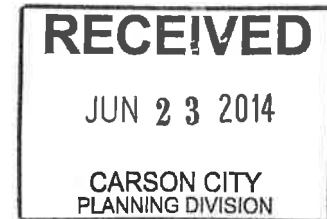


From: Roger <rodgerdodger10@sbcglobal.net>
Sent: Saturday, June 21, 2014 10:28 AM
To: Planning Department
Cc: Gary @ Jo Ann Nelson
Subject: Roger Merritt

To: Carson City Planning Commission



From: Roger Merritt
1252 Toscana Way
Carson City, NV 89701
209256onezerothreefive

Re: PUD - 14-039

I own a townhouse at Governors Square. I DO NOT approve of the proposed zoning change from commercial to residential property. In my opinion, this change will cause property value to plummet and cause undue burden on the the current property owners in Governors Square.

When I purchased my property in December 2011 was aware of the commercial property adjoining the the Governors Square complex. I excepted in fact that the 6 COMMERCIAL LOTS might be developed, but never would have bought and invested in my property if they would/could be re-zoned residential properties.

At this point, I have been made aware that maybe the Board representing the owners of Governors Square may have made decisions without do authority and all the owners in Governors Square may not have even been made aware of this proposed change. I have been personally just made aware of this within days.

I PROPOSE A POSTPONEMENT on this decision giving more time to clarify the issues and give EVERYONE a equal and fair voice. This proposed change is MAJOR and should be done cautiously, correctly and in GOOD FAITH.

Again, I DO NOT APPROVE OF THIS ZONING CHANGE without proper notification and all the important issues being considered, reviewed and agreed upon by all parties.

Thank you

Roger Merritt

Late Info
PUD-14-039
E-4

From: Joel <joely10@hotmail.com>
Sent: Wednesday, June 25, 2014 1:58 PM
To: Planning Department
Cc: Joel
Subject: Subject: Planned Unit Development File No: PUD-14-039
Importance: High



COMMENTS

As an owner of property in the vicinity (and one of the 48 effected residential units comprising the existing Governor's Square Planned Unit Development) of the subject PUD-14-039, I am submitting the following comments for review by the Commissioners.

The Commissioners have been asked to review a "*...request to modify the existing Governor's Square Planned Unit Development to allow conversion of six commercial lots to residential uses, thereby increasing the total number of residential units in the Planned Unit Development from 48 to a maximum of 60.*"

The requested modification should be **denied** for the following reasons and factors:

- The existing Governor's Square Planned Unit Development was carefully considered and approved less than 10 years ago. It represents the type of medium density residential/light business mixture which the Planning Commission saw as best suited to the nature and resources available in Carson City, then, and in the future.
- The intervening 'Great Recession' of 2008 forced normal economic development and commercial activity to come to a standstill at the time when this stage of the existing Governor's Square Planned Unit Development would have been completed with building and leasing of the 6 commercial lots.
- The 'Great Recession' produced the economic conditions which forced the previous

owners of the six commercial lots to fail to pay their taxes and set up the tax sale of

the property to the current owners for a fraction of the property's value. It should be

noted that every residential unit owner in the existing Governor's Square Planned

Unit Development has a far greater financial investment *in each* of their single properties than the new owners do *in all* six commercial lots.

- In addition to having a much greater singular (let alone combined) investment which

is adversely effected by the request, it should be noted that all of the 48 residential

unit owners purchased their properties *based on the existing Governor's Square*

Planned Unit Development which included 6 commercial lots fronting the main road

adjacent to the PUD.

- A change to 12 residences would further tax the existing resources of Carson City at

a time when revenues are only barely coming back to previous pre-recession levels.

- A change to 12 residences introduces many traffic problems as well as parking problems to existing residents.

- A change to 12 residences in such close proximity to the existing 48 members of the

Governor's Square Planned Unit Development condominiums poses a potential denigration of the existing residences which are all conforming to carefully

planned

and architecturally designed specifications *and* whose upkeep and maintenance are

overseen by condominium bylaws of the existing Governor's Square Planned Unit

Development HomeOwners Association and its paid Property Management experts.

For these reasons the Commissioners should deny this request and keep Carson City a thoughtfully planned and beautiful Capitol city befitting the Great State of Nevada.

Thank you for your kind and thoughtful consideration.

Joel C. Richard
1212 Fonterra Way
