

Late Info  
F-4A & F-4B

Var-16-024  
TSM-16-023

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**From:** Jason Kuchnicki <kuchiman@sbcglobal.net>  
**Sent:** Tuesday, April 26, 2016 12:18 PM  
**To:** Lee Plemel; Planning Department  
**Subject:** Public comment on 4/27/16 Planning Commission meeting

Dear Mr. Plemel,

I am sorry that I will be unable to attend tomorrow evening's Planning Commission Meeting, but my wife will be working so I will be on daddy duty. I respectfully request that the following comments be read into the record during the initial public comment period and again with each of agenda item F-4A VAR-16-024 and F-4B TSM-16-023:

Dear Chairmen Esswien and Members of the Commission,

I am opposed to items F-4A and F-4B and urge you to vote no on these items. These items would enable Capstone Communities to develop the parcel beyond the allowable density and outside the existing code restrictions. Zoning and density restrictions exist to prevent exactly this type of occurrence from happening. Please bear in mind that approval of this type of "spot zoning" request would set a very bad precedent for future development in Carson City. If approved, developers will rightfully ask the question: "well they received approval, why can't we?" This is particularly important in light of the newly proposed Vintage at Kings Canyon project that seeks to develop the Andersen Ranch, located between Mountain and Ormsby and over to King St, to unreasonable levels. Thank you for considering my comments.

Jason Kuchnicki

Thank you for your attention to the matter.

Sincerely,  
Jason Kuchnicki