

Dear Fellow neighbors in Silver Oak

As many of you may be aware a special use permit was granted to property owners, Turner and Richards at the Planning commission meeting on September 30, 2015 to construct a high density apartment complex on GS Richards Blvd adjacent to Ivy Baldwin Circle on 2 parcels approximately 3-4 acres. This is a proposed 90 unit complex composed of 60 one bedroom apartments and 30 two bedroom apartments. The complex is composed of 5 separate buildings with a pool/playground adjacent to the roundabout.

We attended that meeting and spoke out in opposition to this project. There were 6 of us at this meeting and also 3 letters of opposition written. Unfortunately, our voices were not heard and the Planning Commission voted 5-2 to grant a special use permit on the advice of the Planning Department. We live at 3480 GS Richards Blvd in a mixed use building. The area we live in is the Silver Oak Commercial Village. The use of this property has a land use designated within the RC-PUD, The RC zoning includes retail and commercial with mixed use an acceptable usage as long as the property is predominately commercial/retail, which we are. Multi-family use is not an allowable use, but must be sought as an amendment to the PUD; not a special use permit. We are not directly adjacent to the property where the 90 units are to be constructed but we feel very strongly that Silver Oak has a plan in place and when it is not adhered to it can negatively impact each and every one of our neighbors.

Our Planned Unit Development (PUD) known as Silver Oaks was conceived almost 20 years ago. It was originally the Harutoonian Ranch and consisted of 651 acres. Much time and consideration went into this project. It provides for 1181 residential units, a commercial village, a larger commercial site (the former K-Mart site) and provided in excess of 45% open space with the golf course. Currently the development is more than 50% developed. The PUD zonings districts of this original plan have been adhered to and what we have is very nice neighborhood, one that we are glad to live in and be a part of. Each and every one of us has been good neighbors. We are very fortunate to have wide sidewalks, cul du sacs, walking paths, a lovely playground for the children even with tennis courts, and lots of open spaces. As property owners we have maintained and landscaped our properties making this development one of Carson City's nicest. Our property values have remained high.

Our opposition to this proposed project was based on a few major points.

1. The apartment complex goes against the PUD's designated land use in the Commercial Village. If the property owners desire a change of use for their 2 parcel, our PUD has a way to allow for change. If the majority of property owners desire this type of change then we can amend the PUD. We believe this is the responsibility of our PUD, not the City's Planning Commission. If this project is allowed then other undeveloped properties within the PUD will be able to apply for similar concessions. Possibly this could be a desirable direction. We certainly cannot say. We believe it should be our right to consider the future of development. We are not against change in any way. But if change is desirable than let it be in a logical, considerate way that takes into account the effects on the adjacent property owners, the increase of traffic, the increased projected density and the continued compatibility to protect our property values.
2. We are in opposition to the density of this project. There was discussion at this meeting of allowing 30 units to the acre. This is the density of newer apartment complexes in Reno. We feel we are not Reno and may not want to be like Reno. If some form of multi-family is a desired usage within our development than it should be a part of a

mixed use project as allowed. It could be an opportunity to develop apartments of a larger size (than the proposed 700-900 sq ft). The possibilities of what could be allowed are endless. Again with considered planning we believe there are compromises out there.

3. We are in opposition to the design of the project. There is nothing compatible in the design to the surrounding structures. It appears to achieve maximum density rather than consider aesthetics. Our commercial neighbors have spent large sums of money to build attractive sites and we believe that something that enhances the area rather than detract should be built.

We have filed an appeal and have asked that this proposal be heard before our elected officials. We believe that our PUD is relevant and should not be ignored as the Planning Department and Planning Commission believe. But if we are going to achieve positive results, then there must be a louder voice than just the 6 attendees and 3 letters. We need your help. If you believe like we do that our development is successful and we want to stay within our vision and make changes in the corrected method of amendments then please help. These are the ways that you can help;

1. Contact each member of the Board of Supervisors or at least a few. They are the elected officials that we voted for. They all took their position to represent us. Let them know that you believe in the integrity of our planned unit development and want the special use permit granted to Turner and Richards revoked. Our supervisors are:
  - a. Karen Abowd – (775)283-7582
  - b. Lori Bagwell – (775)283-7144
  - c. Jim Shirk – (775)720-5761
  - d. Brad Bonkowski – (775)283-7073
  - e. Mayor Robert Crowell – (775)283-7550
2. Write a letter to the Carson City Planning Department at 108 E Proctor Street, Carson City, NV, 89701. Susan Dorr-Pansky, (775) 283-7076 is the planner for this project. She authored the findings and recommendation for approval for the Planning Commission. Let her know your thoughts. The letters will be included in the packet sent to the Board of Supervisors pertaining to this issue. We have included a form for you to use. Feel free to add to it if you so desire.
3. Attend the Board of Supervisors meeting when they consider action of this item. Their meetings are long but if you call the City at they will give you an approximate time that this item will be discussed. We are tentatively scheduled for the appeal on **December 17<sup>th</sup>, 2015 at the Board of Supervisors Meeting, Carson City Community Center.** Please check the paper or call the Planning Department to be sure.

We thank you in advance for your support of good planning in Carson City. We cannot do this alone. It is very important to let the Board of Supervisors and our Mayor hear from each of us in some way. Every voice is important.

