

Tuesday April 5, 2002

My name is Carmen Ortiz, I am a Sun Valley resident and current chair of the Sun Valley Citizen Advisory Board.

As chair of the Sun Valley CAB, we have received several comments regarding the confusion of this proposed project.

First and foremost, I want to state, we support affordable housing options, and we understand the need for new developments.

There are concerns, however, on how this project will impact the existing community and residents.

On Monday, March 21, 2022, the developer came to a Sun Valley Neighborhood meeting in the conference room at Hobeys Casino Restaurant, to inform and discuss this proposed project.

The developer was presenting to the community. The developer presented information representing Reno and not Washoe County. He stated that Sun Valley is currently Medium Density Suburban, at 14 Units per acre just like Reno.

This information is incorrect.

According to the 12/24/19 Washoe County Master Plan, Vision and Character Management, Land Use, Section SUN 1.3, item c. Medium Density Suburban (MDS) = three units per acre.

This developer is trying to increase Density via the Zone change/amendment.

Our residents would like another Neighborhood Meeting with the correct information presented, so they can see what the impact and the layout under the current zoning would be.

Based on the misinformation provided to myself, our residents and our community, I respectfully disagree with this project as it was presented to the Sun Valley community on 3/21/22.

I appreciate the opportunity to present before the Planning Commission on behalf of my community.

Sincerely,  
Carmen Ortiz

**From:** Planning Counter  
**To:** [Brandy.Christopher](mailto:Brandy.Christopher)  
**Subject:** FW: A new Service Request has been created [Request ID #109844] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, April 4, 2022 3:40:51 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

Hello Chris,  
This is in reference to your case.  
Thanks.

Please tell us how we did by taking a quick [survey](#)  
[Fill | Customer Satisfaction Survey - Planning Division](#)



**Planning Counter**  
Planning & Building Division | Community Services Department  
[planning@washoecounty.us](mailto:planning@washoecounty.us) | 775-328-6100  
1001 East 9<sup>th</sup> St., Reno, NV 89512

**From:** Washoe311  
**Sent:** Monday, April 4, 2022 3:04 PM  
**To:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
**Subject:** FW: A new Service Request has been created [Request ID #109844] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,  
Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.  
Thank you,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Monday, April 4, 2022 3:02 PM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #109844] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	109844
<b>Date/Time</b>	4/4/2022 3:03 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Sparks
<b>Origin</b>	Call Center
<b>Comments</b>	Hello Planning Commission Members,  I own commercial property at 130 West Gepford Parkway. I am not in favor of changing the zoning for the Chocolate Drive project from medium density suburban to urban residential. The master plan is there for a reason, medium density suburban fits with the neighborhood. I fear the traffic will be so much worse and I don't think apartments are not a good fit for that location. What advantage to the current residents could there possibly be if apartments are added right there? The residents should have a say in what happens next to their property especially for a zoning change and master plan amendment, and from what I saw at the "courtesy" informational meeting on March 21st at Hobey's, a large majority of residents oppose this project. Please consider stopping this project before it creates more problems than solutions.

**Submitter** Williams, Carol  
Washoe County, NV  
[youngexplorersnv1@gmail.com](mailto:youngexplorersnv1@gmail.com)

[View in QAlert](#)

Washoe County, NV

# Attachment I

## Page 4

**From:** [Planning Counter](#)  
**To:** [CSD All Planning](#)  
**Subject:** RE: A new Service Request has been created [Request ID #109894] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, April 5, 2022 1:02:23 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

Hello All.  
I am not sure, but I think that this comment may be related to the major grading SUP in Cold Springs. Please take a look and see if it might apply to one of your cases.  
Thanks.



Please tell us how we did by taking a quick [survey](#)

**Roger Pelham, MPA**  
Senior Planner, Planning & Building Division | Community Services Department  
[rpelham@washoecounty.gov](mailto:rpelham@washoecounty.gov) | Direct Line: 775.328.3622  
My working hours are generally Monday-Friday 7:00am to 3:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

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Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Tuesday, April 5, 2022 11:05 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #109894] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,  
Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.  
Thank you,



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[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Tuesday, April 5, 2022 11:01 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #109894] (Planning Commission/Board of Adjustment) - Washoe County, NV

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## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	109894
<b>Date/Time</b>	4/5/2022 11:02 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Reno
<b>Origin</b>	Call Center
<b>Comments</b>	Hello and To Whom It May Concern ~  I am a 3rd generation Reno native and moved to the north valley area a few years ago after always living within the city. I loved the space, the peace and quiet, the wildlife, and the availability of rural living.  Now, with the housing market crush we are experiencing locally, 1,000's of apartment units and homes have been approved for the north valleys, an area that provides both low cost housing and homes/properties selling for upwards of 1.75Mill. Why would adding more warehouses to an area that has exponentially expanding housing growth be a good choice?  How can more ugly warehouses bring property owners/voters satisfaction in their location choice to live? They can't. While the north valleys is still considered the city of Reno's ugly stepchild, we,

the Reno locals who choose to call this area home, are horrified that our way of life, the beauty of Nevada, our property values and ownership is being destroyed by our county leaders adding more concrete slab buildings. North valley residents want more services, not more storage buildings and warehouses. PLEASE HEAR US.

Please do not approve this warehouse project. Please protect the other Reno consumers and voters who may not be in your district, but are still a valuable constituency. We, the property owners of the north valleys, deserve and demand to be heard.

PLEASE...PROTECT OUR VALLEY, OUR HOMES, OUR NEVADA RURAL COMMUNITY.

**Submitter** Archuleta, Lisa  
Washoe County, NV  
[lisamarchie@gmail.com](mailto:lisamarchie@gmail.com)

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