

LATE MATERIAL
MEETING DATE 7/17/14
ITEM # 25b.

July 14, 2014

Ms. Susan Pansky
Carson City Planning Division
108 E. Proctor
Carson City, NV 89701

Dear Ms. Pansky:

Beverly Sevcik and I own two pieces of property located in the Governor's Square Townhomes Association, one at 1211 Toscana Way and one at 1202 Figuero Way. We are opposed to the construction of duplexes on Barossa for the following reasons:

The rents at Governor's Square range from \$1000 to \$1200. The duplexes will rent for \$700 to \$800. This will bring down our rental value and subsequently decrease our property value, resulting in lower taxes to the city. This reduction of property taxes from our 48 units would not be offset by the increased property values of the six units that are to be built. The ultimate difference will be a loss of revenue to the city.

When our legislature meets, many state representatives and staff coming from out of town ask the Chief Clerk of the Assembly and the Executive Assistant to the Secretary of the Senate where to stay. If there are vacancies at Governor's Square, these units are recommended because of the ideal location to the Senate buildings and also because of the prestigious area. After construction of six low income rentals these recommendations probably will not be made.

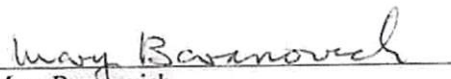
Parking will become a problem to Barossa residents, as they would have no parking available. Mark Turner would need 24 spaces if each unit has 2 drivers but he is asking for 32 spaces. He is not willing to allow any spaces for the Barossa residents.


Mark has no way of preventing children from the duplexes from playing in our streets or Gazebo. If one of these children were to be injured on our premises, our insurance premiums would go up resulting in an unfair monetary burden to the homeowners.

At a meeting with the Board of Directors of the Governors Square Homeowners, Mark Turner said he would not continue with his project if the members of the Association were against it. He further stated that he would drop the project if an attorney was involved. Both conditions are present yet he continues pursuing this project which means he does not keep his work, he can't be trusted.

We hope that the Planning Division will give some serious thought to the above comments.

Sincerely,


Mary Baranovich


Beverly Sevcik
2639 Longridge Dr.
Carson City, Nv. 89706