Richard and Brenda Wipfli

Robert and Pam Bauter



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

*Andrew & Tamara Tucker*  
*Andrew & Tamara Tucker*

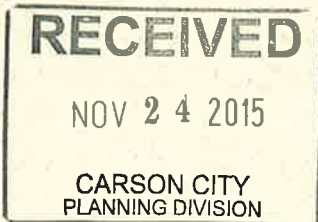
2488 Simons Ct

Carson City NV 89203  
address



# The Nevada Center

September 22, 2015



RECEIVED

NOV 23 2015

CARSON CITY EXECUTIVE OFFICES

Dear Board of Supervisors,

Re: Special Use Permit located on GS Richards Blvd and Country Club Drive

I am writing to you in regards to the above referenced application for a special use permit. We own a large medical clinic at 1231 Country Club Drive, directly across the street from this proposed three story project.

I was very surprised to learn that the Special Use Permit was granted to Turner and Richards for their proposed three story apartment complex in Silver Oak Village. This project is not in compliance with the SILVER OAK PHASE 8, PLANNED UNIT DEVELOPMENT, as my sales deed indicates. All owners have complied with the density, usage and architectural requirements of said PUD. The planning department is bound to follow the PUD that was approved 20 years ago.

This project will be a drain on all of the surrounding commercial buildings and their value. We paid commercial prices and have huge investments, trusting these costs and values would be protected under the Silver Oak planned unit development.

The small open corridor will not handle such things as residential traffic, snow removal as well as parking. In the summer, when the golf course has tournaments, their parking area fails to accommodate the golfers, and there have been times when I have arrived at our building, finding our parking lot near full due to the golf course using our adjacent parking as "spill over" parking. I chose to be a good neighbor and not make a fuss, but this "special use" request will only make parking issues worse because the very location in question has been used for parking as well. It will also cause a great deal of congestion to the egress and ingress of traffic from College Parkway, which already gets congested during commute time.

The tranquil, peaceful commercial environment we chose to invest in for aesthetics will be completely changed. This so called "special use" is an unjust request since there are alternatives for the applicants and none for the current business owners, who have abided by the PUD of Silver Oak.

Therefore, we see no valid reason for a special need, and urge The Board of Supervisors to revoke the special use permit that was granted on September 20<sup>th</sup>, 2015.

Respectfully Submitted,

Frank and Judy Shallenberger

1231 Country Club Drive, Carson City, NV, (775-884-3990)

RECEIVED

NOV 23 2015

CARSON CITY EXECUTIVE OFFICES

Date: 11/18/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

RECEIVED  
NOV 24 2015  
CARSON CITY  
PLANNING DIVISION

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

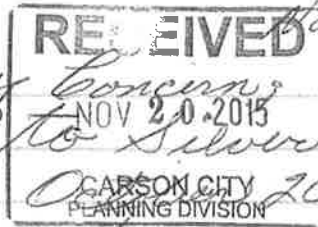
Bob Drews

Bob Drews

2791 Christmas Tree  
address

Bob & Lisa Drews

We moved here to get away from Bay Area sprawl. Don't make the mistake Bay Area planners (or non-planners) did and ruin a good thing. Thank you.



NOV. 7. 2015

To Whom it may concern:  
 We moved to Silver Oaks Community in October 2013 after several months searching for a nice home in a well maintained community. During my military service for 37+ years and since retirement we have resided in a variety of neighborhoods. Silver Oaks is the best ever for us.

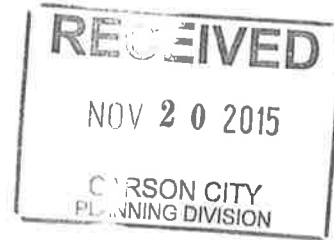
The high density apartment complex planned for G.S. Richards Blvd will have an adverse impact on the quality of the Silver Oaks area. Another consideration is trespassing on our beautiful golf course. When a large number of people reside in close proximity of open spaces, (such as a golf course) day and night patrol will be required to prevent vandals etc..

Please reconsider your decision to approve these apartments.

Sincerely,

Jesse & Sylvia Robert





Date: *Nov. 7, 2015*

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

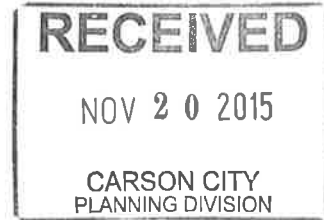
We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

*Jesse P. Roberts*

*2037 Briar Crest Ct.  
Carson City, NV 89703*  
address



Date: 11-07-15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

*Sylvia A Roberts*

*2037 BEAR CREST CT*

*CARSON CITY, NV 89703*

address



Backup Packet 6  
**RECEIVED**  
NOV 17 2015  
CARSON CITY  
PLANNING DIVISION

11/16/15

As residents of Silver Oak Drive we are in agreement with the attached as regards to not allowing an apartment complex to be build on GS Richards Blvd. While we have nothing against Mr. Turner or Mr. Richards personally, this project is simply a money making venture on their part without regard for it's negative impact on the residents in the immediate vicinity. We are sure that they will attempt to sell the building of this project as an asset to the community, which common sense dictates is just the opposite!

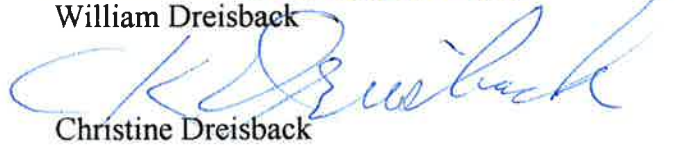
We lived in an apartment complex for 8 months while our home on Silver Oak Dr. was being built. As with all apartment complexes, they are transient in nature with people constantly moving in and out. This results in a large amount of traffic coming and going on a daily basis, for which GS Richards Blvd is not designed to accommodate. The original plan for this property was designed and approved for Commercial/Retail buildings, and should remain as such.

