



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

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Short Term Rental Administrative Review Written Decision

WSTRAR Case Number WSTRAR21-0005

Subject: To establish a short term rental with an occupancy of 20 persons at 15030 N. Timberline Drive

Decision: **Denied**

Decision Date: January 27, 2022

Mailing Date: February 3, 2022

Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3627; E-Mail: jolander@washoecounty.gov

Project Description

Short Term Rental Administrative Review Case Number WSTRAR21-0005 – 15030 N. Timberline Drive

- Applicant/Property Owner: TRU Reno Enterprise
- Location: 15030 N. Timberline Drive
- Assessor's Parcel Number: 049-871-10
- Parcel Size: 1.5 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 319 Short-Term Rentals & Article 809, Procedures
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Director of the Washoe County Planning and Building Division has denied the above referenced case (WSTRAR21-0005) based on the detrimental impacts of this short-term rental to surrounding property owners, the applicant's code compliance history, and numerous complaints from neighbors related to this property, as detailed in the staff report.

This written decision can be appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the mailing date on this written decision.

Washoe County Community Services Department
 Planning and Building Division

Mojra Hauenstein, Director of Planning and Building
 MH/IK

Applicant/Property Owner: TRU Reno Enterprise; Email: troyunderwood@yahoo.com
Responsible Party: Hilda Underwood; Email: snt.hilda@gmail.com
Representative: Heather Ijames, Email: heather@ijameslaw.com
Action Order xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Dale Way, Truckee Meadows Fire Protection District; Affected Property Owners



INTEGRITY



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