

From: att@e.att-mail.com
To: [Public Comment](#)
Subject: Fw: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016
Date: Thursday, February 4, 2021 12:51:40 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

For your information.

----- Forwarded Message -----

From: att@e.att-mail.com <cecilcrandall@sbcglobal.net>
To: Heather Ferris <hferris@carson.org>
Cc: Lisa Schuette <lschuette@carson.org>
Sent: Thursday, February 4, 2021, 12:37:14 PM PST
Subject: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016

Please accept these additional comments to my original email dated January 17, 2021 requesting denial of the proposed Development and the proposed change to the Zoning regulations. My original comments still stand.

I think there is consensus that those of us opposed to the Development and zoning changes are opposed because our written questions and concerns have never been answered/resolved. Speaking on such complicated issues for only 3 minutes at the beginning of the Planning Commissioner's meeting on January 27, 2021 is unreasonable. Passing zoning regulations to allow the Developer to make a larger profit than what was originally planned is not reasonable. The June 18, 2020 meeting of the Board of Supervisors continued the matter before them to allow the applicant to bring forward an alternative zoning or a lot layout that would address the concerns of the neighborhood. This has not been done. The Developer did not work with the neighborhood residents. Having a meeting one stormy evening in December 2020 at a spec house on Red's Grade and allowing 2 people inside for a period of five minutes does not constitute working with the neighborhood. Everyone continues to hide behind the Covid pandemic and makes no effort to respond in writing or discuss anything over the phone or through a zoom meeting. I support the work efforts and comments from Mr. Mike Tanchek as well as Ms. Krista Leach's comments regarding equestrian issues at the public comment period of the Planning Commissioner's January 27, 2021 meeting as well as all current written comments from the neighborhood residents to the Board of Supervisors.

One of the comments by Commissioner Wiggins at the January meeting said it was unlikely the residents would not ever want a development at that location. Part of that statement is true. If the results impact 2 people, then that is 2 too many. Talk to us and talk with us. There remain too many concerns. Commissioner Perry said to let it go to the Board of Supervisors and let them make a decision. This contradicts the original June 18, 2020 instructions at the meeting of the Board of Supervisors. Please send this back for further consideration and require the Developer to work with the residents to answer questions and consider all concerns.

Thank you for the opportunity to address you. Karen Crandall, 4521 Muldoon St, Carson City, NV 89701 PH. 775-883-1247 Cell 775-721-5737

February 3, 2021

To members of the Carson City Board of Supervisors

Re: SUP-2020-0016. Tentative Subdivision Map known as Borda Crossing to create 28 single family residential lots on a 5.27 acre parcel zoned Single Family 1 Acre (SF1A), located at the northeast corner of the intersection of Silver Sage Dr. and Clearview Dr. APN 009-124-03SUB-2020-0016

Re: Zoning Map Amendment – File No. ZA-2020-005

We are writing to provide public comment to the above references and request that they be included in the record for consideration by the Board of Supervisors.

After listening in on the recent Planning Commission meeting on January 27 in regards to the Borda Crossing Tentative Subdivision Map, we are very disappointed they only sided with the Developer. It is a dereliction of their duty to represent the City and its residents to approve this project as presented by the Developer without consideration or regard for the local community. Our letters of concern were completely ignored. It was very obvious that they are pro development at all costs. Why didn't they defer approving the development until the zoning issues were resolved? They blamed this on the BOS for not sending the zoning issue back to their Committee totally abdicating their responsibility as addressed in the Vision of the Master Plan.

“Carson City is a community which recognizes the importance of protecting and enhancing its unique western heritage and distinct character; the scenic and environmental quality of its dramatic natural surroundings; and the quality of life of its residents.”

The remark from Commissioner Wiggins “It is likely most residents would not ever want a development at that location” is infuriating because if he would have read our letters there was not one remark of that kind. Many in the community offered suggestions for possible development of the property. We would like to commend Commissioner Esswein for voting against the project as presented. He apparently read our letters.