At the present time Silver Oak Dr. is being built out with custom homes. There are 8 homes under construction in various stages. One home is complete and for sale, and one more complete however we have not seen the people who purchased this home. Several more lots on Silver Oak Dr. do not as yet have new homes started. With only a small amount of permanent residents now residing on Silver Oak Dr. the future residents have no way of objecting to this project, and as such will be stuck with it after they move in!

We suggest that our elected Mayor and elected members of the Board of Supervisors visit this area in person, and see 1<sup>st</sup> hand for themselves that this proposed project is totally wrong for this area.

Sincerely

  
William Dreisback

  
Christine Dreisback



Date: 11/16/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

William P. Drustach

K Drustach

1560 Silver Oak Dr.  
address Carson City, NV  
89703



RECEIVED

NOV 16 2015

CARSON CITY EXECUTIVE OFFICES

Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

  
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2565 Summers Ct

CC NV 89703

address



RECEIVED

NOV 13 2015

CARSON CITY EXECUTIVE OFFICES

Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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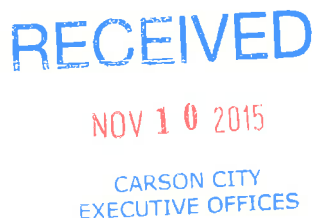
*Ruth Pintar*

*1976 Briar Crest Court  
Carson City, NV 89703*  
address



1817 Montelena Ct.  
Carson City, NV 89703  
November 5, 2015

Hon. Robert Crowell  
City Hall  
201 N. Carson St., Suite 2  
Carson City, NV 89701



Dear Mayor Crowell:

I am writing to encourage you to vote to reject the recent Special Use Permit granted to Mark Turner and Garth Richards for construction of 90 apartment units in the Silver Oak Commercial Center.

We reside in the Silver Oak community and purchased our home their 18 years ago largely because the project design included a golf course and single-family homes. Multi-family units were not part of the design then and are not compatible with the community now. We think any change to the community ought to be done through an amendment to the CC&Rs and approved by the members of the Association.

I also operate a business (Valley Realty and Management) in the Northtown Plaza, located across College Parkway just south of the proposed development. The demographics that would come with 90 one- and two-bedroom apartments would not be compatible with our business or the Northtown Plaza. We have enough problems now with transients, skateboarders and the homeless.

We strongly object to this proposed development and sincerely hope that you recognize that it is only in the business interests of the Silver Oak developers and not the residents and nearby businesses. Please vote to revoke the recently granted special use permit.

Respectfully,

Mike and Carol Veatch





RECEIVED

NOV 10 2015

CARSON CITY EXECUTIVE OFFICES

Date: *Nov. 04, 2015*

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

*Demetrius Abel* *Bonnie M. Holt*

*2060 Stephen Ct*

*Carson City, NV 89103*

address

*Totally disagree with this plan!!*

Date: *November 6, 2015*



Carson City Board of Supervisors

RECEIVED

RE: Silver Oak apartment building special use permit

NOV 10 2015

Dear Supervisors

CARSON CITY EXECUTIVE OFFICES

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

*Valerie Hardison*

*2024 Stephen Court*  
*Carson City, Nev. 89703*  
address



**Susan Dorr Pansky**

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**From:** Planning Department  
**Sent:** Monday, November 09, 2015 2:15 PM  
**To:** Susan Dorr Pansky  
**Subject:** FW: Silver Oak Village Apartment development.

-----Original Message-----

From: [elijahbdijah@gmail.com](mailto:elijahbdijah@gmail.com) [mailto:[elijahbdijah@gmail.com](mailto:elijahbdijah@gmail.com)]

Sent: Monday, November 09, 2015 11:34 AM

To: Karen Abowd

Cc: Planning Department

Subject: Silver Oak Village Apartment development.

My wife and I are new property owners in the Silver Oak community and have been made aware of proposed development of a high density apartments. Prior to buying, I reviewed the PUD and CC&R's to make sure the this would be a desirable community to live in. Having lived in a planned community development in California and experienced development whereby high density apartments were commingled with upper priced homes was a disaster. The respect and pride in ownership in homes was not reflective by apartment owners, leading to continuous conditions. Having worked for the city of Sacramento and reviewing all development from a fire perspective I understand change in use to property. Silver Oak being in a PUD would require a modification to the existing plan. Under today's standards all effected property owners within the PUD shall be allowed to ratify any change to the PUD. New items to be considered is the development should include an EIR reflective of this type of development.

I have placed a call into the City planning department to find out the status of this project. Though my review of their web site I was able to find that the Planning Commission did approve the development however I have not been able to find any information on this Item being presented to the City Council.

As a concerned property owner my wife and I are against the change in use and are willing to show our opposition at City Council.

Thanks,  
 Greg and Angela Hoeger  
 2832 Snowflake Dr  
 Carson City, Nv 89703  
 (916) 333-9943  
 (916) 397-8887

Sent from my iPad



RECEIVED  
NOV 05 2015  
CARSON CITY  
PLANNING DIVISION

RECEIVED

NOV 02 2015

CARSON CITY  
EXECUTIVE OFFICES

Date: 28 Oct 2015

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

Steingrube Living Trust  
E.M. Steingrube, trustee  
1446 Alberta Ct

Carson City 89703  
address

P.S. The proposed plans are ugly and not in keeping with the other buildings and home in Silver Oak.

PPS - The medians on Carson Street are beautiful. Costello donated them when they were in bloom. Too bad to lose them after the generous gift.

