

LATE MATERIAL
4/28/20

From: LAURI BROWN <brownlk@sbcglobal.net>
Sent: Tuesday, April 28, 2020 1:58 AM
To: Planning Department <planning@carson.org>
Subject: File # ZA-2020-0004

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To Whom it may concern;

I oppose the Zoning Map Amendment File # ZA-2020-0004 to change the zoning from Public Regional (PR) to Multi-Family Apartment (MFA).

I have been a long standing resident/home owner of the community for over 30 years and do not wish to see this change.

Respectfully,

Lauri Kathleen (Neville) Brown
3241 Desatoya Drive
Carson City NV 89701

LATE MATERIAL
4/28/20

From: Jasmine Paluch <jasminea.paluch@gmail.com>
Sent: Tuesday, April 28, 2020 3:51 PM
To: Planning Department <planning@carson.org>
Subject: Zoning Map Amendment FILE NO. ZA-2020-0004

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I have four questions that I would like to be discussed during the meeting that occurs on April 29, 2020.

- 1) Who is requesting the change and why? What are their plans?
- 2) If the property is to be sold will there be a deed restriction noting that the property is next to a sewer plant?
- 3) The wall between the houses on Desatoya St. and the property is falling down. This is because the property was improperly graded during construction four decades ago. Erosion has since cut the dirt around the wall. Who would be responsible for repairs if the developer wants a wall?
- 4) Airport Rd and Butti Way are used as a shortcut between the middle school and the entrance to Highway 50. Would the county/city be willing to have a traffic circle there in order to calm traffic? Would the county/city cede the land for the circle? Could the developer pay for the circle itself as a condition of getting a permit?

Respectably from,

Frank Z Paluch

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4/28/20

From: Andrew Marcin <aandmmarcin@yahoo.com>
Sent: Tuesday, April 28, 2020 4:35 PM
To: Planning Department <planning@carson.org>
Subject: Zoning Map Amendment File # ZA-2020-0004

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Hi, my name is Andrew Marcin and I am a new resident and home owner on Desatoya Drive. This email is in regards for zoning the property on 3410 Butti Way to Multi-Family Apartments.

My concerns for this type of zoning is traffic, the extra load on neighboring schools and overall aesthetics to the existing neighborhood.

Our neighborhood is already almost bordered by apartment complexes as is. I'm all for the development of this property, but for single family houses or even single story duplexes as this would be better suited in the overall continuation of the the flow of the development and traffic.

The traffic situation is already a concern to me as well as other families, as we have children who frequent the streets and most of the public who live nearby, use this as a main thoroughway creating a dangerous situation that we constantly deal with. Dealing with the heavy traffic on our streets is also putting a huge damper on the condition of our road, which is in dire need of repair.

The school situation which I am well aware of, being a school district employee myself is going to be a struggle with the addition of all the kids coming from a big apartment complex. The schools are already over crowded as there is a continuing demand for either new addition to existing structures or the new development of a new school building overall.

I feel the use of either single family homes, or single story duplexes would alleviate a lot of these concerns to the neighborhood.

On another note, being a new home owner to this area, I was already pleased on how this development was planned. If I knew the future use of the property on Butti Way which my house backs up to this property, I would of looked elsewhere for being a new home owner.

I would like to thank you for spending time reviewing my email and my concerns along with my fellow neighbors. I really hope you consider zoning this property for single family homes or single story duplexes instead of single family apartments.

If you like to further discuss the issues on this, I am more than pleased to speak openly about it.

Thanks Again,

Andrew Marcin
(775)720-7224