

From: Jennifer Erickson
To: [Mullin, Kelly](#)
Subject: Official Notice of Public Hearing 4/4/2017 - Homeowner Response
Date: Tuesday, April 04, 2017 11:30:32 AM

To Whom is May Concern,

I mean this with the greatest of respect, but why the F would you think it would be ok to rezone the area entering my neighborhood to allow a "Storage of Operable Vehicles" eye sore. The homes located within the Shadow Ridge Community range from the high \$300,000's-\$500,000. Building any type of storage unit at our neighborhood entrance would drop the property value of ALL our homes. Not to mention there is already a storage unit location a mile away, which should suffice for any member of the community/business to store their vehicles. Furthermore there is an Industrial Park location that would be better suited for this specific type of building within 5 minutes of our location.

I would also like to point out that "Official Notice for Public Hearing" was not disturbed to our community correctly. Whoever you hired to notify us of the hearing date failed to do so. We did not receive any letter in the mail, no informational flyer was left at our door, and no email was received regarding this matter. We found out by chance last night through a neighbor who informed us of the meeting today. Would you want the entrance of your community to include a Storage Unit? Would you have even purchased a home in that area? I highly doubt it- don't screw our neighborhood over. We all purchased in our development do the amazing floor plans, huge lots, and family environment. A questionable commercial building will just destroy everything our community and home builder has tried to embody.

Thank You,
Jennifer Weisser
925-305-6486

From: Robert Goddard
To: [Mullin, Kelly](#)
Subject: Master Plan Amendment Case Number WMPA17-0001
Date: Tuesday, April 04, 2017 9:55:31 AM

To the Board,

The following public comments have been received and published, though it is not clear how much consideration was given to them.

Diminishing quality of life and property values.

Concern that allowing RV storage on commercial lots may lead to eliminating ability to store an RV on residential property.

Compatibility with the Shadow Ridge subdivision and neighborhood.

Compatibility with the residential lots near Calle de la Plata.

Preservation of views.

Concerns over potential effects on traffic, noise, lighting, storm drainage, crime, and hazardous waste.

Concerns over number of storage facilities needed in a particular area.

Preference for such uses to be west of Pyramid Highway only.

I am supportive of these comments and positions. Additionally, I am very concerned about the graffiti that is currently on the new walls along the road construction near McCarran and Pyramid highway. By establishing these facilities and associated walls in the Zones under consideration, we are inviting the same graffiti in our neighborhoods. There is nothing in the Amendment that addresses how the appearance of these walls will be maintained.

I am not in favor of this amendment as it leads to the degradation and lack of compatibility for our home investments. There is certainly sufficient industrial area near these locations that would support these businesses and have them conveniently located nearby for those that need them for their RC storage.

Thank you for your consideration and support,

Robert Goddard
11705 Terra Linda Way
Sparks, Nevada 89441

From: Dean Williamson
To: [Mullin, Kelly](#)
Subject: Amendment Case # WMPA17-0001
Date: Tuesday, April 04, 2017 8:57:52 AM

Good morning,

My name is Dean Williamson and I live at 480 Vista Grande Dr. in the Shadow Ridge housing project off Horizon View and Pyramid Way.

I'm writing to voice my concerns about the possibility that this might be passed and I'm vehemently against it. We recently moved out to Spanish Springs and love what it offers its residents. Changing this would have a negative effect on this wonderful neighborhood and could later allow vehicle storage units even at the entrance to our houses. there are just still too many open places available out in Spanish Springs without having to have this right in our neighborhood. Thank you for you time.

Dean Williamson

From: Randy Q
To: [Mullin, Kelly](#)
Subject: Proposed Zone Change Meeting
Date: Monday, April 03, 2017 9:37:58 PM

Kelly Mullin,

I am out of town and unable to attend this meeting, but would like to at least let you know that I strongly disagree with allowing a storage facility at the entrance to our small community. My wife and I live at 11800 Valley Crest in the Shadow Ridge development and think that a storage facility, vehicles ectopic would drastically reduce the value and appearance of our neighborhood. I would use any means possible to fight this zone change, but would ask you first to reconsider the proposed changes.