Date: 11/1/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

Diana Schefcik  
1580 Silver Oak Dr  
Carson City, NV 89703  
address



Date: 11/2/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

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Sincerely,

Corazon Rought  
2076 Briar Crest Dr.  
Carson City, NV 89703  
address



Date: 10/23/2015

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

*Randall J. Hess*

2460 WATERCREST CT.

CARSON CITY, NV. 89703  
address



# Important .... Request!



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors *Susan Dorr-Pansky .... Author of Recommendation*

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

*John E McKenzie Linda McKenzie*

1615 Robb Dr.

Carson City, NV 89703  
address

John & Linda McKenzie  
1615 Robb Drive  
Carson City, NV 89703





Date: Oct 26, 2015

Carson City Board of Supervisors *by Mayor Robert Crowell*

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

*Valerie Krause*

2448 CHARDONNAY DR.

CARSON CITY, NV  
address *89703*

RECEIVED

OCT 29 2015

CARSON CITY  
EXECUTIVE OFFICES



October 26, 2015

Carson City Board of Supervisors



Re: Silver Oak Special Use Permit

Please revoke the special use permit approved by the Planning Commission on September 20, 2015, for a 90-unit apartment complex. If you drive to that location, you will see it is at a round-about which currently handles very little traffic. I imagine that round-about was designed specifically to minimize through traffic in that area. The area is largely commercial. The businesses are small. The Silver Oak Golf Course produces little traffic. However, the Western Nevada College traffic on College Parkway can back up at certain hours of the day. I believe the congestion resulting from a 90-unit complex which would surely house at least 180 people would diminish the quality of that neighborhood. These days each household usually has two cars. The street at the proposed housing unit is not adequate for the resulting traffic. There is a lot of other open property owned by these developers which is also close to the golf course which could more adequately service a 90-unit complex, including off of Ormsby Boulevard leading up to Combs Canyon.

Please to not allow an apartment complex in this area.

Sincerely,

Sandra K. Small

1482 Alberta Ct.

Carson City, NV 89703

775-882-2903

RECEIVED

OCT 29 2015

CARSON CITY EXECUTIVE OFFICES



Date: *October 23, 2015*

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

*Paula J. Maston*

*1787 Montelena Ct.*

*Carson City, NV 89703*  
address



Date: 10/23/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago. !!

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Sincerely,

JON + VIKKI ANNE FORD

1540 SILVER OAK DR.  
CARSON CITY, NV 89703  
address



Date: 10/17/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

*[Handwritten signature]*

2186 Court Side Cir  
CC, NV 89703  
address







Date: 10-22-15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

Wanda Spindel  
Silver Oak resident

2084 clover court

Carson City, NV 89703  
address

(775) 885-7038

Mr. Mayor:

Per an article in The Appeal in 2014, only 18% of Carson City's population lives in single family houses and the 18% pay a disproportionate amount of taxes to pay for city services. The other 82% lives in apartment buildings etc. That's a lot of apartment buildings - and they are everywhere! We do NOT need any more apartment buildings. We need single family homes and yet Richards/ Turner propose building more high-density apartment buildings. That plan is a no-go and I am totally opposed to that plan. Silver Oak residents were not even notified of this plan, it does not fit in with the neighborhood, and I am one who asks that it NOT be approved.



Date: 10/22/2015

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

2958 Gentile Ct, Carson City  
address

Allen Wen  
2958 Gentile Ct  
Carson City NV 89703



Date: 10/22/2015.

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

*Christopher B. Stevens*

Mr. Mrs Christopher B. Stevens.  
1856 Pinoak Lane

Carson City, NV 89703  
address





RECEIVED

OCT 23 2015

CARSON CITY EXECUTIVE OFFICES

Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

Steve Ervits

1125 Gold Meadow Ct  
Carson City, NV 89703  
address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

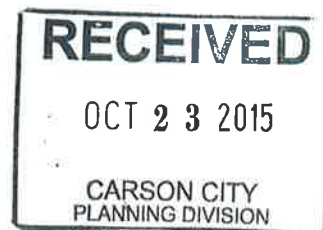
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Sincerely,

Christina Shaw

2159 Courtside Cir.

Carson City NV 89703  
address



Date: *10/21/2015*

Carson City Board of Supervisors *+ Carson City Planning Dept.*

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

*Don & Susan Robertson*

*1405 Turner St. & 1261 Highland Dr.  
Carson City NV 89703.*  
address

2657 Oak Ridge Drive  
Carson City, NV 89703  
October 16, 2015



Carson City Board of Supervisors  
201 N. Carson Street  
Carson City, NV 89701

Dear Supervisors:

Re: Silver Oak Apartment Building Special Use Permit

Through no easy effort, I have been advised of the attempt by Messrs. Turner and Richards to make a significant change in the Silver Oak PUD by constructing a high density three-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired, then property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately twenty years ago.

I live in the vicinity of this proposed project. As a property owner in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for incompatible three-story apartment buildings which promote high density and poor aesthetics, and which compromise adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Jones".

