

WTPM20-0014

Public Comment

PMRC Jan. 14, 2021

Service Request Details

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Date/Time 1/12/2021 4:50 PM

Type Planning Commission/Board of Adjustment

Address 1590 SECRET PASS CT, Reno

Origin Call Center

Comments I have lived in this area of tentative development for more than 20 years, as have many of the other families that live in the older part of this rural area where the roads are still dirt roads. Some for several decades.
About five years ago, HARRY FRY sold what I believe was 60 acres adjacent to my 2.5 acre lot, that were developed with dozens of homes(MAJESTIC RANCH ESTATES), many of which are just 1/2 acre. This has caused a significant increase in light pollution(from porch lights and security lights which are on all night), sound pollution(cars, delivery vehicles, dogs, lawn mowers, snow blowers, chain saws, and leaf blowers, etc., and even a landscaping business with trucks pulling trailers several times a day) and air pollution from the hundreds of vehicle trips of cars and trucks in and out of that

area. As expected, hundreds of vehicles per day have increased the road traffic significantly. When I, and my neighbors moved here, it was for the serenity of rural living. Many properties were, and still are horse property, though MAJESTIC RANCH ESTATES have cut off easy access to any rideable land. The sight from my deck was of rural Nevada hills, Aspen trees, sage and rabbit brush. No houses; no cars and trucks; no noise. I could look up at night and see the stars and planets. I could sit on my deck and read for hours, hearing little but birds and occasionally wild mustangs traveling through my property. Now, all that serenity is gone. Asphalt roads and dark brown concrete roof tiles litter the landscape.

Now, Mr. Fry wants to develop 40 more acres, initially into eight, five acre lots(Lot Potential: 20 dwelling units(per 20 acre lot), thus affording perhaps hundreds more residents in this once desirable area. And these parcels will be on individual wells. Our water supply would definitely suffer for this!

If such development continues in this area, we will be like the Damonte Ranch and the Arrowcreek developments with thousands of homes and businesses with the terrible consequences of over-development, traffic congestion and pollution and loss of rural living.
Craig R. Ozer

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From: [Emerson Read](#)
To: dlucey@washoecounty.us; [Cahalane, Daniel](#)
Subject: Pleasant Valley Ranch WTM 20-0014 January 14, 2021 at 2:00
Date: Wednesday, January 13, 2021 10:56:06 AM

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I am writing to request a postponement of the above hearing on the previous denial with prejudice of Mr. Fry's proposed housing development called Pleasant Valley Estates case WTM20-0014. My wife and I plus neighbors would like the opportunity to attend the hearing as we have done the last two times the hearings were held. If this is not possible, accept this communication and make it part of the record of our objection to the proposed development. Please uphold the denial of the proposed development by the Planning Commission and make this objection part of the record.

Regards,

Emerson W. Read Jr. & Marye Anne Read
15935 Rocky Vista Road
Reno, NV. 89521

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Washoe County Parcel Map Committee

Thursday, January 14, 2021 Meeting

Tentative Parcel Map Case Number WTPM20-0014 (Pleasant Valley Ranch 1)

Mr. Chairman and members of the Commission,

My name is **Don Waite** of 813 Chance Lane, Reno NV 89521

Our property borders the proposed parcel change APN 017-410-38 on the westside. I do not oppose dividing this 20-acre parcel into 4 – 5-acre parcels considering the following provisions:

1. Only one residence on each 5-acre parcel.
2. Each parcel is supplied by City water and sewer service.
3. Minimal to no access to Chance Lane (south west corner), maybe emergency exit (gated) only. Chance Lane is a one lane dirt access to the adjoining parcels.

These provisions to ensure the rural composition of the community, the reason why we built out here 27 years ago. The provision will not contaminate the current aquifer with excess nitrates or diminish the water level in the same.

Thank you for the opportunity for me to respond.

Home 775 849 2123