

## Heather Ferris

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**From:** Planning Department  
**Sent:** Wednesday, August 21, 2019 1:58 PM  
**To:** Heather Ferris  
**Subject:** FW: File TSM-19-124

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RECEIVED

AUG 21 2019

CARSON CITY  
PLANNING DIVISION

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**From:** Jeffrey Templeton Sr. [mailto:[jktempleton@icloud.com](mailto:jktempleton@icloud.com)]  
**Sent:** Wednesday, August 21, 2019 1:39 PM  
**To:** Planning Department  
**Subject:** File TSM-19-124

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To who it may concern,

My Name is Jeffrey Kevin Templeton, and my wife and I live at 1382 Rocky Bluff Dr, Carson City NV 89701.

Here are the criteria that we gave the agents at the Lennar Homes Schulz Ranch office for the type of home that we wanted and what we were looking for:

1. A home with open land behind us
2. And one side of our home with either a park or empty land.

This was not available at the Lennar Homes Schulz Ranch at the time of our interest, so we moved on.

We found our criteria at another development in Gardnerville.

We put down a deposit on another home at the other development with a 72-hour receding time frame to change our mind.

We had no intention of changing our mind until the next day we received a call from Lennar homes at Schultz Ranch telling us they had a deal fall through and the home was the perfect fit for what we wanted.

So, we went that afternoon and looked at the location (1382 Rocky Bluff Dr, Carson City NV) and decided to cancel the deposit on the other location and put our deposit down on 1382 Rocky Bluff Dr.

The Agents in the office told us that there was open land behind the house, that there would not be homes developed behind the house and that there is a park on one side. They advised us of the lot premium for having these benefits, and we accepted, made the deposit and started the buying process.

It was exactly what we were looking for as our forever retirement home.

My Wife and I purchased our home and started our move in November of 2018 to 1382 Rocky Bluff Dr, Carson City, NV.

Now fast forward to August 2019 and a letter from you (The Carson City Planning Commission) shows up in our mailbox, with a public hearing notice and a map of a proposed 29 home development behind our new home!

I, as well as my wife, are (I will use politically correct words) VERY UPSET! This is not right!! I have talked to many neighbors that I had not yet met since before this notice, and they were told the same thing - no homes will be built behind your home. They are all very upset as well.

We feel that we were lied to and the goal post is being moved right in front of us.

We are all hoping that the planning commission will stand up for its citizens instead of a developer with deep pockets, who once they got our money, only cares about their next project and their own financial gain.

I will not personally be able to attend the meeting as I will be out of town on business, but my wife will be there on behalf of both of us.

Thank you for your consideration and please make the right decision.

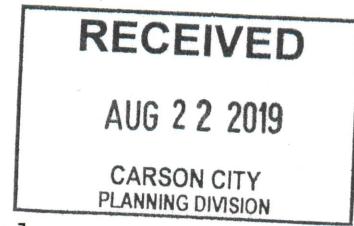
Regards,

Kevin Templeton

## Heather Ferris

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**From:** Planning Department  
**Sent:** Thursday, August 22, 2019 8:07 AM  
**To:** Heather Ferris  
**Subject:** FW: File No TSM-19-124



**From:** Kimberly Templeton [mailto:kimberly.templeton@hardrockcasinolaketahoe.com]

**Sent:** Wednesday, August 21, 2019 8:05 PM

**To:** Planning Department

**Cc:** ktempleton@npauctions.com; kimberlytempleton@hotmail.com

**Subject:** File No TSM-19-124

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To who it may concern,

My Name is Kimberly Ann Templeton, and I live with my husband, Jeffrey Kevin Templeton, at 1382 Rocky Bluff Dr, Carson City NV 89701.

We moved into our new home in November 2018, and could not have been more excited. We had been looking for months, and had been by the Lennar Homes Schulz Ranch models multiple times, getting to know the sales team quite well. My husband Kevin and I were looking for a house that had only one house on the side, and open land behind us. Lennar Homes Schulz Ranch at first did not have this available, and we continued looking, even placing a deposit on another home. When we got the call from Vicki from the Lennar sales team, saying she had the perfect house, only one neighbor, a huge park on the other side and open land behind us, we were so excited and we went right down and made the deposit!

Throughout the entire process, we stopped by the Lennar office, talking to their staff and walking through the model of our future home. We were told multiple times by the Lennar sales team, that there was not to be any developments or homes behind us. We reviewed the maps of all of the phases being built, and time and time again, where the new phases were and that none would be built behind us.

We stopped by our home site, watching our house being built, watching the park developments and looking forward to the serenity of the open space and mountain views from our home.

We moved in November of 2018 to 1382 Rocky Bluff Dr, Carson City, NV.

As our neighbors houses were built, they all shared the same beauty of the mountains, and no homes behind us. It was what we all looked for, were promised, and paid a lot premium for.

After being in our new home for just 9 short months, the letter from the Carson City Planning Commission arrived. My heart sank, my stomach hurt and my blood boiled. I immediately asked my neighbors if they also received the letter, and they all shared the same anger and frustration.

There were a couple of neighbors I approached who had not yet even received the letter, which was even more frustrating that they may not even be notified of this and not have a voice present at this meeting to try and stop it.

When you save your whole life to buy a house, and spend so much time looking for the home you want to retire in, you put your whole heart into it.

To have your dream of peace and serenity, mountain views and privacy, potentially damaged by a company who is out for a buck, that would say anything to sell you a home, charge you more for those upgraded lies, and then try and do it anyway?

Is this the type of company, action and behavior you want to reward or is the people of the community you want to help.

Please do the right thing for the people in the Lennar Homes Schulz Ranch community, the people that you represent.

Deny the proposal to build the tentative subdivision as noted in the file TSM-19-124.

We deserve the house with the view we all paid for, that we all were promised and that we all deserve to enjoy.

Thank you for your consideration and please make the right decision.

Kimberly Templeton



Kimberly Templeton

Director of Sales

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