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RECEIVED
OCT 26 2020
LATE MATERIAL

October 14, 2020

Gayle H. Robertson, Treasurer
City Hall
201 N. Carson Street, Suite 5
Carson City, NV 89701

Re: Planning Commission Special Use Permit LU-2020-0033

Dear Treasurer Robertson:

By way of introduction, I am the seller of a parcel of property located at 4500 Ryan Way, Carson City, zoned as General Industrial Airport. My purchaser is planning to install and operate a concrete batch and rock crushing plant. Currently the property is unused, vacant land. The buyer has submitted formal plans to the Planning Commission, which has recommended approval subject to the completion of various conditions. There is one particular condition that I am seeking your assistance in addressing. This condition is the installation of a center left turn lane on Arrowhead Drive at Ryan Way.

In a residential or light commercial area, adding a protected left turn lane is a reasonable, foreseeable accommodation of potential increases in vehicle traffic. However, the proposed plant is not located in a residential or light commercial area. In fact, it is within an area zoned as General Industrial Airport. Increased truck traffic will be minimal, limited to early morning through early afternoon hours. Our purchaser is estimating that the cost to install the turn lane is \$250,000. This cost is unduly burdensome, particularly since the reason for the condition given to our purchaser by the Carson City Engineering Department was that "any" new development would require this left turn lane. In the interest of fairness, planning agencies must tailor conditions for approval to the characteristics of the specific project if such conditions impose a significant financial responsibility on the developer. Additionally, at no point during the plan submission process did the Engineering Department make the purchaser aware of the requirement. My own history is surprisingly similar. When I first purchased the property, the seller had previously submitted plans to build a mini storage facility. During presentations and due diligence efforts with the City, this requirement was never revealed.

As no doubt you are well aware, the economic hardship created by governmental efforts to control the COVID-19 pandemic has plunged people and companies into great distress. Furloughs, layoffs, permanent business closures and corporate relocations are the norm now, not the exception. My purchaser is offering a rarity in these difficult times: an opportunity to create jobs. Carson City is poised

for growth, but today its unemployment rate stands at 7.1%. It is within your power to act so that this employment opportunity is not forestalled or withdrawn.

Please contact me directly at 775-348-1822. I look forward to your assistance.

Respectfully submitted,



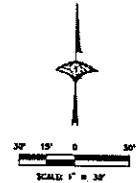
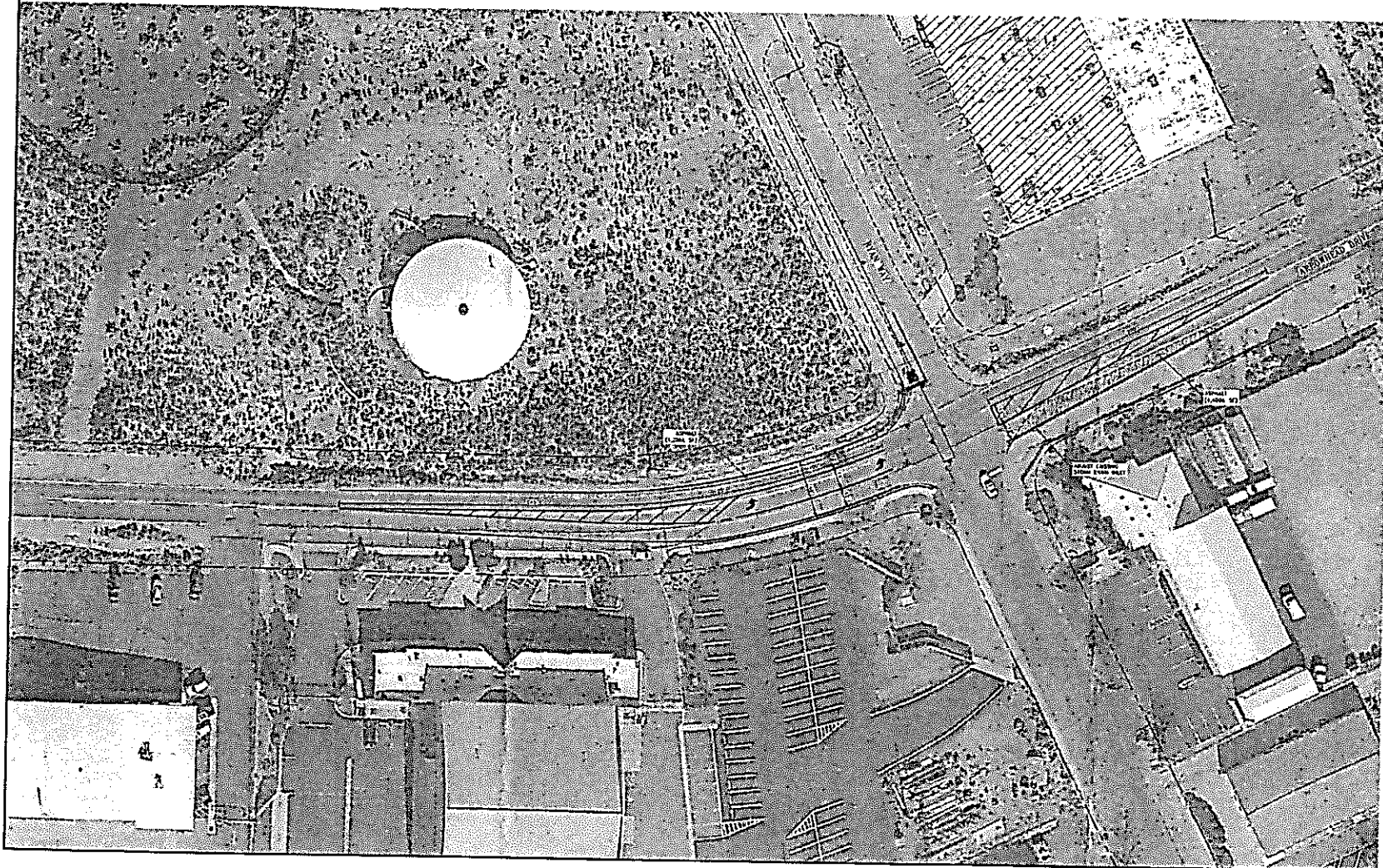
Claude R. Cognian
Manage – CNM Family, LLC

LEFT TURN LANE LAYOUT

R&K READY MIXED CONCRETE - CARSON CITY

R&K READY MIXED CONCRETE, INC.

CARSON CITY SEPTEMBER, 2020 NEVADA



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