 775-636-1254

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Planning Counter
Sent: Tuesday, December 10, 2024 9:40 AM
To: Evans, Timothy
Subject: FW: A new Service Request has been created [Request ID #176942] (Planning and Development General) - Washoe County, NV
Attachments: voicemail202412091459fromHART GAIL 17756361254.mp3
Follow Up Flag: Follow up
Flag Status: Flagged

Another....



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>

Sent: Tuesday, December 10, 2024 8:34 AM

To: Planning Counter <Planning@washoecounty.gov>

Subject: FW: A new Service Request has been created [Request ID #176942] (Planning and Development General) - Washoe County, NV

Greetings,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Tuesday, December 10, 2024 8:33 AM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #176942] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 176942

Date/Time 12/10/2024 8:33 AM

Type Planning and Development General

Address Area - Washoe County

Origin Control Panel

Comments Voicemail:

Hello, my name is Gail Hart, my phone number is 775-636-1254, I am putting in my name for the appeal for the Red Rock extension on Silver Hills and the White Owl going from 3 homes per acre to 1. I live in Cold Springs but I have to commute so I am registering my voice for the appeal.

Submitter Hart, Gail
Washoe County, NV
775-636-1254

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Evans, Timothy
Sent: Tuesday, December 10, 2024 9:46 AM
To: Lisa Eckard
Cc: Lloyd, Trevor; Roman, Brandon
Subject: RE: Appeal of #WRZA24-00
Attachments: appeal_bcc_app_2025.pdf; Article 821 Amendment of Regulatory Zone.pdf; Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf

Good Morning,

To give some background, please know that the Board of County Commissioners will also hold a public hearing for the regulatory zone amendment as the Planning Commission made a recommendation on December 3, 2024, to the Board of County Commissioners to approve the regulatory zone amendment. Therefore, the next step for the regulatory zone amendment will be to go before the Board of County Commissioners at a public hearing in which the public will have an opportunity to comment on the proposed regulatory zone amendment before action (approval or denial) is taken on the regulatory zone amendment.

Therefore, you may provide comment at the public hearing before action is taken on the regulatory zone amendment by the Board of County Commissioners as detailed above or appeal the recommendation by the Planning Commission as detailed below.

If you would like to appeal the recommendation of the Planning Commission, attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Also, for your review, attached are the applicable portions of Washoe County Code in relation to an appeal of a regulatory zone amendment.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Tuesday, December 10, 2024 7:43 AM
To: Evans, Timothy <TEvans@washoecounty.gov>
Cc: Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: FW: Appeal of #WRZA24-00

Appeal of the decision from last week. I don't know the steps she is requesting.



Brandon Roman
Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Lisa Eckard <lisa.eckard8@icloud.com>
Sent: Monday, December 9, 2024 8:48 AM
To: Roman, Brandon <BRoman@washoecounty.gov>
Subject: Appeal of #WRZA24-00

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Good morning,

I am a resident if the Silver Knolls area and am wanting to appeal a decision made on item #WRZA24-003 that was committed to writing on Dec 4th. I am aware that I need to submit an appeal in writing but have no idea how to go about doing this. I am not sure If I'm getting in contact w/the correct person. If you can help guide me or get me to the right person that would be greatly appreciated. Also, I was advised a fee would need to be paid. Is this fee paid when applying for appeal?

Thank you,

Lisa Eckard.

Evans, Timothy

From: Evans, Timothy
Sent: Wednesday, December 11, 2024 11:30 AM
To: Gary Smith
Subject: RE: Appeal
Attachments: appeal_bcc_app_2025.pdf; Article 821 Amendment of Regulatory Zone.pdf; Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf

Hi Gary,

To give some background, please know that the Board of County Commissioners will also hold a public hearing for the regulatory zone amendment as the Planning Commission made a recommendation on December 3, 2024, to the Board of County Commissioners to approve the regulatory zone amendment. Therefore, the next step for the regulatory zone amendment will be to go before the Board of County Commissioners at a public hearing in which the public will have an opportunity to comment on the proposed regulatory zone amendment before action (approval or denial) is taken on the regulatory zone amendment.

Therefore, you may provide comment at the public hearing before action is taken on the regulatory zone amendment by the Board of County Commissioners as detailed above or appeal the recommendation by the Planning Commission as detailed below.

If you would like to appeal the recommendation of the Planning Commission, attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Also, for your review, attached are the applicable portions of Washoe County Code in relation to an appeal of a regulatory zone amendment.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Gary Smith <mgd64@icloud.com>
Sent: Wednesday, December 11, 2024 11:26 AM

To: Evans, Timothy <TEvans@washoecounty.gov>

Subject: Appeal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Requesting link to file an appeal for a recently approved development;

White Owl and Red Rock

I believe it was approved on 12/3.