We have resided at 4071 Center Dr. on two acres for the past 43 years. My father homesteaded this property in 1957. We have owned horses on our property this entire time. I am a distance trail rider and used to be able to ride in any direction from our property for miles on end. I am now entirely closed off from public land, due to the highways blocking any access. This residential area has always been one of the few places in Carson City zoned for livestock and outdoor animals that offers a rural lifestyle and quality of life. Many horse owners in our area only have the streets to ride on now for their desired form of recreation.

There are currently nine homes on Center Dr. with one acre lot undeveloped between Clearview Dr. and Koontz Ln. The street is in bad shape and hasn't had maintenance in years, including large cracks and chunks broken off on the edges. It is not just a thoroughfare but a place where recreation takes place because of the current low impact of traffic. There are no sidewalks and only a shoulder on the east side of the street. People commonly use the street for walking and jogging exercise, riding their horses, baby strollers, skate boards, bicycles, dog walking and accessing Mayor Park on the north end.

The proposed Borda Crossing project includes a through street from Silver Sage to Center Dr. We are adamantly opposed to this as it will dump more traffic on our street. Our quality of life will be greatly impacted by the additional traffic and increased speeds, not to mention the additional wear and tear on the street itself and the wildlife that live in the area. The project restricts views, intrudes on open space and is not compatible with the area landscape.

The project has no transition zone from low density to medium density residential on Center Dr. It is only common sense planning to transition from SF1 and SF2 to SF21, SF12 to SF6. It has been repeatedly suggested by the residents that the project be developed similarly as to South Pointe to be consistent with what is already developed there. This again would be SF1 on Center Dr. with a cul de sac from Silver Sage serving egress and ingress to residential SF21, SF12 or SF6. This would require split zoning which already has precedence with the South Pointe development.

We ask the Board of Supervisor to go back to the drawing board and revisit the Master Plan for rezoning this parcel. In addition we urge you to reject the current proposal from the Developer of Borda Crossing and request they include the communities concerns in their alternative planning for the property.

Thank you so much for reading this and taking our comments under consideration. Please see the enclosed photos.

Most sincerely,

Connie and Kenneth Creech
4071 Center Dr.
Carson City, NV 89701
(775) 882-6591







From: att@e.att-mail.com
To: [Public Comment](#)
Subject: Fw: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016
Date: Wednesday, February 17, 2021 7:22:33 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

----- Forwarded Message -----

From: att@e.att-mail.com <cecilcrandall@sbcglobal.net>
To: Lisa Schuette <lschuette@carson.org>; Lori Bagwell <lbagwell@carson.org>; Mo White <mwhite@carson.org>; Stacy Giomi <sgiomi@carson.org>; Stan Jones <sjones@carson.org>
Sent: Tuesday, February 16, 2021, 07:29:34 PM PST
Subject: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016

My name is Karen Crandall. I live at 4521 Muldoon St., only blocks from the proposed development.

I am sending each of you a request to again express my concerns regarding the Zoning Amendment and Borda Crossing Development. My original emails dated January 17, 2021 and February 24, 2021 still stand. I want to reiterate and let you know I stand with my neighbors who all have issues of their own with the project. You have all our concerns in your packet. The Planning Commission answered only a few of the concerns and the developer contributed little also.

We need to keep the 5.9 acres as rural, 1-acre home sites. Where are there other 1-acre building sites in Carson City? The proposed Development is out of place for southeast Carson. We can see what is happening with constant building throughout Carson City like behind the Fandango mixed in with retail, behind Kohl's mixed in with retail, the condos behind the post office, the high density homes being built on the flood plains of the Lompa ranch and the proposed building on the Anderson Ranch. We know what these completed projects are going to do to increase traffic on poorly maintained roads, the City services that will be required and the limited number of City employees to provide those services. Carson City is just building everywhere without answers of what it does to the current water system/sewer/storm issues of the residents as well as school enrollment, and equestrian issues etc. Is the Developer going to pay the cost to hook up City water/sewer services for those homes whose wells and septic systems will be affected?

