

LATE MATERIAL

Item #: 19c & 19d

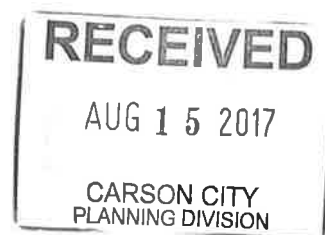
Meeting Date: 08/17/17

Frank and Karen Bondi

1254 Ginger Lane
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August 15, 2017



City Hall, Board of Supervisors
201 N. Carson Street, Suite 2
Carson City, NV 89701

Planning Commission
Hope Sullivan, Planning Manager
108 E. Proctor Street
Carson City, NV 89701

SENT VIA: Fax: 775-887-2278
Email: hsullivan@carson.org
planning@carson.org

RE: Appeal - Denial of Special Use Permit
Special Use Permit SUP-17-050
Denial of Variance - VAR-17-054
806 Randell Drive, Carson City, Nevada 89701

Dear Mr. Bonkowski, Mr. Barette, Mayor Crowell, Ms. Abowd, Ms. Bagwell, and Ms. Sullivan,

The need to revisit the issue of a child care facility at 806 Randell Drive, Carson City, NV 89701 which was previously denied by the Planning Commission is distressing. We strongly oppose this appeal.

We would like to address some additional concerns since our last letter dated July 14, 2017:

- 1) The subject parcel is at an intersection.

The parcel is adjacent to the intersection of Figuero Way and Randell Drive. Continuous comings and goings of a child care facility at an intersection will cause further congestion making the intersection more hazardous.

We say 'continuous' because, in reality, parents don't just drop their children off in the morning and then pick them up in the evening. It is an all-day in and out occurrence. Children have appointments, get sick and need to be picked up, leave for family events, extracurricular activities and so on. A child care facility entails pick up and drop off of children at various times of the day on a daily basis.

2) There are only 2 ways to enter/exit our small community.

We are able to enter/exit via Randell Drive to S. Roop Street or Janas Way to Little Lane. These are the only 2 routes to access our homes. The construction of the new development on Little Lane recently resulted in the closure of Janas Way. This left us with only ONE way in and out.

Little Lane experiences heavy traffic as it is the main thoroughfare connecting Stewart Street to S. Saliman Road. Once the development on Little Lane is completed with the additional traffic that it will create, frankly, entry and exit via Randell Drive will be the safest option. The intersection at Janas Way and Little Lane is treacherous. The brick wall to the right at the corner of Janas Way and Little Lane obstructs vision when making a left turn. You have to inch out past the wall to see west bound traffic making the turn to the left extremely dangerous. Randell will handle most, if not all, traffic from the neighborhood, not to mention the post office traffic. Adding child care traffic to that mix would be ludicrous.

3) Common lot lines.

Please consider the individuals who have common lot lines with this parcel and how it will impact their daily life. Enjoying a quiet afternoon relaxing in their back yard, opening windows for fresh air, even privacy, will be non-existent for these individuals. The abundant noise a child care facility generates and peeping eyes would prevent these individuals from their current quality of life they now experience in their homes.

Again, we respectfully request the former BAWN building be utilized for nothing other than a Single Family Dwelling to ensure the peace, continuity, and stability of the neighborhood.

I have included our previous letter to the Planning Commission dated July 14, 2017 outlining our other concerns for your information.

Thank you for your consideration.