Thank you

Gary Smith

775-721-3991

Sent from my iPhone

Evans, Timothy

From: Planning Counter
Sent: Wednesday, December 11, 2024 12:49 PM
To: Evans, Timothy
Subject: FW: A new Service Request has been created [Request ID #177038] (Planning and Development General) - Washoe County, NV

Follow Up Flag: Follow up
Flag Status: Flagged

This might be a public comment, so forwarding it to you. I called and left a message about the appeal process.



Kat Oakley, Planning Counter
Planning & Building Division | Community Services Department
planning@washoecounty.gov | 775-328-6100
1001 East 9th St., Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Wednesday, December 11, 2024 12:01 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #177038] (Planning and Development General) - Washoe County, NV

Greetings,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

Social media icons for YouTube, Twitter, Facebook, and a globe.

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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Wednesday, December 11, 2024 12:00 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #177038] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 177038

Date/Time 12/11/2024 12:00 PM

Type Planning and Development General

Address Area - Washoe County

Origin Control Panel

Comments Voicemail:

I am just calling as a resident of Silver Knolls on Red Rock Road to oppose the change in the zoning for new construction out here and any additional changes that are going to force the existing residents more problems. We have a very small two-lane road, we do not have police protection easily, fire protection easily and we just don't need to overbuild and ruining the lifestyle of those residents, in our case of those that have been here for 35 years

Submitter Wardlaw, Jane
Washoe County, NV
775-233-9470

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Washoe311
Sent: Wednesday, December 4, 2024 4:21 PM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #176735] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Wednesday, December 4, 2024 3:58 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176735] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details

ID 176735
Date/Time 12/4/2024 3:58 PM
Type Planning Commission/Board of Adjustment
Address 11585 HEARTPINE ST, Reno
Origin Control Panel
Comments Re: WRZA24-0003 Caller concerned about zoning density change for area off white owl in cold springs 3 homes per ac from 1 home per ac Upset about possible wells drying up along with lack of other resources or infrastructure. Appealing the change, requests we JUST STOP building.
Submitter Corbett, Andrea
11585 Heartpine Street
Reno, NV 89506
775-722-7686

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Planning Counter <Planning@washoecounty.gov>
Sent: Thursday, December 5, 2024 2:57 PM
To: daniellepelz@gmail.com
Subject: FW: A new Service Request has been created [Request ID #176773] (Planning Commission/Board of Adjustment) - Washoe County, NV
Attachments: appeal_bcc_app_2025.pdf; Article 821 Amendment of Regulatory Zone.pdf; Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf

Hi Danielle,

Attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. I am working on finding out when the decision will be reduced to writing and will be in touch with the corresponding date for the end of the 10 calendar days.

Also, for your review, are the applicable portions of Washoe County Code in relation to an appeal.

As this is my case, please feel free to contact me with any questions or comments.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Thursday, December 5, 2024 2:20 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #176773] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Thursday, December 5, 2024 2:19 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176773] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	176773
Date/Time	12/5/2024 2:19 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Citizen left a message about change in density for Silver Hills. upset that it seemed the change was made w/o notice and no one wants the 1800 proposed dwellings in the neighborhood.
Submitter	Pelz, Danielle Washoe County, NV 408-310-5179

[View in QAlert](#)

Washoe County, NV

From: [Evans, Timothy](#)
To: ["zeobee@gmail.com"](mailto:zeobee@gmail.com)
Subject: RE: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV
Date: Monday, December 9, 2024 9:26:00 AM
Attachments: [appeal_bcc_app_2025.pdf](#)
[Article 821 Amendment of Regulatory Zone.pdf](#)
[Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

Attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Please know the filing fee is nonrefundable.

Also, for your review, I have attached the applicable portions of Washoe County Code in relation to an appeal.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, December 6, 2024 2:36 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Friday, December 6, 2024 2:18 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	176832
Date/Time	12/6/2024 2:18 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Caller wanted to appeal the decision made to adjust the zoning density for the Silver Knolls area.
Submitter	Hart, Heather Washoe County, NV 775-842-7879 zeobee@gmail.com



[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Evans, Timothy
Sent: Tuesday, December 10, 2024 9:21 AM
To: Heather Hart
Subject: RE: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV

Hi Heather,

Per NRS 278.260, subsection 4(B) (<https://www.leg.state.nv.us/nrs/nrs-278.html#NRS278Sec260>), the regulatory zone amendment involves noticing each owner of real property within 750 feet of the portion of the zoning district boundary being changed. Property owners within 750 feet of the proposed regulatory zone amendment were noticed.

