

Date: July 25, 2021

RE: Silver Oak Construction

Meeting Date July 27, 2021

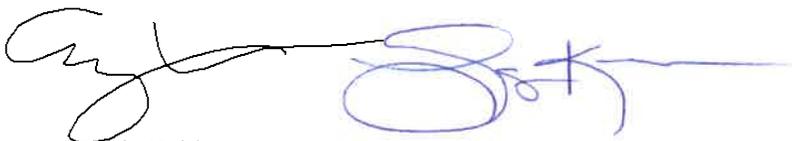
Carson City Board of Supervisors,

My husband, Logan Kuhlman, and myself, Emily Kuhlman, have grown up in Carson City. My husband has lived in Silver Oak since 2003 and in 2020 we purchased our own home within Silver Oak. We were lucky to have gotten into the thriving Carson City market when we did and we are even luckier to have ultimately settled within the Silver Oak community. Not all individuals are able to do so in today's market.

The Silver Oak community and continued construction that the area has, has and will, continue to increase our property value. That is great for us as homeowners, however, the homes being built in the area thus far do not always allow first-time home buyers, or individuals who do not want the yard maintenance, higher bills, etc. that come with the larger homes currently in construction. A new townhome community will give those individuals an opportunity to purchase a home within the Silver Oak community. It will not decrease my property value, it will only diversify the individuals that are able to live in the neighborhood. This in turn allows for additional housing for families who want to be in, what I consider, one of the best Carson City neighborhoods. It will allow new townhome owners to be near a park they might frequently visit, it will allow them to be in a neighborhood with walkability, it will allow them access to great schools for children, and it will allow them to have great access to local healthcare.

Overall, I ask that the Board not only consider the interests of "current homeowners within Silver Oak" but that you also give consideration the future of this community and the diversity that these townhomes would offer to individuals who cannot afford, cannot maintain, or just have different home interests than those of the single-family home currently available. Please let me know if you have any questions.

Thank you,



Emily Kuhlman
775-720-6502
etolda@me.com

Logan Kuhlman
775-722-2847
hondaryder90@aol.com

July 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this infill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Silver Oak resident who lives nearby I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,



Dale A. Brown

Silver Oak Resident

July 27, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commission Members:

I am a long-time Silver Oak resident who recently became aware of the proposed zoning change for the parcel on the corner of College Parkway and Oakridge Drive. I am in full support of this proposal as I feel it will be a much better fit than what the current zoning allows for. A neighborhood business just doesn't fit. I am confident that the quality of the Roseview Townhomes will only enhance our neighborhood because the builders are locally invested and take pride in their product.

The open fields and common areas along College Parkway are a fire hazard. I believe that if you approve this project and once it is finished, will be a welcomed addition to our community. Therefore, I strongly encourage you to approve the zoning change before you.

Yours Truly,



Kim Kuhlman
Silver Oak Resident

July 26, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I am a writing in support of the Roseview Townhouse projected being presented to this Commission. I believe the addition to an upscale townhome development is a much better use of the land than that of a retail business.

It clearly remains in the best interest of Silver Oak community to re-zone this parcel to allow for the construction of the Roseview Townhomes. Please accept this letter as notice of my full support.

Thank you,

A handwritten signature in cursive script that reads "Pat Areias".

Pat Areias
3939 Siena Drive
Carson City NV, 89703

July 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701
Email to: HFerris@carson.org

Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this in-fill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Carson City resident who lives nearby on Nye Lane, I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,

A handwritten signature in black ink that reads "Thomas W. Preston". The signature is written in a cursive style with a horizontal line underlining the name.

Thomas Preston

July 27, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I was born and raised in Carson City and live adjacent to the park located on Oakridge Drive. I am completely supportive of the proposed townhome project being presented to you tomorrow. If the builder for these townhomes are the same builder that developed Park Place, they build an incredible product and I think Carson City would be fortunate to have them develop that corner lot. I can't imagine having a neighborhood business on that parcel. I have young children that play at the park and I don't want to have to worry about the type of people frequenting the type of business that it is currently zoned for.

I humbly offer my absolute support for the Townhouse project being proposed.