Thank you,
Randy and Mary Ann Queen

From: Leary, Mandy
To: [Mullin, Kelly](#)
Subject: NO to Storage
Date: Monday, April 03, 2017 7:46:48 PM

Dear Ms. Mullen,

I live in the Spanish Springs area and absolutely do not want "Storage of Operable Vehicles" to be passed.

Respectfully,

Mandy Leary
11725 Terra Linda Way
Sparks, NV

Sent from my iPhone

From: karen.hearrell
To: [Mullin, Kelly](#)
Subject: Neighborhood commercial zoning
Date: Monday, April 03, 2017 6:38:50 PM

Dear Ms. Mullin,

I am concerned about any change in the neighborhood commercial zoning that would allow an owner to build a storage facility with operable vehicle parking on Horizon View and Pyramid Hwy. Please vote against master planned amendment case number WMPA17-0001.

Thank you,
Karen Hearrell
500 Vista Grande Drive
Spanish Springs, NV 89441

Sent from my Sprint Samsung Galaxy Note5.

From: Julie Wescott
To: [Washoe County Planning and Development: Mullin, Kelly](#)
Subject: Against Changing Neighborhood Commercial Zoning to allow the parking of operational vehicles
Date: Monday, April 03, 2017 6:14:20 PM

Kelly Mullen, County planner, Case number WMPA17-0001

We are against changing this neighborhood commercial zoning. The traffic in this area is congested enough because of the shopping centers and additional houses that are being built on Pyramid Way, and the parents that are taking their children to Junior and Senior High Schools located on Eagle Canyon Road.

Thank you,

*Regards,
Bruce and Julie Wescott*

420 Shady Valley Road

Sparks, NV 89441

Julie.wescott@hpe.com

209-564-6856

From: Cale Pressey
To: [Mullin, Kelly](#)
Subject: Neighborhood commercial
Date: Monday, April 03, 2017 5:48:16 PM

Hello Kelly,

It has been brought to my attention that a planning committee is being held to potentially change the zoning of property near my home. I will not be able to attend the meeting tomorrow, but I would like to voice my opinion. My family and I live near Horizon View off Pyramid Hwy. and would like the property there to remain residential. There are other locations along Pyramid that would be more ideal for a commercial property further from houses. We just purchased our house here about a year ago and wouldn't have made that decision if we knew this was a possibility. Thank you for your time,

Cale & Dominique Pressey
380 Shady Valley Road
Sparks, NV 89441

Sent from my iPhone

From: Dean and Satin Garner
To: [Mullin, Kelly](#)
Subject: Panning Commission change of Neighborhood Commercial Zoning April 4, 2017
Date: Monday, April 03, 2017 5:45:29 PM

Kelly,

As a resident of Spanish Springs in the Shadow Ridge Development I wish to express my concern for the proposed change of zoning in front of our development to allow the parking of operational vehicles in a storage facility on either side of Horizon View. This not only will reduce our home property values, but will promote more people to our development that would not normally come out due to the storage facility and bring more potential riff-raff to our neighborhood resulting in increased illegal activity.

My understanding is that any changes to the neighborhood zoning along Pyramid Highway will affect all zoning that is currently zoned for neighborhood commercial, not just a piecemeal for an individual lot or parcel. We already have commercial zoned property on the west side of Pyramid Highway that should be sufficient for the Manke Family Trust ie Emigrant Storage proposals without having to change existing zoning that affects all neighborhood housing property values. How would operational vehicles be monitored for actually being operational? I fear that people would park junk in the storage facilities that aren't actually operational, which would then turn them into a junk yard, which I definitely do not want in our neighborhood.

We moved to the Spanish Springs for the rising property values and more home developments vs commercial developments. My concern is that if the zoning changes are approved, all of our homes values will decrease and potentially become a negative gain if we had to sell. I strongly advise that you vote against this proposed change in the zoning regulations for our neighborhoods.

Thank you for your consideration.

Dean Garner
265 Shady Valley Road
Shadow Ridge Development
Sparks, Nevada 89441
503-864-2405