Barbara Jones



Date: 10/19/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

William + Patricia Bray

2535 Simons Ct  
CC, NV 89703  
address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

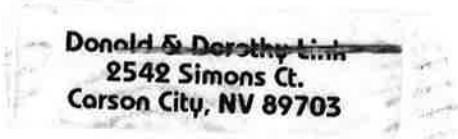
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Sincerely,

*Don & Dorothy Link*

\_\_\_\_\_  
*2542 Simons Ct*  
address





RECEIVED

OCT 21 2015

CARSON CITY EXECUTIVE OFFICES

Date: 10/16/2015

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

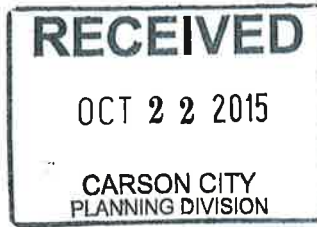
Alana A. [Signature]

2748 OAK RIDGE DR

address

The park changed our neighborhood already, we don't need 90 apartments bringing in that many more people





RECEIVED

OCT 21 2015

CARSON CITY EXECUTIVE OFFICES

Date: 10-13-15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

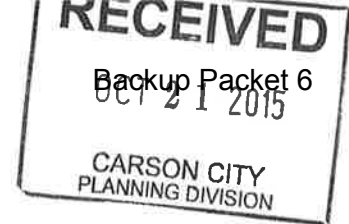
George + Kelly Dauterio

1525 Turner Ct

Carson City NV 89703

address

Oct. 19, 2015



To: Carson City Board of Supervisors

Re: Silver Oak apartment building special use permit

Dear Supervisors,

As a resident of a Silver Creek home, I have been made aware of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by granting a special use permit for two parcels on Richards Blvd.. I believe that the construction of a 90 unit multi-family apartment complex in what is now zoned as commercial/retail is not in keeping with the Silver Oak PUD that was established almost 20 years ago. If such a change in usage were to be initiated, it should be done through the process of amendment as contained in the existing PUD rather than outside of those procedures - as has been proposed by vote of the Board of Supervisors in granting a special use permit requested by the Planning Commission on Sept. 20, 2015. Maintaining the Silver Oak development as a first-class residential community is of paramount importance to those of us already residing here.

Please revoke this special use permit when it comes up for appeal at the Dec. 17<sup>th</sup> Board of Supervisors meeting.

Sincerely,

*Don Churchill*

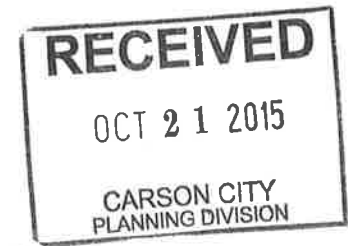
Don Churchill

1464 Alberta Ct.

Carson City, NV 89703-8349

775-315-0375

Eric L. Drell  
2015 Emily Ct.  
Carson City, NV 89703  
775-887-0669  
[jlgs1@mac.com](mailto:jlgs1@mac.com)



October 13, 2015

Carson City Planning Department  
Att: Susan Dorr Pansky  
108 E Proctor St.  
Carson City, NV 89703

Dear Susan,

I am a 15 year resident of Silver Oakes community. One of my considerations for buying property and building here was that this was a Master Planned community with strict CC&R's. After living in other areas of Carson City and watching what happened when the rules changed, I must protest you finding for a special use permit to allow structures to be built in Silver Oakes that do not conform to the master plan. That in itself should be enough to prevent this permit from happening. From talking to many owners on this community, their views are unanimously against this permit. It appears, the only people who benefit are the owners of the property who created the Master Plan and agreed to follow it.

I would be interested to know what your incentive is to approve this project when so many are against it as you will no doubt find out as this matter progresses.

Other considerations of why you should not allow this are as follows:  
We already have water rationing in the community and many of us have spent a lot of money changing our landscape etc. to save water. We did not do this so you could add more problems to our water system.

Our streets have cracks that have become over 3 inches wide in some places and the city says they do not have the resources to repair these. Why would you want to had more roads when you can't maintain the ones we have.

From what we can see from the attached plan, these new apartments do not meet other standard we all had to meet when we built.

I summary, if this owner builders want to build on their land for projects listed in the Master Plan, I have not objection. I'm not one of those people who want to stop growth. I only ask you to follow the Master Plan that has been approved and not allow changes the community does not want.

Very truly yours,

A handwritten signature in black ink, appearing to read "Eric L Drell", with a long, sweeping horizontal stroke extending to the right.

Eric L Drell



Date:

Carson City Board of Supervisors


RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

 as 50% owner of KBCA Rentals, LLC

3860 GS Richards Blvd.

Carson City, NV 89703  
address



Date: 10/18/2015

Carson City Board of Supervisors


RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

  
-----  
Joseph A. Bernardy  
1505 Evergreen Dr.  
Carson City, NV 89703  
address





Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

Cindy Stone

*Cindy Stone*

1425 Turner Court

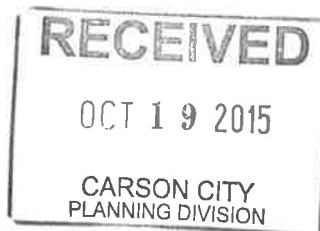
Carson City, NV 89703

address

Date: 10/15/2015

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit



Dear Supervisors

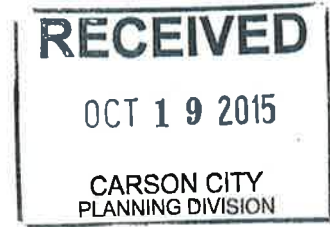
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Sincerely,

Donald Leonard

2865 Christmas Tree Dr  
address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

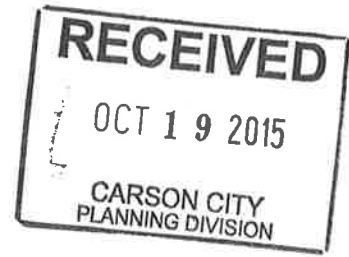
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Sincerely,

A handwritten signature in blue ink, appearing to be "R. ...", written over a horizontal dashed line.