With all this building squeezing in all over Carson City, we are going to look like Mound House where homes, retail and commercial sites are mingled together. I have already seen where Carson has allowed second homes to go in on 1-acre parcels. I don't want that and neither do other residents. I drove east on Clearview from Save Mart to my home Monday morning after the rains this past week and was disgusted to see the mud and destruction of the shoulder area of Clearview from the rain. It was no more than a normal rain. There were puddles and crevices all the way to Muldoon and beyond. We are not prepared for adding the Borda Crossing project to the area. Don't we have a master plan in place to keep Carson City laid out in a consistent format? Why can't the Developer be held to build the 1-acre home sites as the land was originally purchased rather than approving the Developer's plans to build several smaller homes on smaller lots to make a bigger profit? Please keep the southeast area of Carson as 1-acre rural home sites.

Thank you for your time.

February 15, 2021

Carson City Community Development
Carson City, Nevada

Dear Members:

Regarding Borda Crossing, we live a few doors down. It is nice to have a nearby field and makes our property feel more rural. At the same time, this property adjoins a relatively dense neighborhood and is a few hundred feet from a large retail center, a public utility and similar. Knowing this builder, I have confidence that these homes would be built to high standards and add to our neighborhood. Let's face it, no one wants to have homes built near their property. At the same time, no one wants to buy almost 250,000 square feet to preserve their own open space either.

On another point there was a letter submitted at the Planning Meeting with my home highlighted. It indicated I am against this project. I am partially writing this to correct the record.

Thanks,

Dave Stewart



January 26, 2021

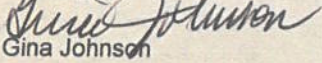
Dear Carson City Planning,

I met with the owners of the property, "Borda Crossing" and was impressed with their design. My concern has always been that that checkerboard zoning does not flow right in a community. I am glad they are providing a transition from commercial to higher density housing, for this project of medium density and then to the lower density ½ acre and one-acre parcels. I think this will look better as I drive by this area daily.

Additionally, I appreciate the proposal is not pushing for the highest density possible. Instead, I like that they are adding space buffers, visual landscaping barriers and walking paths which I believe will make this area more appealing. In my opinion, having cars and driveways face inward and not outward towards Clearview, Silver Sage and Center, will be an added positive.

Our community needs new homes that aren't selling for upwards of \$750,000 or higher and it needs less apartments to make our community have that "small town" home feel.

Thank you,



Gina Johnson

You are currently viewing: [Support Letter Hettrick.docx](#) (13 KB)

Print... Help

You can either click the link to open the original attachment or right-click the link to save the file.

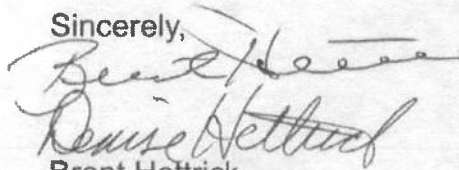
January 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Members:

We have carefully reviewed the proposed development. I have seen a few of the projects this builder has completed in Silver Oak and Mills Landing, they appear to take pride in their product. Adding new homes in a well-thought-out manner will improve our neighborhood and the city as a whole. I appreciate the walking paths, open space and generous landscaping they are proposing around the perimeter. It is projects such as this that the City should welcome and encourage because it only enhances the overall quality of life for our residents.

Sincerely,



Brent Hettrick
Denise Hettrick
3967 Southpointe Drive
Carson City, NV 89701

January 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Planning Commission Members:

As a neighbor, I wanted to voice my support for the new homes being proposed at Clearview Dr between Center and Silver Sage. I feel that the contractors have taken a mindful approach that allows a transition from commercial housing to less dense, rural housing. By not going after the maximum density, I feel like this is the best use of that parcel as the Master Plan creates a buffer between their new proposed homes and the Subdivisions border.

I am also keenly aware of the quality product this builder produces which would be of great benefit to our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Breiter". The signature is fluid and cursive, with a prominent initial "B" and "B".