Regards,



Shelby Preston
Lifetime Carson City Resident

July 26, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

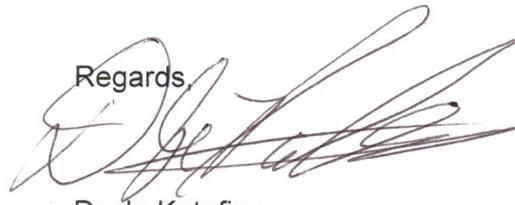
Dear Commissioners:

I have reviewed the proposed townhouse layout and wish to voice my support for this infill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Silver Oak resident who lives at 1102 Drysdale Court, directly adjacent to the proposed project, I am hopeful that you will approve this project as it will add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,

A handwritten signature in black ink, appearing to read 'Doyle Katafias', written over a horizontal line.

Doyle Katafias
Silver Oak Resident

July 27, 2021

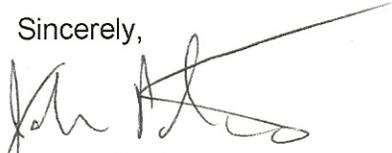
Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I recently moved to the area in search of a new home. I've had the opportunity to view the model home in Redleaf as well as a home built in Park Place. I am so impressed with the quality of product that this developer builds, I purchased a home on Oak Ridge Drive while I wait for a Red Leaf home to possibly come available.

I fully support a townhome complex on that parcel as opposed to any type of business, much less the type that the current zoning allows for. A business simply does not make sense in a residential neighborhood.

Sincerely,



John Petersen
2734 Oak Ridge Drive

From: [Heather Ferris](#)
To: [Christie Overlay](#)
Subject: FW: ROSEVIEW TOWNHOMES
Date: Tuesday, July 27, 2021 4:23:01 PM
Importance: High

For items 13 D, E, and F

From: Heidi McFadden Broker NV1001464 <heidimcfadden@outlook.com>
Sent: Tuesday, July 27, 2021 4:22 PM
To: Heather Ferris <HFerris@carson.org>
Subject: ROSEVIEW TOWNHOMES
Importance: High

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

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

Please consider this letter of support for the Roseview Townhomes in Silver Oak. Based on the quality of the applicant's prior projects, it will complement the look of and enhance values as a residential project in Silver Oak. We need developments that attract and keep young families living here and I believe that's what this project offers. Residential use near a park, shopping, dining, and easy access to Reno and Lake Tahoe would do just that.

As a nearby resident, I have concerns if this location is used for commercial space and would hate to see it as anything other than residential. This area is used by many for running, dog walks, and children riding to the park. I can't imagine having a business built in this location that would bring non-resident traffic and unwanted conduct to the park. Having more residences here would only bring more watchful eyes to the area, especially near a park.

I strongly support the Roseview Townhome project and am hopeful that you will approve this project.

Sincerely,

Heidi McFadden
1751 Vineyard Way

Carson City, NV 89703

From: [Heather Ferris](#)
To: [Christie Overlay](#)
Subject: FW: Roseview Townhomes
Date: Wednesday, July 28, 2021 9:54:08 AM
Attachments: [image001.png](#)

From: Christina Rice <christina@rcmnevada.com>
Sent: Wednesday, July 28, 2021 9:53 AM
To: Heather Ferris <HFerris@carson.org>
Subject: Roseview Townhomes

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

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

Please consider this letter of support for the Roseview Townhomes in Silver Oak. Based on the quality of the applicant's prior projects, it will complement the look of and enhance values as a residential project in Silver Oak. We need developments that attract and keep young families living here and I believe that's what this project offers. Residential use near a park, shopping, dining, and easy access to Reno and Lake Tahoe would do just that.

As a nearby resident, I have concerns if this location is used for commercial space and would hate to see it as anything other than residential. This area is used by many for running, dog walks, and children riding to the park. I can't imagine having a business built in this location that would bring non-resident traffic and unwanted conduct to the park. Having more residences here would only bring more watchful eyes to the area, especially near a park.

I strongly support the Roseview Townhome project and am hopeful that you will approve this project.

Sincerely,

Christina Rice
1749 Pinoak Lane
Carson City, NV 89703

July 26, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I am a resident of the Silver Oak Neighborhood and would like to offer my full support of the proposed Roseview Townhouse project being presented to you later this week. Having town homes on that parcel is a much more fitting use for the land as opposed to a retail business. The developers for the town homes take pride in their work and put great thought into their surroundings so that the end product compliments the existing homes.

By changing the zoning for this parcel from Business to Residential, you will not be disappointed with the end result. I offer my unconditional support for the Townhouse project.

Regards,

A handwritten signature in black ink that reads "Sandra Lea". The signature is written in a cursive style with a large initial "S" and a long, sweeping underline.

Sandra Lea
3951 Siena Drive
Carson City, NV 89703
Silver Oak Resident