2942 Collier Ct  
Carson City, NV 89703  
address



Date: 10/15/15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors / Mayor Robert Crowell

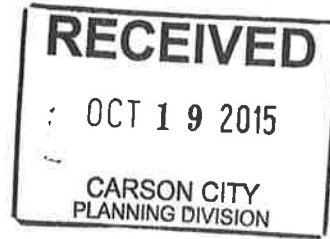
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Sincerely,

Denia Russell

1780 MONTELENA CT  
Carson City, NV 89703  
address



Date: 10-16-15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors (Maya & Bob Crowell)

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

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Sincerely,

Richard Russell

1780 Montalena Ct.

CC. NV 88703

address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

*Carl J. Remme*

*Lillian C. Remme*

*2168 Clover Ct.  
address C.C. 89703*





Date: 10.14.15

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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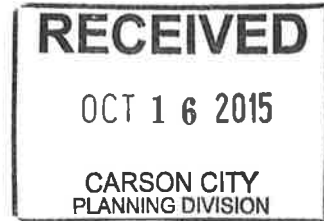
Sincerely,

THOMAS D. BIBB

2544 OAK RIDGE

CC, NV 89703

address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

*Audrey Backus*

*1724 Renoak Ln*

*Carson City, NV 89103*

address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

Leslie A. Dumin

1465 Turner Ct.  
Carson City NV 89703  
address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

Phyllis Atkinson  
Phyllis Atkinson

1049 Meritage Ct.

CC. NV 89703

address

Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

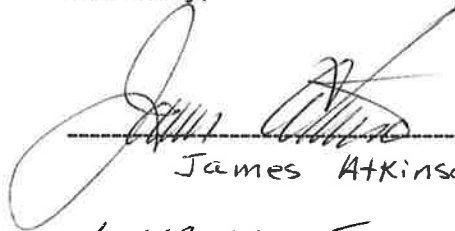
Dear Supervisors



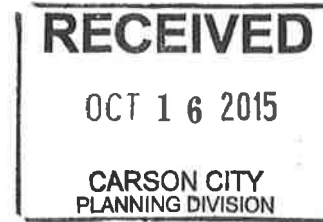
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Sincerely,

  
 \_\_\_\_\_  
 James Atkinson

1049 Meritage Ct  
Carson City, NV 89703  
 address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

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Sincerely,

Edward J. Kiewitz  
Georgia Kiewitz  
1851 Pinoak Lane  
Carson City, NV 89703-8316  
address





Date: 10-14-15

Carson City Board of Supervisors

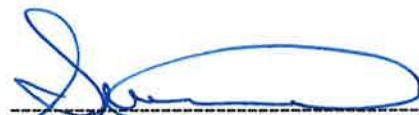
RE: Silver Oak apartment building special use permit


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Sincerely,

  
Susan M. McKinnish  
1781 Tulip Ct  
Carson City, NV 89703  
address

  
David W. McKinnish

RECEIVED  
OCT 16 2015  
CARSON CITY  
PLANNING DIVISION

RECEIVED

OCT 15 2015

CARSON CITY  
EXECUTIVE OFFICES

Date: 10/12/2015

Carson City Board of Supervisors

RE: Silver Oak apartment building "special use permit"

Dear Supervisors

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Sincerely,

Judy A. Etchamendy

Mr. B. Etchamendy  
2165 Rapids Ct.  
address  
884-1608

The apt. bldgs. are plain "ugly" and too dense for our community. Many of us are retired and like the fact that traffic is not a problem for us. Also, Silver Oak is not zoned for these dense bldgs. Can a compromise be reached? I feel when a plan is in place but not adhered to it can impact our whole neighborhood. Sincerely, Judy Etchamendy



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

*Joe Belcher*

JOE BELCHER

2114 COURTSIDE CIR  
address

CC. 89703



Date: 10-13-2015

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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Sincerely,

*Carolyn Greene*  
*1761 Montelena Ct*  
*Carson City, NV 89703*  
address

*I would never have invested in my home, if an apartment bldg was in this Community —*

*We pay HOA fees for the appearance of our area, not for more traffic & congestion!*





Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

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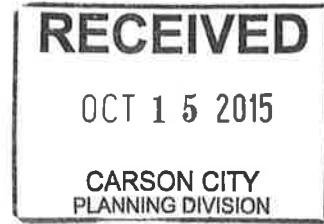
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Sincerely,

*Jan & Donna Gheult*

2646 Oak Ridge Drive

Carson City, NV 89703  
address



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

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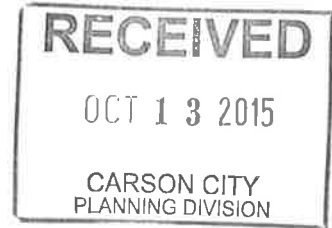
Sincerely,

*Joe Belcher*

Joe Belcher

2114 COURTSIDE CIR  
address CC. 89703





Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

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Sincerely,

Gerald G. Wasley & Nancy M. Wasley  
James H. Wasley     Nancy M. Wasley  
2942 Gentile Ct  
Carson City, NV 89703  
address



---

11/10/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Ms. Pansky:

I am writing regarding the proposed apartment project on GS Richards Blvd in the Silver Oak Commercial Center. We believe that Carson City is in need of high quality Class "A" apartment housing as our community grows.

The community can only benefit from the completion of the Silver Oak Commercial area. Vacant parcels in this zone benefit no one and cannot contribute their true property tax potential to our City.

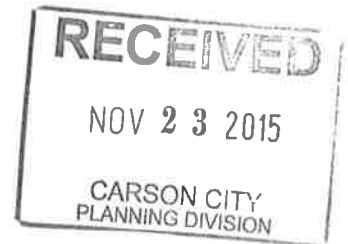
Please affirm the original issuance of the Special Use Permit at the appeal meeting and please share my comments with the Mayor and Supervisors.

