

LATE INFORMATION #3

ITEM F-4

September 25<sup>th</sup>, 2015

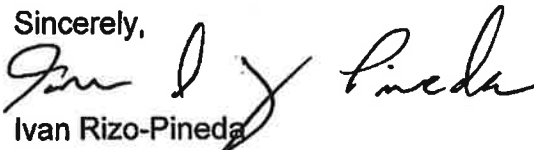
Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor St  
Carson City, Nv 89701

SUP 15-077

Dear Ms. Pansky:

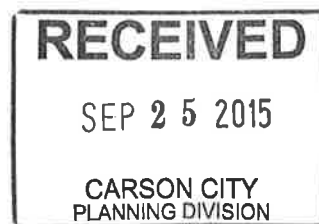
I have reviewed the plans for the proposed multifamily project requiring a special use permit along GS Richards Blvd and I find nothing objectionable about the development. We support the approval of the special use permit application; this development will enhance, and add value for North Carson City businesses.

Sincerely,



Ivan Rizo-Pineda  
Store Manager  
North Carson Starbucks.

775-841-6557.



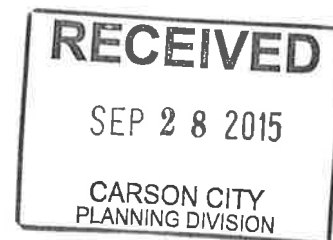


# Silver Oak

## Golf & Event Center

September 24, 2015

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



SUP 15-077

Dear Ms. Pansky:

We have reviewed the plans for this proposed multifamily project requiring a special use permit along GS Richards Blvd and find nothing objectionable about the development.

We believe this project is architecturally attractive and will bring new vitality and life to the Silver Oak Commercial Village that has been idle and without new construction of any kind for almost 10 years.

Regards,

*Terrie McNutt*

Terrie McNutt  
General Manager, Silver Oak Golf Course  
1251 Country Club Drive 89703  
(775) 841-7000 x 103

## Susan Dorr Pansky

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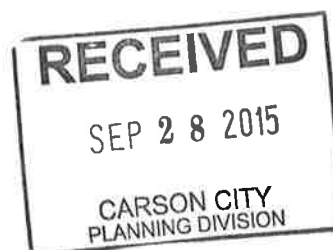
**From:** James Foley <jbfoley2@sbcglobal.net>  
**Sent:** Monday, September 28, 2015 1:34 PM  
**To:** Susan Dorr Pansky  
**Subject:** SUP 15-077

Dear Ms. Pansky:

I am a proximate property owner, ( APN's 007-462-14 & 007-462-15), to Silver Oak's proposed multifamily project, I have reviewed the plans and have no objection what so ever to a Special Use Permit being granted to allow it to proceed. I believe that some quality rentals in that location will benefit the city, by possibly providing an attractive option to so many of the employees at the hospital who now commute to Reno. I can't think of a better use for the property in question, and I hope it is approved as presented.

Sincerely,

James B Foley



MIKE PAVLAKIS  
JOAN C. WRIGHT  
KAREN A. PETERSON  
JAMES R. CAVILIA  
CHRIS MACKENZIE  
DAWN ELLERBROCK  
RYAN D. RUSSELL  
JOEL W. LOCKE



ALLISON · MACKENZIE

JUSTIN TOWNSEND  
THORAN TOWLER  
S. JORDAN DUNLAP  
GEORGE V. ALLISON  
ANDREW MACKENZIE  
PATRICK V. FAGAN  
CHARLES P. COCKERILL  
OF COUNSEL  
MIKE SOUMBENIOTIS  
(1932-1997)

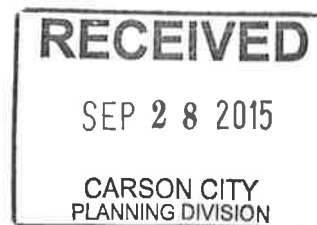
September 28, 2015

Susan Dorr Pansky  
Carson City Planning Manager  
108 E. Proctor St.  
Carson City, NV 89701

Via E-mail and U.S. Mail  
[SPansky@carson.org](mailto:SPansky@carson.org)

Re: SUP -15-077; APNs 007-461-22 and 23

Dear Susan:



Please accept this correspondence on behalf of Julius and Joanne Ballardini, who are the principals of entities that own the Northtown Shopping Center as well as the 22+/- acre parcel at the southwest corner of N. Carson Street and Medical Parkway and other vacant property in the Silver Oak area. The Ballardinis have made an enormous investment of their time and resources in the Silver Oak community and have reviewed the proposed multi-family project referenced above.

The Ballardinis greatest concern with the proposed multi-family project is that it represents a fundamental change in the character of the Silver Oak Commercial Village without a thorough planning and community review. Such a significant modification of the longstanding plan should not be considered without a more thorough review that would include a modification of the Silver Oak Planned Unit Development (PUD) and Development Agreement.

In addition to concerns about the process, the proposed density of ninety (90) units on approximately four (4) acres is simply not consistent with the nature and character of Silver Oak generally and the Commercial Village, specifically. Please understand that the Ballardinis are not opposed to all residential uses in the area, but the proposed plan of more than twenty-two (22) units to the acre is simply inappropriate. A less intense residential use as part of a mixed-use concept makes much more sense and would be compatible with the existing and planned uses on neighboring properties.

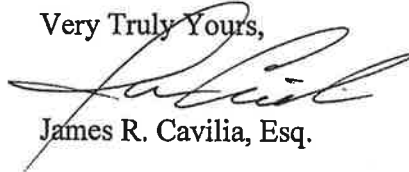
Based upon the extreme density of this project and the limited opportunity for review and input afforded by the special use permit process, the Ballardinis are opposed to the subject application and ask that the Planning Commission deny the application so that a more thorough

Susan Dorr Pansky  
September 28, 2015  
Page 2

and collaborative process can be followed to find a viable use that is complimentary to existing uses and consistent with the overall feel and spirit of Silver Oak.

Please share this correspondence and the Ballardini's position with the members of the Carson City Planning Commission in advance of their consideration of the special use permit application. The Ballardinis look forward to being part of the ongoing development of Silver Oak and this part of Carson City.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "J. Cavilia", written over the typed name.

James R. Cavilia, Esq.

Cc: Julius and Joanne Ballardini