Brian Breiter
Carson City, NV 89701

February 15, 2021

Re: Borda Crossing

Heather Ferris,

Hi Heather, I was told you were the point of contact with the city for public comments on this development. I have owned property around the corner from the project for some time. I think this project will improve the neighborhood on several levels. The perimeter space and landscaping will be a great transition from the nearby commercial area to the region where my property sits. Also, having a safe, designated walking path to the shopping center is needed. I believe new homes bring families, decrease crime, and increase neighboring values.

Thank you,



Ken Sumner

Heather Ferris

From: Maxine Nietz <nevadamax@usa.com>
Sent: Monday, February 15, 2021 10:40 AM
To: CCEO; Planning Department; Heather Ferris
Subject: For testimony for 2.18 and 2/22 meetings

Follow Up Flag: Follow up
Flag Status: Completed

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Here's to the citizens of Lyon County. They are objecting to "shrinking lot sizes" and "crowding from high-density neighborhoods." They rightly point out that "residential tax base doesn't pay for the services that are required."

The developers in the crowd, of course, insisted that higher-density lots are "affordable" without a shred of proof.

I am seeing that all over Carson City, where developers are buying property, knowing its zoning, and then pleading poverty to the city to down-zone the property so they can "afford" to build. I don't believe them!

Our city officials just ignore residents in favor of what developers want. WE are the taxpayers! WE are the voters! Why are we being treated so shabbily?

The last planning commission item on Borda Crossing was a joke! Testimony was ignored, emails were not included in the testimony, commissioners did not seem to know what was going on.

Once again, an out-of-town developer with loads of money chooses to create a **squeezed** development in Carson City for his/her own monetary benefit, not that of the people of this city.

We have asked for CCMC 17.10 to be **suspended** so that developers cannot use this bait-and-switch chapter to completely ignore the standards of Carson City.

This developer states that he wants SF6 zoning, however **NONE** of his lots is that size. They are all in the 5,000 sf range. The nearest neighborhood lot, with the exception of the already down-zoned development to the north, is over 13,000 sf. We have asked before this, that the idea that the developer is going to “preserve or provide Common Open Space. Common open space may include common areas with no dimension less than 25 feet. At least 100 square feet of common open space per residential unit shall be designed for recreation” be **shelved**. For his 28-unit proposal, that means 2800 sf, about ½ of a single lot size for **all** the families, children, and pets in this development. In addition, it is going to be a terrace, not green space. It is divided into two long, narrow strips of 19’ and 23’ respectively (I have measured their engineering drawings, not relying on the non-proven statements of the developer.) Each of which has a DG or paved path through the entire length. Not really appropriate for recreation and does not even meet the code requirement of a minimum of 25’.

Homes will be a minimum of 10 feet from the western boundary of the subdivision with a 2-foot projection allowed (Duh, that is developer-speak for “I’m really only giving you 8 feet!”)

I have read the entire agenda item with staff reports and developer reports. Public comment has been submitted for this indicating that the neighborhood is **AGAINST** it. Wasn’t the planning commission selected by elected officials who are supposed to be answerable to the people?

Mr. Tanchek and his neighbors rightly point out that surrounding properties were already down-zoned to provide transition to this parcel. Now a developer is proposing to down-zone this property to provide transition to other parcels. This is a game of dominoes, a cascade of overdevelopment into a rural area of our own that has livestock and wells.

There are already proposals, from the same developer and others, to squeeze the F1A right out of this area by building on 5,000 sf lots, and smaller.

If the goal is to cover all of Carson City with mini-lots, you are getting nearer and nearer to it. The homes proposed for these undersized lots are large, boxy, 2-

story buildings with 3-car garages. The interiors are not well designed, losing second floor space to overlooks and balconies.

Please, please we ask that you **stop** letting developers trample on the minimum 6,000 sf single-family life of our town. We don't have enough water, road money, schools, or hospital services to accommodate what this developer wants. And after he gets it, he is going back to his high-income Lake Tahoe neighborhood and will never think of Carson City again.

In my neighborhood, we are also facing this kind of thing. Andersen Ranch Estates is squeezing under-sized lots onto their plan and calling it "affordable housing" without providing any evidence that it is.

