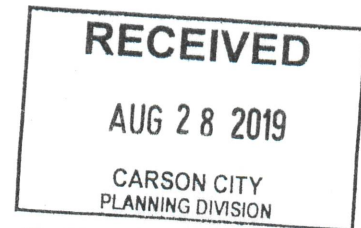


Heather Ferris

From: Heather Ferris
Sent: Wednesday, August 28, 2019 1:19 PM
To: 'ajnaipo@gmail.com'
Subject: RE: Tentative Subdivision



Mr. and Mrs. Naipo-

The subject parcel is zoned Single Family 6000 and is part of the Schulz Ranch Specific Plan. It was included in the original approval of the Schulz Ranch subdivision; however, the owners at the time ultimately decided not to move forward with developing the parcel at that time. The current owner has now applied for a Tentative Subdivision Map.

As proposed the subdivision will include a mix of single story and two story homes. Consistent with the Schulz Ranch Specific Plan, there will be larger lots on the southern and western boundaries which will have an increased setback from the existing larger lots and be limited to single story homes. At the time the Schulz Ranch Specific Plan was developed, the findings necessary to approve the plan considered issues such as compatible land uses and desired patterns of growth.

I hope this helps to answer your questions. I will forward your concerns on to the Planning Commission as well.

Heather

Heather Ferris
Associate Planner
Carson City, NV 89701
775-887-2180

From: Planning Department
Sent: Wednesday, August 28, 2019 11:15 AM
To: Hope Sullivan; Heather Ferris
Subject: FW: Tentative Subdivision

From: Anne Naipo [<mailto:ajnaipo@gmail.com>]
Sent: Wednesday, August 28, 2019 10:59 AM
To: Planning Department
Subject: Tentative Subdivision

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hi, We received an official Notice of Public Hearing notice regarding a tentative request to building a new subdivision behind our property at 1302 Rock Bluff Drive. Our concern is that it will

be two-story homes and would block the view of the beautiful landscape and mountains. Also it will create *more traffic coming in and out of that particular subdivision/area.*

I would appreciate a response as to what type of homes are proposed to be buildt (one story or two story homes) and if consideration is being given to the natural surroundings of the land, its beauty and wild life?

Thank you, Derek and Anne Naipo