

LM SUP-17-012

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**Voltaire Master LLC**  
**c/o Kromer Investments, Inc.**  
11890 Donner Pass Road, Suite 4  
Truckee, CA 96161  
Telephone (530) 582-4033; Fax (530) 582-4034

March 22, 2017

Via Email: [kgreen@carson.org](mailto:kgreen@carson.org)

Kathe Green  
Associate Planner  
Carson City Planning Division  
108 E Proctor Street  
Carson City, NV 89701

Re: Townplace Suites (SUP-17-012)

Dear Ms. Green:

We received your public notice for the above project as an adjacent property owner. As you may know, we submitted the SUP for the Carson Hills project last week for a 300-unit apartment project on the parcel adjacent (to the west) of the proposed hotel. We are committed to making this project a reality given the MPR-16-92 approval on January 10, 2017 and soon after engaged our design team to prepare the SUP application. We have also signed a Construction Management Agreement with our general contractor, with the anticipation of breaking ground as soon as we can.

I am writing you to oppose the 55' height request for the proposed Townplace Suites. Our concern is simple and fundamental to the planning process. We have been sensitive to the adjacent single family zoning and we have met every standard of Title 18 in the CCMC to show compatibility with the neighborhood. We transition from one use to another and by meeting the code provisions, it is easy to manage that transition. We would appreciate the same code requirements being applied on the proposed neighboring project.

The height of the proposed project will seriously impact the value of our project, and the desirability for potential tenants of the particular apartment buildings that will be built directly to the west of the proposed hotel.

We are requesting that staff and the Planning Commission limit the height of the proposed Townplace Suites Hotel building to 45' based on the inability to satisfy several of the Findings in 18.02.080(5) and noncompliance with CCMC standards in Title 18.

Kathe Green  
March 22, 2017  
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We have engaged John Krmpotic of KLS Planning & Design Group to represent us at the meeting next week. He will provide additional input so that this project can be properly evaluated by planning staff and the Planning Commission.

Very truly yours,

VOLTAIRE MASTER LLC

By:   
Grady W. Kromer, Manager

Cc: John Krmpotic (via email)