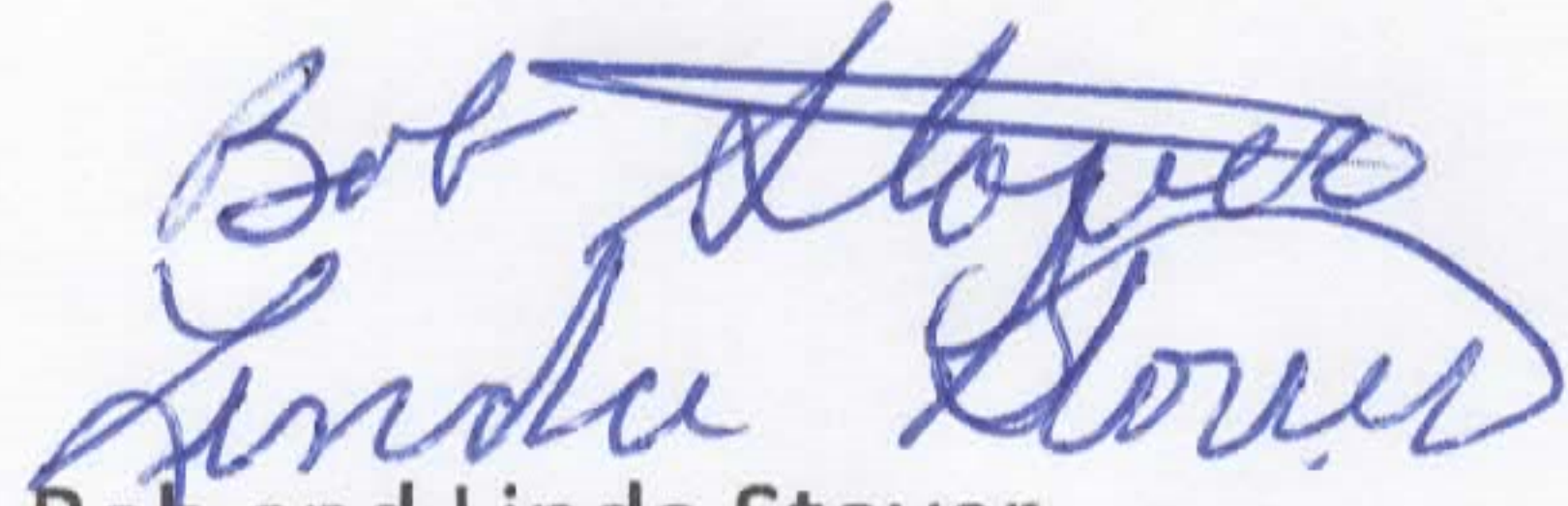
If your plan is to turn every open piece of land over to developers who will tell you anything you want to hear and to lie about the supposed "benefits" of small lots, please let us know in advance so we can move to a more home-owner friendly place.

Maxine Nietz
nevadamax@usa.com
775.887.1294

2-12-21

Carson City Supervisors,

We have reviewed the plan for Borda Crossing with the Developer. We appreciate the open space they have designed, the landscape buffer and walking paths. We support this development.



Bob and Linda Stover
597 Summerfield Dr
Carson City, NV 89701

February 10, 2021

Carson City Board of Supervisors
108 East Proctor Street
Carson City, NV 89701

To whom it may concern:

I have reviewed the Borda Crossing tentative map layout and wish to voice my support for this quality and attainable infill development in Carson City. This project will bring needed middle market housing product to the south end of Carson City that will contribute to the success of local businesses in our area of town and in greater Carson City.

All businesses rely on community growth to sustain and expand themselves. As more people move to Carson City the climate for small business success becomes more hospitable and leads to greater long term success. As the owner of a Carson City business, I understand the importance of a stable and growing local economy for my family and my employees.

I am hopeful that you will approve this project as will add to the strength of our local economy, be an attractive addition to south Carson City, and add needed landscaping to an area of town that does not have a lot.

Regards,

A handwritten signature in black ink, appearing to read "Mark D. Funke" with the initials "DDS" written at the end of the signature.