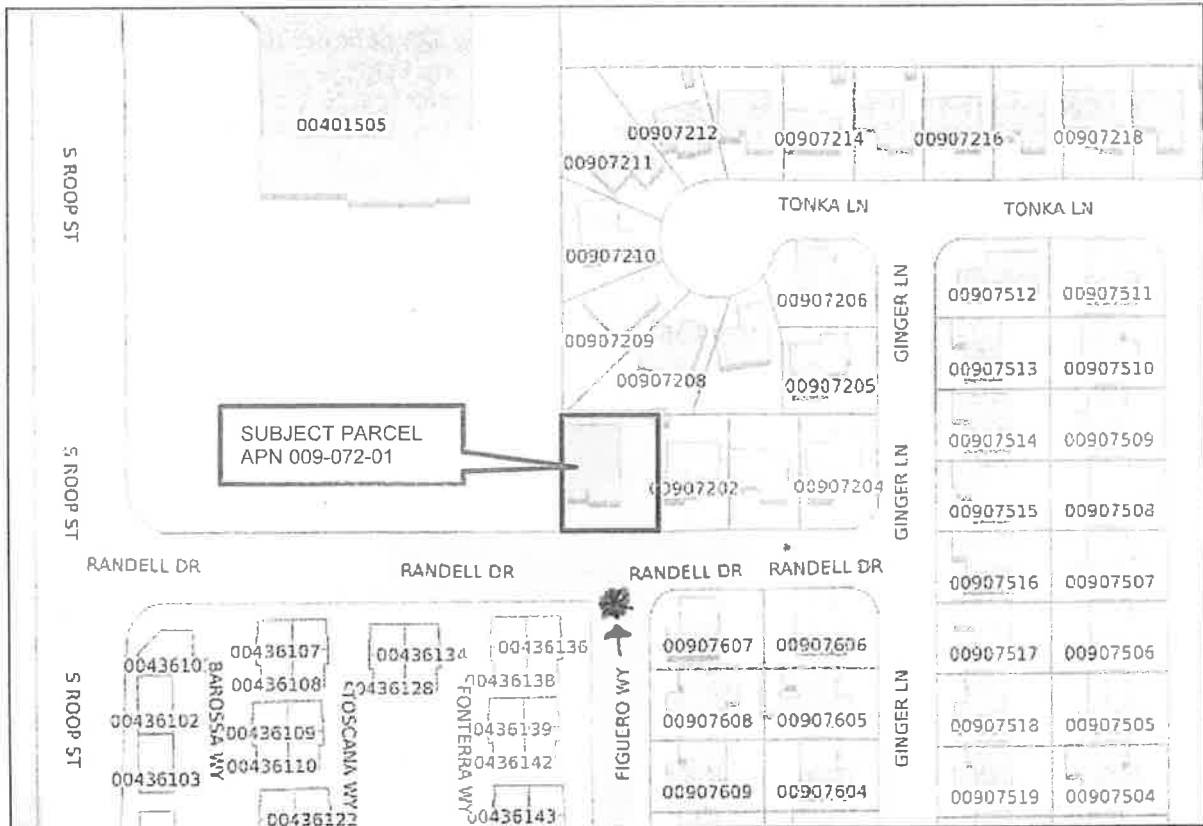
Sincerely,



Frank Bondi



Karen Bondi



MISC-17-076 and MISC-17-109



ROAD CLOSED
TO
THRU TRAFFIC

←
DETOUR

Frank and Karen Bondi

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July 14, 2017

Planning Commission
108 E. Proctor Street
Carson City, NV 89701

SENT VIA: Fax: 775-887-2278
Email: planning@carson.org

RE: Planned Unit Development
File No. PUD-17-099

I have copied below the list of permitted uses which I received from Hope Sullivan, Planning Manager, regarding the above referenced Planned Unit Development. Options which would not be allowed have been crossed out. Below are our concerns:

1) It is blatantly obvious that this hearing is yet another attempt for the passage of a Child Care Facility in the former BAWN building located at 806 Randell Drive, Carson City, Nevada, APN 009-072-01.

2) In reviewing this list, we find it extremely doubtful and highly unlikely that any of the businesses listed would even consider a venue located on a side street with absolutely no exposure with the expectation of a running successful business.

If, as mentioned in the list, an Antiques, Retail; Art Store; Barber Shop; Bookstore; Cameras and Film, Retail (photo finishing, accessory); Fabric Store; Florist; Health Food Products, Retail; Interior Decorator; Jewelry Store, Retail; Knit Shop; Locksmith; Sewing Machine, Retail and Repair; Shoe Repair; Stationary Store; Tailoring; Travel Agency; Watch Repair or Yarn Shop actually applied to do business in this building and submitted a request, we would like to see the evidence of such a request.

