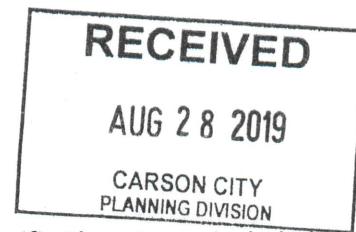


## Heather Ferris

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**From:** Heather Ferris  
**Sent:** Wednesday, August 28, 2019 1:19 PM  
**To:** 'ajnaipo@gmail.com'  
**Subject:** RE: Tentative Subdivision

Mr. and Mrs. Naipo-



The subject parcel is zoned Single Family 6000 and is part of the Schulz Ranch Specific Plan. It was included in the original approval of the Schulz Ranch subdivision; however, the owners at the time ultimately decided not to move forward with developing the parcel at that time. The current owner has now applied for a Tentative Subdivision Map.

As proposed the subdivision will include a mix of single story and two story homes. Consistent with the Schulz Ranch Specific Plan, there will be larger lots on the southern and western boundaries which will have an increased setback from the existing larger lots and be limited to single story homes. At the time the Schulz Ranch Specific Plan was developed, the findings necessary to approve the plan considered issues such as compatible land uses and desired patterns of growth.

I hope this helps to answer your questions. I will forward your concerns on to the Planning Commission as well.

Heather

**Heather Ferris**  
Associate Planner  
Carson City, NV 89701  
775-887-2180

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**From:** Planning Department  
**Sent:** Wednesday, August 28, 2019 11:15 AM  
**To:** Hope Sullivan; Heather Ferris  
**Subject:** FW: Tentative Subdivision

**From:** Anne Naipo [mailto:[ajnaipo@gmail.com](mailto:ajnaipo@gmail.com)]  
**Sent:** Wednesday, August 28, 2019 10:59 AM  
**To:** Planning Department  
**Subject:** Tentative Subdivision

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

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Hi, We received an official Notice of Public Hearing notice regarding a tentative request to building a new subdivision behind our property at 1302 Rock Bluff Drive. Our concern is that it will

be two-story homes and would block the view of the beautiful landscape and mountains. Also it will create more traffic coming in and out of that particular subdivision/area.

I would appreciate a response as to what type of homes are proposed to be buildt (one story or two story homes) and if consideration is being given to the natural surroundings of the land, its beauty and wild life?

Thank you, Derek and Anne Naipo

RECEIVED

AUG 28 2019

CARSON CITY  
PLANNING DIVISION

Additional Comments for the 28 Aug. 2019 Planning Commission Hearing  
on item TSM-19-124.

1. EASEMENT AGREEMENT- signed 13 Jul, 07, Schulz Ranch Developers, LLC –Chris Froehlich for Lennar. and CC AP# 09-311-12 signed by the owner.
2. Our acceptance was to avoid possible “Condemnation or Takings” proceedings.
3. A Dedication of easement has the same operation as a deed. That and the above Agreement terms were ACCEPTED by all concerned including Carson City.
4. This Easement Dedication will also benefit The Kruger Trust by use and its inclusion in the Lennar development, which occurred at a later date perhaps in 2019.
5. Item 1b, P2 , of the AGREEMENT was not completed due to the Default filed 8 July,08 by Western Title and later postponement of the sale 29 July 2008. This term of the original agreement has not yet been fulfilled.
6. None of the terms of the agreement have been changed or rescinded to date to our knowledge.
7. We certainly don't expect Carson City to go to court for us but feel that any outstanding provision they are a part of, should be acknowledged or endorsed in some way. (NRS 119.183)

Pete/ Theresa Bachstadt 775-400-6027