Please know that the Board of County Commissioners will also hold a public hearing for the regulatory zone amendment as the action taken by the Planning Commission for the regulatory zone amendment was a recommendation to the Board of County Commissioners to approve the regulatory zone amendment. Therefore, the regulatory zone amendment will also be heard by the Board of County Commissioners and the public will have an opportunity to comment on the regulatory zone amendment before final action is taken on the case to approve or deny the regulatory zone amendment.

Therefore, you may submit an appeal as stated in the prior email or provide comment at the public hearing before the Board of County Commissioners.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Heather Hart <zeobee@gmail.com>
Sent: Monday, December 9, 2024 5:25 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Re: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Hello,

According to Washoe County Code, it is required I receive notice for these public hearings hearings. I have never received a notice and missed the hearing for obvious reasons. Why do I have to pay a \$1,043.12 fee to comment on this decision?

Please see attached document for reference.

On Mon, Dec 9, 2024, 09:26 Evans, Timothy <TEvans@washoecounty.gov> wrote:

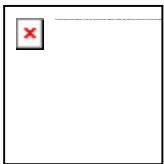
Good Morning,

Attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Please know the filing fee is nonrefundable.

Also, for your review, I have attached the applicable portions of Washoe County Code in relation to an appeal.

Regards,



Tim Evans

Planner, Planning & Building Division | Community Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

Visit us first online: www.washoecounty.gov/csd

From: Washoe311 <Washoe311@washoecounty.gov>

Sent: Friday, December 6, 2024 2:36 PM

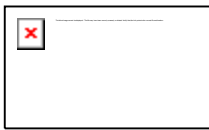
To: Planning Counter <Planning@washoecounty.gov>

Subject: FW: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

[1001 E. Ninth St., Bldg A, Reno, NV 89512](#)



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From: Washoe311 <washoe311@washoecounty.gov>

Sent: Friday, December 6, 2024 2:18 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: A new Service Request has been created [Request ID #176832] (Planning Commission/Board of Adjustment) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details	
ID	176832
Date/Time	12/6/2024 2:18 PM
Type	Planning Commission/Board of Adjustment
Address	Area - Washoe County
Origin	Control Panel
Comments	Caller wanted to appeal the decision made to adjust the zoning density for the Silver Knolls area.
Submitter	Hart, Heather Washoe County, NV 775-842-7879 zeobee@gmail.com

[View in QAlert](#)

Washoe County, NV

Evans, Timothy

From: Evans, Timothy
Sent: Monday, December 9, 2024 9:10 AM
To: Howard Owens
Subject: RE: Appeal
Attachments: appeal_bcc_app_2025.pdf; Article 821 Amendment of Regulatory Zone.pdf; Section 110.912.20 Appeals to the Board of County Commissioners of a Decision by the Board of Adjustment, the Planning Commission, Hearing Examiner or Other Deciding Body.pdf

Good Morning,

Attached is the appeal form that would need to be submitted along with the corresponding appeal filing fee of \$1,043.12 – the fee schedule showing the filing fee is also attached to the appeal form. Please know that the appeal must be in writing (attached form) and delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing and is filed with the secretary to the deciding body and mailed to the original applicant in the proceeding being appealed. The end of the 10 calendar days to file an appeal is December 15, 2024.

Please know the filing fee is nonrefundable.

Also, for your review, I have attached the applicable portions of Washoe County Code in relation to an appeal.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Howard Owens <cz7p4q@gmail.com>
Sent: Sunday, December 8, 2024 6:48 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: Appeal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Tim, we are working on an appeal for the zoning change from LDS to MDS in Silver Knolls.

I just received a message that it costs \$1.043.12 to submit an appeal.

Is that true?

If so when does the money need to be paid and is it refundable?

Howard Owens
989-751-6809
Sent from my iPhone

Evans, Timothy

From: Washoe311
Sent: Friday, December 6, 2024 2:20 PM
To: Planning Counter
Subject: FW: A new Service Request has been created [Request ID #176833] (Planning and Development General) - Washoe County, NV

Greetings,


Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

This request will be closed upon receiving a status update from your office.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Washoe311 <washoe311@washoecounty.gov>
Sent: Friday, December 6, 2024 2:19 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: A new Service Request has been created [Request ID #176833] (Planning and Development General) - Washoe County, NV

Washoe County, NV

A new service request has been filed.

Service Request Details
ID 176833

Date/Time 12/6/2024 2:19 PM

Type Planning and Development General

Address Area - Washoe County

Origin Control Panel

Comments voicemail:

I am totally against the rezoning of the area in Silver Knolls, the low-density suburban. This is a rural community, the smallest we should have is 5 acres. We do not have the water to support this and we do not have the infrastructure. Please do not approve this ridiculous amendment.

Submitter Kauffmann, Beth
Washoe County, NV
775-685-9839

[View in QAlert](#)

Washoe County, NV