Sincerely yours,

A handwritten signature in blue ink that reads "Charlotte Rice". The signature is fluid and cursive.

Charlotte Rice  
1385 Turner Court  
Carson City, NV 89703

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



Dear Ms. Pansky:

I am writing regarding the proposed apartment project on GS Richards Blvd in the Silver Oak Commercial Center. I have seen the plans for this project and believe that when finished, it will provide needed high quality rental housing and be an asset to the community.

The planning commission approved the development with the consent of all city departments and the support of the traffic and transportation managers. The appeal was spurred by owners of the largest scale building west of North Carson Street in the larger Silver Oak development. This scale and architecture was approved by the developers of Silver Oak and the city development review agencies.

The proposed development may spur additional commercial/office projects on the vacant parcels. This can only add to our property values, not detract. As it now exists, we have an unfinished development that could benefit from additional neighborhood and community commercial uses.

As a resident of Silver Oak, I disagree with the appellant's position on this matter and ask that you please affirm the issuance of the Special Use Permit at the appeal hearing on December 17th. Please share my comments with the Mayor and Supervisors.

Regards,

A handwritten signature in black ink, appearing to read "Alex W. Talmant".

Alex Talmant

2575 Fern Meadow Cir ,Carson City, NV

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



November 18, 2015

Dear Ms. Pansky:

We are writing regarding the proposed luxury apartment project on GS Richards Blvd in the Silver Oak Commercial Center. We believe that when finished, it will provide high quality rental housing, something that Carson City is lacking, and be an asset to the community in this time of growth.

We ask that you please affirm the issuance of the Special Use Permit at the appeal hearing on December 17th so that Carson City. Please share this letter with the Mayor and Supervisors.

Sincerely,

Two handwritten signatures in black ink. The first signature is "Gary Landry" and the second is "Kathryn Landry".

Gary and Kathryn Landry  
1545 Turner Court  
Carson City, NV 89703

FROM THE DESK OF

**LARAE POLSON**



11/11/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Ms. Pansky:

I am contacting you regarding the proposed luxury apartment community on GS Richards Blvd in the Silver Oak Commercial area. I believe that this project will bring positive change to the north part of Carson City that is laden with vacant commercial buildings.

My home is located on Gentile Court off of College Parkway. I can see the site from my backyard and it is my opinion that the project, when complete, will be attractive and add to the value of our neighborhood.

Please affirm the original issuance of the Special Use Permit at the appeal meeting and please share my comments with the Mayor and Supervisors.

I sincerely hope that the Board of Supervisors does not take seriously the "form letter" that was hastily distributed by those opposing this project, as the information contained therein has numerous inaccuracies and is misleading.

Sincerely yours,

  
Larae Polson

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DENNIS FAULKNER

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November 6, 2015  
Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



Dear Susan:

My home is located at 2969 Gentile Court in the Silver Oak PUD. I am writing **in support** of the luxury apartment complex that is proposed to be constructed on GS Richards Blvd.

Silver Oak is one of the best neighborhoods in Carson City and I would not want to see it harmed in any way. It is my belief that this project will help continue to improve the economic conditions on the north end of Carson City.

After speaking with the developers about this project it appears that the appellants are spreading spurious and non-factual information about this project for their own personal benefit. I am hopeful that the mayor and the supervisors are able to see this and know that the appellants do not speak for the majority of the neighbors in Silver Oak.

On December 17th, please affirm the special use permit. I ask that you share my comments with the elected officials.

Sincerely yours,

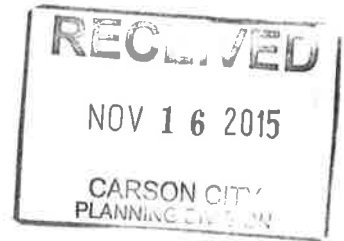
Dennis Faulkner

A handwritten signature in blue ink, appearing to read "Dennis Faulkner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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11/10/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



Dear Ms. Pansky:

I am writing regarding the proposed apartment project on GS Richards Blvd in the Silver Oak Commercial Center. We believe that Carson City is in need of high quality Class "A" apartment housing as our community grows.

Please affirm the original issuance of the Special Use Permit at the appeal meeting and please share my comments with the Mayor and Supervisors.

Sincerely yours,

Toby De Luca  
1015 Baily Court  
Carson City, NV 89703





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11/10/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Ms. Pansky:

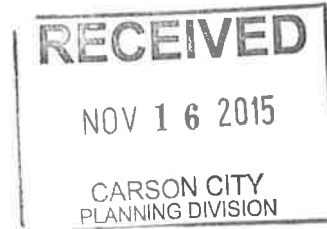
I am writing regarding the proposed apartment project on GS Richards Blvd in the Silver Oak Commercial Center. We believe that when finished, it will provide needed high quality rental housing and be an asset to the community in this time of growth.

As a resident of Silver Oak and a member of the Silver Oak Community Association, we disagree with the appellants (who **are not** dues paying members of the Silver Oak Community Association) position on this matter and ask that you please affirm the issuance of the Special Use Permit at the appeal hearing on December 17th. Please share this letter with the Mayor and Supervisors.

Regards,

A handwritten signature in blue ink that reads "Jim and Sally Harper".

Jim and Sally Harper  
1735 Walnut Court  
Carson City, NV 89703



11/10/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Ms. Pansky:

I am contacting you in reference to the luxury apartment complex proposed to be built along GS Richards Blvd in Silver Oak. As a younger employee at Carson Tahoe Regional Medical Center, I can tell you this type of housing is something that is in short supply in Carson City and badly needed. As you know CTRMC is a beautiful modern medical campus surrounded by newer offices and buildings featuring modern architecture. This project fits in well with these structures.

