

Cecilia Rice

From: HOWARD INGERSOLL <footingersoll@comcast.net>
Sent: Friday, February 17, 2023 4:45 AM
To: Planning Department
Subject: Public Hearing on LU-2023-0017

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Dear Sir or Madam,

, My wife and I are the owners of the property at 1407 Mountain Street. I am an original occupant of the house as it has been in our family since approximately 1959.

I regretted very much seeing the pasture land across the street be sold and turned into more housing, but it was the right of the family to sell the land. To put it mildly, the construction has been a mess.

My concern with LU 2023-0017 is traffic and parking. Your map appears to show that West Sunset Way will be the main parking street for these model homes. However, we all know that people will park wherever they can to save walking.

So, my question is -- will there be "no parking" signs on Mountain Street and strict traffic control so that the occupants of the older houses facing West will not have free access blocked by the hordes of people coming to view the new homes?

Bob Crowell was a friend of mine, and he once worked for my mother so I am glad you are in the meeting room named after him.

Please acknowledge receipt of this email. I am also at 253 988 4829.

Thank you,

Howard J. Ingersoll
Brig Gen, USAF (Ret)

From: panderson3692@charter.net
Sent: Sunday, February 19, 2023 2:12 PM
To: Planning Department
Cc: Heather Ferris; Heather Manzo; 'Dustin.Barker@lennar.com'
Subject: Comments - Special Use Permit for Temporary Tract Sales Office at Andersen Ranch Estates

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All in all, I am pleased with the application as it adequately addresses most of my primary concerns as outlined below, with one exception (item #6):

- (1) Is a temporary parking lot an allowable use?** While not expressly called out in the regulations, I have been assured by staff that it is routine to allow for a temporary parking lot adjacent to a temporary tract sales office, which is an allowable use under the code.
- (2) How will dust from the temporary parking lot be mitigated?** Since the lot will be paved, and trees/shrubs/ground cover will be placed along the buffer between my property and the temporary parking lot, dust issues should be minimal, and well within the tolerable range.
- (3) Visual mitigation issues.** Again, since the temporary parking lot will be landscaped, and judging by the proposed landscaping plan, I anticipate the final aesthetic to be quite pleasing.
- (4) The desire to not have the temporary parking lot lit up at night.** I have been assured by staff that there is not any night lighting proposed other than normal lighting associated with the temporary tract sales office's porch and entryway.
- (5) Hours of operation.** I have been assured by staff that the normal daytime work hours of 8:00 a.m. to 6:00 p.m. will be adhered to. ***I would appreciate clarification as to whether this is Monday through Saturday, or seven days a week.***
- (6) Access to the back of my property.** Ever since development of the Andersen Ranch site first became a tangible proposal back in 2016 with The Vintage, I have had conversations with all three developers associated with this site, two of which have come and gone, regarding my desire to attain an easement or outright purchase the land that sits adjacent to the Southwest corner of my property. On the current map of the site, this appears as this odd Cape Cod looking peninsular appendage to Lot #7 (#00126304). To date, the applicant and I have yet to reach consensus, but I sincerely believe that this is just a matter of timing, and that eventually we will arrive at a satisfactory transfer/easement agreement.

In the meantime, ***I would like to at least be able to access the back of my property through an existing gate in my fence line.*** I am simply getting too old to move landscaping materials to the gardens I have constructed in the back of my property one wheelbarrow at a time from my existing driveway on Mountain Street. ***What I am proposing is that the fencing and landscaping being proposed by the applicant stop 25 - 30 feet short of the Southwest corner of my property, or that a gate be included in the fencing plan, and an alternative landscaping design be used in that area that would allow vehicular access to the back of my property.***

While I don't currently have any projects proposed for the remaining 6,000 square feet of undeveloped land in the back of my property, this Special Use Permit could easily extend 5 - 10 years before the temporary parking lot is removed and a single-family home is built on Lot #7. Based on the easement conversations that have taken place thus far, I anticipate that it will be at that transitional moment when we finally reach an agreement. That is a long time to not have easy access to the back of my property. I believe that the applicant can still achieve the aesthetic they're aiming for with their model home complex, while allowing me to access the back of my property.

Thank you for considering our comments.

Patrick & Jacqueline Anderson

1502 Mountain Street

Carson City, NV 89703

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