Mark D Funke, DDS

Robert McFadden

From: Joseph Carter <carterjoseph731@gmail.com>
Sent: Wednesday, February 17, 2021 8:18 AM
To: Robert McFadden
Subject: Borda crossing support

RECEIVED

FEB 17 2021

**CARSON CITY
PLANNING DIVISION**

To whom it may concern,

I have reviewed the proposed Borda crossing development. I like the open space incorporated into the plan. I like the style of the homes and support this development .

Thanks,
Joe Carter
4015 Southpointe dr
Carson, NV, 89701

2-9-21

Carson City,

Re: Borda Crossing

After watching the meeting on this project, I wanted to drop a note and share my thoughts. It appears that a small group of people don't want to follow the city plan. They want to keep other people's property the same as theirs, even know a group of uninterested and unbiased people collectively came up with a plan, that they felt was the best for the city.

My personal feeling after living in rural S.E. Carson for the last 15 years, is the new development is good. Quality of construction is better. Energy efficiency is way better. Having surface water go where it needs is better. Having a neighborhood that prevents people from piling up Motorhomes and RV's in their yard is better. Having a safe sidewalk system in place of sage brush is better.

But, you know what the neighbors will say: "Not in my backyard!"

Jason Batis

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

Heather Ferris

From: Debbie McMurtrey <debbie.mcmurtrey@gmail.com>
Sent: Wednesday, February 17, 2021 11:34 AM
To: Heather Ferris
Subject: RE: Borda Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

My name is Debrah McMurtrey and I own and reside at 541 Summerfield Dr, Carson City, NV 89701. After further reviewing the application for Borda Crossing, I am more in favor of the development than I was previously. As long as the "green area" remains between me and the development and nothing is changed with regard to it, I am OK with the development going forward. Without that space/distance between my property and the proposed property I would remain opposed.

Thank you.
Debrah McMurtrey

Heather Ferris

From: Armando Ramirez <armando.ramirez@alsco.com>
Sent: Wednesday, February 17, 2021 12:45 PM
To: Rob@nvbrown.com
Cc: Heather Ferris
Subject: FW: Borda Crossing Development
Attachments: Whom it may concern.docx; proposedaltzoning.PNG

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Armando Ramirez [mailto:armando.ramirez@alsco.com]
Sent: Wednesday, February 17, 2021 11:56 AM
To: 'Rob@nvbrown.com' <Rob@nvbrown.com>
Cc: 'HFerris@carson.com' <HFerris@carson.com>
Subject: Borda Crossing Development

Hi Robert

See attached

Thank You,

Armando Ramirez
Chief Engineer
Alsco – Carson City NV
775-350-6047



Whom it may concern.

I am written this letter of support for the existing project for **Borda Crossing development** on the streets of Clear view and Silver sage. Michael Tanker is been hiding information about the alternative zoning map he proposed, the way I see this he does not care about the neighbors on Summerfield or Soutpoint, he only cares about himself he wants to closed the street to go in to Center Street this is the street that he lives in and have only one exit to Silver Sage street, this is not ethical and professional went you have to lie and hide information to the neighbors to get what you want.

