

April 18, 2023

To
Carson City Planning Commission,

I am writing this letter to oppose the structure of a guest house on 3243 Cortez St. I object because I feel it will allow other residents to build small apartments on their property and allow rentals (low income) to live in our neighborhood. This will create crime, parking problems and destroy the quiet family area that we all enjoy. California started this trend and it has created a whole new set of problems. It will also bring down our property values. Although the guest house can't charge rent right now, we can't control or monitor residents renting out these apartments, once we allow this to start. I ask that you would take all of these issues into consideration before you make a decision about this matter.

Sincerely,
Carol J Rathjen

Carol J. Rathjen
3353 Dilday Dr
Carson City NV 89701

Ph. 775-291-6043



April 21, 2023

Chairperson Teri Preston

Carson City Planning Commission

Attention: Heather Ferris, Planning Manager

Subject: LU-2023-0110 Special Use Permit Application

My name is Randy Bowling. My wife and I own and live in the house immediately northeast of the subject property, sharing a common property corner. If the Planning Commission grants the Special Use Permit, I would ask that favorable consideration be given to the addition of the following two conditions:

1. The existing chicken coop that currently exists within the footprint of the proposed attached guest building not be relocated northeasterly of its current location.
2. Construction of the attached guest building take place only between the hours 7:00am and 6:00pm, Monday through Friday, and between the hours of 8:00am and 6:00am, Saturday and Sunday.

The existing chicken coop houses fowl that do make noise at various hours of the day. If the chicken coop is relocated to the northeast, which would be closer to our residence, the noise that we hear would increase. Therefore, if the Special Use Permit is granted, we ask that the chicken coop not be relocated closer to us.

The subject property is in a residential neighborhood. If the Special Use Permit is granted, construction hours, and construction noise, are not currently limited. By incorporating limitations on construction hours, construction operations and noise would incorporate some degree of sensitivity for neighboring residents.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Randy Bowling". The signature is written in a cursive, flowing style.

Randy Bowling

1253 Goshute Way

Carson City, NV 89701

April 24, 2023

Chairperson Teri Preston

Carson City Planning Commission

Attention: Heather Ferris, Planning Manager

Subject: LU-2023-0110 Special Use Permit Application

My name is Randy Bowling. The purpose of this letter is to add an additional comment to my letter to you dated April 21, 2023. If the Planning Commission grants the Special Use Permit, I would ask that favorable consideration be given to the following condition that was inadvertently omitted from my previous comments contained in my April 21, 2023 letter:

1. The height of the proposed guest building will not exceed the existing residential roof ridge line or 13 feet 7 inches, whichever is the lesser height.

Plans for the proposed guest building indicate that the ridgeline of the guest building will match the ridgeline of the existing residence to which it will be attached. The suggested condition offered above would prohibit exceeding that height.

Thank you for your consideration.



Randy Bowling

1253 Goshute Way

Carson City, NV 89701