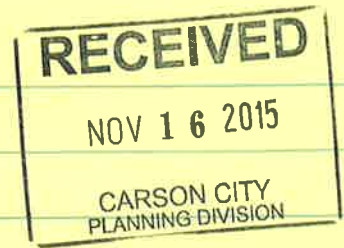
Sure there are apartments for rent, but nothing like this which is close to the medical district and in an area of town that is convenient for many reasons. The building is also modern looking and attractive, something we need more of in Carson City instead of the tired and dilapidated structures that line Carson Street.

Please share this letter with the Mayor and Supervisors.

Regards,

John Keever  
2054 Evergreen Drive  
Carson City, NV 89703

A handwritten signature in black ink, appearing to read "John Keever". The signature is fluid and cursive, with a large initial "J" and "K".



Planning Manager  
Susan Pansky Dorr

Please remove my letter from record regarding  
the G.S. Richards apartments.

Thank you,

Gitta Peyerl  
2135 Court Side Circle  
Carson City, NV 89703

Gitta Peyerl  
11/11/2015



1/9/15

SUSAN DORR PANSKY, AICP  
PLANNING MANAGER  
CARSON CITY COMMUNITY DEVELOPMENT, PLANNING DIVISION  
108 E. PROCTOR STREET  
CARSON CITY, NV 89701

DEAR MS. PANSKY:

I AM CONTACTING YOU REGARDING THE PROPOSED APARTMENT PROJECT ON GS RICHARDS BLVD IN THE SILVER OAK COMMERCIAL CENTER. I AM A RESIDENT IN SILVER OAK AND BELIEVE THAT THIS PROJECT WILL BE GOOD FOR THE NORTH END OF CARSON CITY.

HIGH END APARTMENTS ARE A NEEDED HOUSING PRODUCT IN CARSON CITY AS MANY PROFESSIONALS WORK HERE IN TOWN DURING THE WEEK AND RETURN HOME TO OTHER PLACES ON THE WEEKEND.

PLEASE AFFIRM THE ORIGINAL ISSUANCE OF THE SPECIAL USE PERMIT AT THE APPEAL MEETING AND SHARE MY COMMENTS WITH THE MAYOR AND SUPERVISORS.

SINCERELY YOURS,

A handwritten signature in blue ink that reads "Jeri Vine".

JERI VINE  
2514 CHARDONNAY DRIVE  
CARSON CITY, NV 89703



**Patsy Pullin**

775-800-1540      2460 Chardonnay Drive, Carson City, NV 89703

11/9/2015

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Susan:

I am writing regarding the proposed apartment project on GS Richards Blvd in the Silver Oak Commercial Center.

Please note that I am in favor of the proposed project. The developer of this project is also the developer of my home and I believe that they will do a good job. I believe that those who are opposing this project are doing so for their own benefit and not for the benefit of our community or the residents of Silver Oak.

Please affirm the original issuance of the Special Use Permit at the appeal meeting and please share my comments with the Mayor and Supervisors.

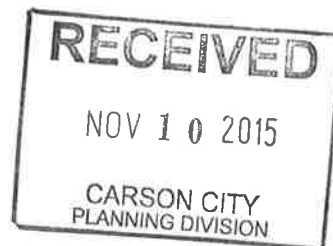
Regards,

*Patsy Pullin*

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LUCAS VINE

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November 6, 2015  
Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Susan:

My home is located at 1497 Flintwood Drive in Silver Oak. I am writing in support of the gated luxury apartment complex that is proposed to be constructed on GS Richards Blvd.

These lots have been vacant for years and it is about time that something of value be built upon them. I have viewed the plans and am in favor of the modern architectural design that they offer. This is a place that I would like to live if I didn't already own a home in Silver Oak.

The developers of this project have done a great job with Silver Oak thus far and we trust that they would never do anything to degrade the quality of life in Silver Oak since at least one of them lives in the neighborhood themselves. The housing product they hope to build is a needed resource in Carson City as those looking for high quality and safe rental housing have very little to choose from.

I am disappointed to see that people who are not part of the Silver Oak Community Association are trying to instill fear in the residents of Silver Oak about this project by circulating confusing and non-factual information for their own personal benefit.

Please affirm the special use permit that was issued for this project and please share this letter with the mayor and the supervisors.

Sincerely yours,



Lucas Vine

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# THE BELSHAW FAMILY

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October 22, 2015

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Susan:

My home is located at 2047 Evergreen Drive in the Silver Oak PUD. I am writing in support of the luxury apartment community that is proposed to be constructed on GS Richards Blvd near the Silver Oak Golf Course.

This proposed development is located in a commercial zone, a reasonable distance from the homes in the Silver Oak Community Association. We do not feel that the construction of this high end apartment complex will negatively impact the neighborhood in any way.

We ask that you uphold the planning commission's original issuance of the Special Use Permit for this project.

Sincerely yours,



*Bruce and Charlene Belshaw*





Hello,

My name is Francesco DiMartino i live at 2027 Clover Ct . A week and a half ago i signed a petition opposing on the construction of a new apartment complex. After looking into to it more from different angles i would like to cancel my signed petition opposing the building of the apartment complex. Thank you for taking the time to read my letter

From,  
Francesco DiMartino  
775-720-7101



As of the end of the business day on Friday, December 4, 2015, the following individuals had contacted the Planning Division to retract their earlier opposition to SUP-15-077 upon learning additional information about the proposed project:

1. Mary and Gary Gardarian
2. Margaret MacAluso
3. Gage Mead
4. Francesco DiMartino