Armando Ramirez

583 Summerfield DR

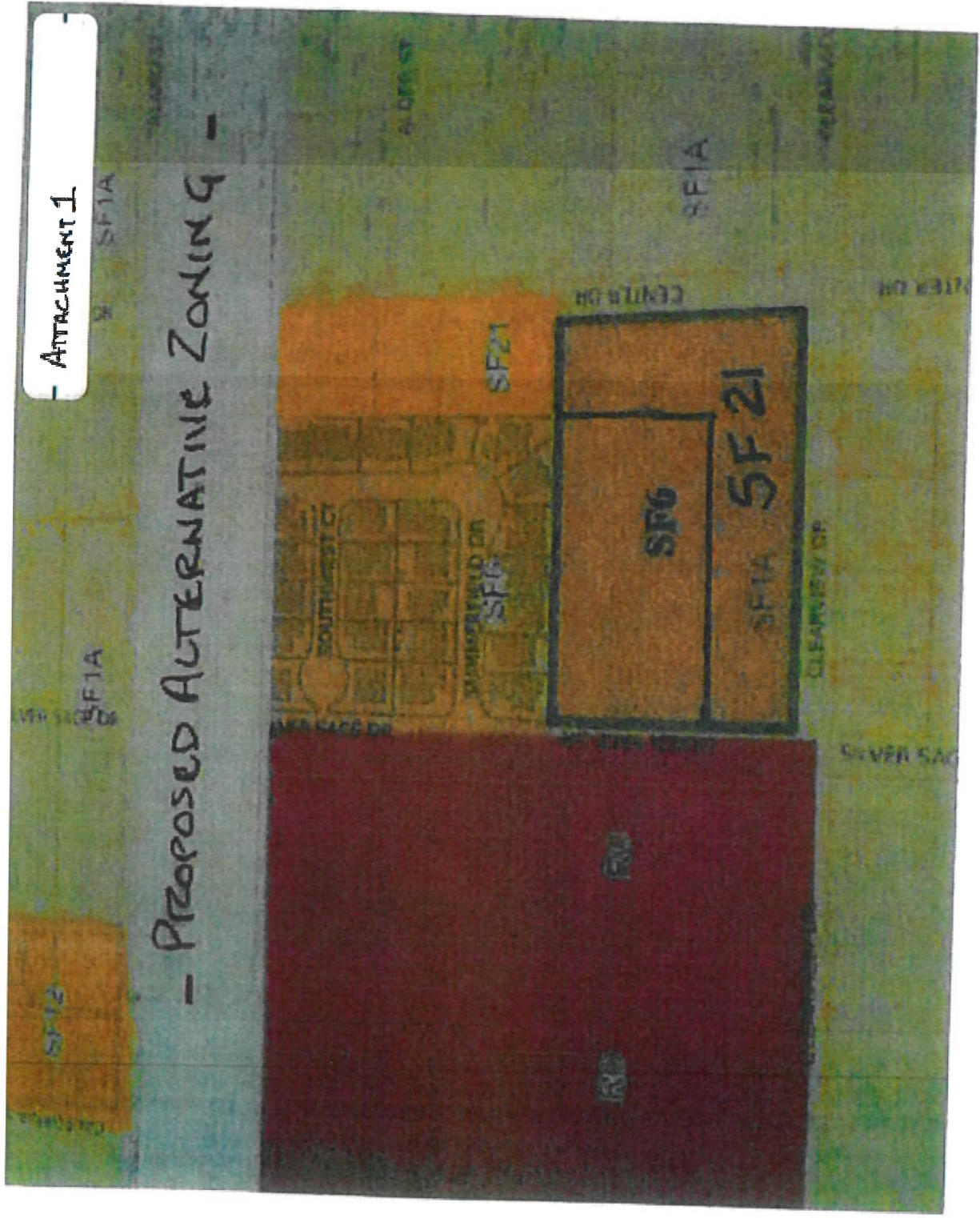
Carson City NV 89701

775 671-2873

2/17/2021

- ATTACHMENT 1 -

- PROPOSED ALTERNATIVE ZONING -



Heather Ferris

From: Donna Ford <donna.ford@evrealestate.com>
Sent: Wednesday, February 17, 2021 12:59 PM
To: Heather Ferris; Hope Sullivan
Cc: Robert McFadden
Subject: Borda Crossing Developement - Items 29B and 29C -
Attachments: Borda_Crossing_Development_Letter_Items29B_29C.pdf;
Borda_Crossing_Letter_For_Planning_Commission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

We have attached our letter in favor of the Borda Crossing Development and would like it to be considered at the Board of Supervisors meeting on 2/18/21.

We originally opposed this but after hearing more details and having new information have since changed our position. I have attached for you our letter in favor. I also have attached our original letter opposing for reference.

Please confirm receipt of this email and letters attached.