Therefore, according to the Primary Permitted Uses, the fact is that only two options remain:

- a) A Child Care Facility (SURPRISE!!!) or;
- b) A Single Family Dwelling.

3) Traffic is already congested in this area due to the Clusterbox Mailboxes which are located kitty-corner and across the street from the parcel in question. Current residents on Randell currently park on the street in front of their homes and/or across the street behind or in front of the Clusterboxes. It is an understatement to say the area is already challenging for 2-way traffic let alone to stop and get mail. Adding additional traffic flow to this area would be hazardous and irresponsible.

Requested Land Use which was received from Hope Sullivan:

1. ~~The Primary Permitted Uses in the NB District are this list plus an office use, other uses of a similar nature and those uses allowed in Section 18.04.115 General Office, except those uses appearing in Section 18.04.120.3 Neighborhood Business as Conditional uses which require a Special Use Permit:~~

- ~~Antiques, Retail~~
- ~~Architect and Engineering Supplies~~
- ~~Art Store~~
- ~~Automobile Service (automobile gas, with minor maintenance and repair service, no body repair)~~
- ~~Automobile Wash (full and self service)~~
- ~~Bakery~~
- ~~Bank~~
- ~~Barber Shop~~
- ~~Bicycle Shop, Retail (repair, accessory)~~
- ~~Bookstore~~
- ~~Cameras and Film, Retail (photo finishing, accessory)~~
- ~~Clothing Sales/Dress Shop~~
- ~~Coffee Shop~~
- ~~Coin Store~~
- ~~Convenience Store~~
- ~~Delicatessen~~
- ~~Drugstore and Pharmacy~~
- ~~Dry Cleaning~~
- ~~Fabric Store~~
- ~~Florist~~
- ~~Gaming (limited)~~
- ~~Gift Shop and Souvenirs~~
- ~~Green House~~
- ~~Handyman Repair Shop~~
- ~~Hardware Store~~
- ~~Health Food Products, Retail~~
- ~~Hobbies and Crafts, Retail~~
- ~~Ice Cream Parlor~~
- ~~Interior Decorator~~

~~Jewelry Store, Retail~~
~~Knit Shop~~
~~Launderette (coin operated)~~
~~Liquor and Alcoholic Beverages, Retail~~
~~Locksmith~~
~~Perfumery~~
~~Photographer's Studio~~
~~Post Office~~
~~Sewing Machine, Retail and Repair~~
~~Shoe Repair~~
~~Shoe Store~~
~~Shoeshine Stand~~
~~Sporting Goods Store~~
~~Stationery Store~~
~~Tailoring~~
~~Tobacco Shop~~
~~Toys, Retail~~
~~Travel Agency~~
~~Variety Store~~
~~Video Rental and Sales~~
~~Watch Repair~~
~~Yarn Shop~~

3. The Conditional Uses in the NB District which require approval of a Special Use Permit are:

~~Automobile Parts, Tires and Accessories~~
~~Bar~~
~~Business operating continually between 8:00 p.m. and 6:00 a.m. or on a 24 hours a day basis~~
~~**Child Care Facility**~~
~~Church~~
~~Congregate Care Housing/Senior Citizen Home~~
~~Equipment Rental (within a building)~~
~~Funeral Home, Mortuary~~
~~Health and Fitness Club~~
~~Municipal Well Facility~~
~~Music Studio~~
~~Personal Storage Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Pet Grooming~~
~~Pet Shop~~
~~Restaurant, with or without outdoor seating and cooking~~
~~School, K-12~~
~~Single Family, Two-Family and Multi-Family Dwelling~~

Frank and Karen Bondi
July 14, 2017
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We strongly oppose the use of the former BAWN building, located at 806 Randell Drive, Carson City, Nevada for anything other than a Single Family Dwelling to ensure the continuity and stability of the current neighborhood.

Sincerely,



Frank Bondi



Karen Bondi

Frank and Karen Bondi

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PAGES 9 Including cover page

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