



City Clerk's Office
1 E First Street
2nd Floor
Reno, NV 89501
775-334-2030
CityClerk@reno.gov

For Office Use: Date Stamp

REC'D APR 21 2023

MAJ

EXHIBIT A

City of Reno Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

An incomplete form will be returned to you, and may result in a delay in scheduling your appeal.

In addition, all appeals must be filed within the applicable period of limitations. For example, an appeal of a Planning Commission decision must be submitted to the City Clerk's Office within ten business days after the date of filing of notice of the decision with the City Clerk. (The City Clerk's Office maintains a list of common periods of limitations available upon request.)

Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

RMC: Title 18 Code

- ☒ Planning Commission Decision
- ☐ Hearing Examiner Decision
- ☐ Minor Deviation
- ☐ Minor Conditional Use Permit
- ☐ Site Plan Review
- ☐ Administrative Interpretation

RMC: Administrative Code

- ☐ Code Enforcement Citation
- ☐ Business License
- ☐ Building Permit
- ☐ Sign Permit
- ☐ Other:

LDC23-00065 (306 E. Taylor St Multi Family)

2. Appellant Information:

Appellant Name: High Rock Properties LLC
Batuhan Zadeh
Authorized Representative: _____
Address: 711 Manor Dr, Reno NV 89509
7753131544
Telephone No.: _____
batuhamzadeh@gmail.com
Email Address: _____

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

Subject: LDC23-00065

APN: 013-163-01

Subject property is an existing 8 unit apartment building, but zoned for 7 units. Asking for an increase in the allowable number of units.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

Action significantly hurts our financial standing for the building, and risks our ownership of the building, as well as force us to evict a long term tenant from their unit.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

The building has more than sufficient parking, all of the units are identical to each other, the unit has existed within the community for over 20 years. There is no reason to deny the request, its beneficial to the community to approve it.

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

7. Relief or action sought. (Attach additional sheets, as necessary.)

Appellant or Authorized Representative

Signature (Print Name):
Batuhan Zadeh

☒ By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: 9/27/2023

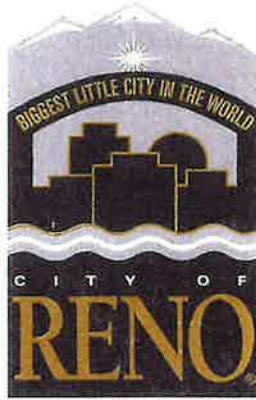
Hearing Time: 6:00pm

Hearing Location: CITY COUNCIL

☐ Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: [Signature]

Chris Pingree, Director
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 326-6650



FILED THIS DATE
08 / 17 / 2023
BY: JG
CITY CLERK

August 17, 2023

High Rock Properties LLC
964 E Golden Valley Rd
Reno, NV 89506

Subject: LDC23-00065 (306 East Taylor Street Multi-Family)
APN: 013-163-01 (Ward 3)

Dear Applicant:

At the regular meeting of the Planning Commission on August 16, 2023, the Planning Commission denied your request for a variance to increase the allowable number of dwelling units from seven to eight units in an existing multi-family complex. The ±0.16 acre site is located on the southeast corner of the intersection of East Taylor Street and Wheeler Avenue. The site is zoned Multi-Family Residential – 30 units per acre/Wells Avenue Neighborhood Plan Overlay (MF-30/WANP) and has a Master Plan land use designation of Multi-Family Neighborhood/Wells Avenue Neighborhood Plan/Mixed-Residential - 30 (MF/WANP/MR-30).

The decision of the Planning Commission may be appealed within ten business days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Pingree", is written over a horizontal line.

Chris Pingree, Director of Development Services
Development Services Department

High Rock Properties LLC
RE: LDC23-00065 (306 East Taylor Street Multi-Family)
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xc: James MacDougall
964 E Golden Valley Rd
Reno, NV 89506

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Senior Civil Engineer
Steve Clement, Washoe County Tax Assessor

PAYMENT DATE
08/21/2023
COLLECTION STATION
7933 - Front Desk 2
RECEIVED FROM
APPEAL FEE - LDC23-00065
DESCRIPTION
BATUHAN ZADEH HIGH ROCK PROPERTIES LLC

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2024-00000738
RECEIPT NO.
2024-00028387
CASHIER
Rosen, Molly

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$100.00	\$100.00
<div><div><div><div>Total Cash</div><div>Total Check</div><div>Total Charge</div><div>Total Wire</div><div>Total Other</div><div>Total Remitted</div><div>Change</div><div>Total Received</div></div><div><div>\$0.00</div><div>\$0.00</div><div>\$100.00</div><div>\$0.00</div><div>\$0.00</div><div>\$100.00</div><div>\$0.00</div><div>\$100.00</div></div></div></div> <div><div><div>CITY OF RENO</div><div>1 E 1ST STREET, 11TH FL</div><div>RENO, NV 89501</div><div>7753342080</div></div><div>Cashier: Molly R.</div><div>Transaction 300971</div><div><div>Total</div><div>CREDIT CARD SALE</div><div>VISA 1230</div><div>\$100.00</div><div>\$100.00</div></div><div>Retain this copy for statement validation</div><div><div>21-Aug-2023 11:42:02A</div><div>\$100.00 Method: KEYED</div><div>VISA XXXXXXXXXXXXX1230</div><div>MANUALLY ENTERED</div><div>Reference ID: 323300564563</div><div>Auth ID: 06060G</div><div>MID: *****5997</div><div>AthNtwkNm: VISA</div></div><div><div>Payment ARRKPRHXTSV3R</div><div>Clover Privacy Policy</div><div>https://clover.com/privacy</div></div></div> <div>PAID AUG 21 2023 CITY OF RENO</div>		
Total Amount:		\$100.00
Customer Copy		