--
Sincerely Yours,

Donna Ford
Global Real Estate Advisor
CA DRE# 02060499
NV RED# S.0185549

ENGEL & VÖLKERS Lake Tahoe | CA & NV
Licensee of Engel & Völkers U.S. Holdings, Inc.

210 Elks Point Rd. #102
Zephyr Cove, NV 89448
USA

Mobile: 530 391 6655
Email: donna.ford@evrealestate.com
Website: donnaford.evrealestate.com
Mobile App: <http://app.evrealestate.com/EVDONNAFORD>

Feb. 17, 2021

Carson City Board of Supervisors Meeting Number: 146 539 0794
In regards to Borda Crossing Items 29B and 29C - Zoning map amendment

Mark & Donna Ford & Martin Ransom
527 Summerfield Dr.
donna.ford@evrealestate.com

Hello,

We are a multi generational family and we have just purchased our home last month here in Carson City. One week after moving in we found out about the development directly behind our home by a neighbor Michael Tanchek. We were shocked and opposed this due to the fact of the lot sizes and the addition of 28 homes in such a small area. We also wrote a letter in regards to opposing this.

We have since changed our position on this development after learning more details about this project. We had a visit from one of the partners of the developer, Rob McFadden last week. He informed us of the the open space area and how it will be a 30' buffer with landscaping screen to include a walking path with trees and shrubs to be designed by a landscape architect and civil engineer. There will also be a fence for the new homes that is set back 20' from their homes. We feel having 50' between our homes with the added landscaping and walking path is a good solution from keeping the homes from being too close together. This development is also going to have an HOA and will be good for the surrounding neighbors.

We also was informed of the proposed change by 2 neighbors to not have the street drive through from Silver Sage Dr to Center Dr but instead be turned into a Cul-de-sac closed at Center Dr. We 100% do not agree with this plan. With 28 homes this does not make sense. This will make all the traffic to enter and depart from Silver Sage causing more congestion. This will not allow Emergency vehicles to access from either street in case of an emergency either.

Our home is 21' 6" from the house to the fence. Having the additional 30' buffer area is really going to make a difference and give the extra space needed. If you were to change the street access then the plan will change on the 30' buffer area as well. We need this buffer area to give us the extra space in between our homes. The path will be great for the neighbors as well. We currently have people walking their dogs in that area now. We feel this is the best option moving forward and hope you agree.

Thank your for your time.

Sincerely,

Mark and Donna Ford & Martin Ransom

Jan. 19, 2021

Ford/Ransom Family
527 Summerfield Dr
Carson City, NV 89701
donna.ford@evrealestate.com
530-391-6655

Hello,

Letter to the Planning Commission for Input Regarding Borda Crossing (North Clearview Drive between Silver Sage Drive and Center Drive), File SUB-2020-0016

We want our comments included in the record for consideration by the Planning Commission.

We are new to the neighborhood as of Jan. 6, 2021. We were just informed by a neighbor on Sunday Jan. 17th, 2021 about the proposed Planning Development regarding Borda Crossing. I am also the real estate agent that represented us in the purchase of our home. One of the first questions I asked the sellers agent, Claudia Saavedra is if there was notification to the current owners regarding any development for the property located directly behind the home known as Borda Crossing. She said the owners have not received any notification of any new development and she had not known of any either but only that it could possibly be developed on in the future. This was a couple days before submitting our offer on Nov. 12, 2020.

It seems that after talking to neighbors that no notifications were sent to anyone regarding this proposed development. I have to ask why this would be?

We are concerned for the new development on many different levels but one main concern we have is the small size of the proposed lots to be able to squeeze in many homes in such a small space. Another concern is if indeed all the homes will be 2-story. They are also proposing a community style back yard to the these homes. It is clearly not keeping in with the current neighborhood if this is the case. It will also increase the traffic flow in the area.

There is already an approved development for townhomes across from the proposed Borda Crossing development by the same developer. This is to much development in two small areas.

We do understand the need for housing but it should be done with keeping in with the current neighborhood and the homeowners should have been a part of this process from the beginning.

Thank you for your time and consideration.

Sincerely,

Donna Ford
Mark Ford
Martin Ransom