

## **Heather Ferris**

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**From:** Planning Department  
**Sent:** Tuesday, January 26, 2021 12:46 PM  
**To:** Heather Ferris  
**Subject:** FW: Public Comment - January 27 2021 Carson City Planning Commission

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**From:** Alex Tanchek <jatanchek@hotmail.com>  
**Sent:** Tuesday, January 26, 2021 12:16 PM  
**To:** Planning Department <planning@carson.org>  
**Subject:** Public Comment - January 27 2021 Carson City Planning Commission

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Carson City Planning Commissioners:

I am writing to express my opposition to the proposed Borda Crossing development under agenda item E.6: SUB-2020-0016. I am concerned with what putting this many houses in this small of space will do to the public safety and welfare of the neighbors in the surrounding area. My home, where my family has lived for 30 years, also happens to be the property with the most frontage to the proposed development. I'm particularly concerned about the effects of increased traffic on Center Drive, especially considering the proposal would have a new road T-bone into our backyard.

Apologies for the late submission of my comment. I didn't get a chance to review and fully digest the plans and public documents prior to them becoming public.

Thank you for your consideration,  
Alex Tanchek

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Thank you for your consideration,  
Alex Tanchek

## Heather Ferris

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**From:** Planning Department  
**sent:** Friday, January 22, 2021 11:49 AM  
**to:** Heather Ferris  
**subject:** FW: Special Use Permit File SUB-2020-0016

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**From:** Susan Kowalczyk <icountsusan@gmail.com>  
**sent:** Friday, January 22, 2021 11:41 AM  
**to:** Planning Department <planning@carson.org>  
**subject:** Special Use Permit File SUB-2020-0016

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January 22, 2021  
CARSON CITY PLANNING COMMISSION  
re: Special Use Permit File No. SUB-2020-0016

I am adamantly opposed to the above mentioned special use permit. There has been a lot of new apartments and condos being built in our area that has added to the traffic congestion. It is already challenging to exit our subdivision at this time. Adding 28 condo type homes will only make it worse.

In addition it will lower property values of the homes that back up to that property as well as block their view and limit their backyard privacy.

Please don't ruin our neighborhood allowing Borda Crossing to create 28 two story townhouses on the lot of Silver Sage Drive and Clearview Dr.

Sincerely,

Susan Kowalczyk  
44 Summerfield Drive  
Carson City NV 89701  
775-300-5095  
[icountsusan@gmail.com](mailto:icountsusan@gmail.com)

sent from Mail for Windows 10

## Heather Ferris

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**From:** Planning Department  
**Sent:** Friday, January 22, 2021 1:19 PM  
**To:** Heather Ferris  
**Subject:** FW: Borda Crossing proposed development

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**From:** Maxine Nietz <nevadamax@usa.com>  
**Sent:** Friday, January 22, 2021 1:15 PM  
**To:** Planning Department <planning@carson.org>; CCEO <CCEO@carson.org>  
**Cc:** mtanchek@yahoo.com  
**Subject:** Borda Crossing proposed development

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Once again, an out-of-town developer with loads of money chooses to create a **squeezed** development in Carson City for his/her own monetary benefit, not that of the people of this city.

It seems like we have asked for CCMC 17.10 to be **suspended** so that developers cannot use this bait-and-switch chapter to completely ignore the standards of Carson City. This developer states that he wants SF6 zoning, however **NONE** of his lots is that size. They are all in the 5,000 sf range. The nearest neighborhood lot, with the exception of the already down-zoned development to the north, is over 13,000 sf. We have asked before this, that the idea that the developer is going to "preserve or provide Common Open Space. Common open space may include common areas with no dimension less than 25 feet. At least 100 square feet of common open space per residential unit shall be designed for recreation" be **shelved**. For this 28-unit proposal, that means 2800 sf, about  $\frac{1}{2}$  of a single lot size for **all** the families, children, and pets in this development. In addition, it is going to be xeriscape, not green space. It is divided into two long, narrow strips of 19' and 23' respectively (I have measured their engineering drawings, not relying on the non-proven statements of the developer.) Each of which has a DG or paved path through the entire length. Not really appropriate for recreation and does not even meet the code requirement of a minimum of 25'.

Homes will be a minimum of 10 feet from the western boundary of the subdivision (with a 2-foot projection allowed (Duh, that is developer-speak for "I'm really only giving you 8 feet!"))

I have read the entire agenda item with staff reports and developer reports. Public comment has been submitted for this indicating that the neighborhood is **AGAINST** it. Weren't you selected by elected officials who are supposed to be answerable to the people?

Mr. Tancheck and his neighbors rightly point out that surrounding properties were already down-zoned to provide transition to this parcel. Now a developer is proposing to down-zone this property to provide transition to other parcels. This is a game of dominoes or a cascade of overdevelopment into a rural area of our town that has livestock and wells.

There are already proposals, from the same developer and others, to squeeze the SF1A right out of this area by building on 5,000 sf lots, and smaller.

If the goal is to cover all of Carson City with mini-lots, you are getting nearer and nearer to it. The homes proposed for these undersized lots are large, boxy, 2-story buildings with 3-car garages. The interiors are not well designed, loosing second floor space to overlooks and balconies.

Please, please we ask that you **stop** letting developers trample on the minimum 6,000 sf single-family life of our town. We don't have enough water, road money, schools, or hospital services to accommodate what this developer wants. And after he gets it, he is going back to his high-income Lake Tahoe neighborhood and will never think of Carson City again.

Maxine Nietz  
[nevadamax@usa.com](mailto:nevadamax@usa.com)  
775.887.1294