

**From:** G R <renocactusflower@aol.com>  
**Date:** April 19, 2022 at 2:13:07 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** Hearing May3, 2022 Donovan application  
**Reply-To:** G R <renocactusflower@aol.com>

To: Planning Commissioner **Kate S. Nelson**  
From: Bill & Gwen Reeves  
11659 Vista Park Dr  
Shadow Ridge Homes  
Sparks Nv

Subject:  
Master plan Amendment case # WMPA22-0001 Donovan  
Rezoning Case # WRZA22-0001 Donovan

We are concerned about this application for rezoning & change to the master plan. We realize we can't stop progress but there are many concerns (listed below) that will be affected after the change.

1. One road in & out onto Pyramid Rd for 2 housing projects. Shadow Ridge alone could have issue during any emergency.
2. Hazards of possible evacuation of 2 communities.
3. Disturbance to our quiet community.
4. More traffic through our community, during and after construction.
5. Yes the trucks and traffic in and out of the existing mine creates traffic on Pyramid. More homes will create much more traffic and vehicles on Pyramid all proposed to go through our community.
6. We all moved out here to avoid busy traffic, noise & heavy population.

One major concern is the extension of Horizon View Ave through the middle of our community. Horizon View Ave is the only road in and out of Shadow Ridge. According to Donovan's plan the 144 acres is land locked and that is why they propose the extension and use of Horizon View Ave. for future homes. When asked why not use the road the mine is using, they claim NDOT won't allow it to be a road. Then how has the mining company been using this nearly 1 mile long 2 way road for trucks, employees & customers since about 1959? If anything using that as a secondary road would take pressure off our community and off the only road in and out of our community. The findings were our area & roads could absorb any traffic from the new 144 units. But not when the new owner revises plans and creates more units. The big Harris Ranch project in progress just north of Shadow Ridge and the other developer in that area will also produce tons more future traffic on Pyramid.

None of us can wrap our brain around how and why the county approved only 1 road in and out for our community of 390 homes in the first place.

The application looks great on paper but one of many notations:

LUT.4.3; Donovan reply:

**Donovan Ranch is located within walking distance of commercially zoned properties located at the intersection of Horizon View Ave and Pyramid highway and is within a 5-minute drive time of major employment centers (Spanish Springs Industrial Park) as well as commercial uses located at Pyramid Highway and Eagle Canyon Drive.**

**Note: the walking distance to commercially zoned properties at said intersection are 2 separate storage Companies across the street from each other. U haul Moving & Storage on 20 acres and StorQuest on 10 acres.**

**We fail to see how it would be in walking distance for future residents when it would be more than 1 mile from said intersection just to the entrance of the future home site. There are no other commercial businesses at said location. No walking distance to a store, drug store or eatery. Good luck if you are walking to a storage unit and need to put something in or take something out.**

Mr. Donovan stated in the Community Zoom meeting on Feb 23, 2022 "He wanted to rezone in order to match Shadow Ridge community. He was not building the new homes but would then sell to a developer"

We are aware any new developer will revise plans and place more units per acre than that asked by Donovan's current request of 1 unit per acre. In the application it states "The LDS designation will allow for single family residential development at a maximum density of one unit per acre, directly matching that of Shadow Ridge to the west and Harris Ranch to the north"

Here in Shadow Ridge est. 80% of homes are on 1/3 acre. We have 390 homes. So that figure of 144 homes will change with new owner/developer. This will then drastically change the traffic & vehicles.

We understand the need for homes in the Reno/Sparks area. But there are too many underlining issues that are intrusive to our life & well being.

We don't want this rubber stamped with no real knowledge of the impact on 390 homes & families. As an elected official we look up to you and expect you to do the right thing for the right reasons. Thank you for your time and service.

Gwen & Bill Reeves

**From:** [Kathryn Nelson](#)  
**To:** [Kerfoot, Lacey](#); [Lloyd, Trevor](#)  
**Subject:** Fwd: Case# WMPA22-0001 & WRZA22-0001  
**Date:** Thursday, April 21, 2022 3:49:20 PM

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

Sent from my iPhone

Begin forwarded message:

**From:** Chuck Harkins <chuck.4runner@att.net>  
**Date:** April 20, 2022 at 9:15:25 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** Case# WMPA22-0001 & WRZA22-0001

Hi,

I'm opposed to the rezoning request by Donovan. The reasons being; 1. It is stated that a 144 acres will result in 144 homes as low density residential just like Shadow Ridge Homes. Nope, not true. Shadow Ridge Homes are on approximately 0.30 acres not 1 acre lots, so that is three homes, approximately per acre in the Shadow Ridge Homes. When a new developer buys the Donovan pit area, rest assured the developer will seek rezoning to at least three homes per acre. So that would mean at least 432 new home sites. 2. It seems the planned access road to the proposed Donovan Pit area is Horizon View Avenue. We bought in this area because it is quiet and not constant traffic, and one road in and out. 400 plus homes would generate an enormous amount of traffic on this street, not to mention construction and other traffic. Donovan needs to use the road to the north of Shadow Ridge development just like it shows in the proposal, NOT Horizon View Avenue. This north side road is currently being used by trucks in and out of the pit and can certainly be zoned for residential traffic in that area upon development. 3. Horizon View Avenue would be the only exit for both home developments, if approved, servicing close to 700 households. IF an Emergency Evacuation is necessary how many people will escape??? Think about it, probably two vehicles per household, 1400 vehicles on a road less than a mile long? I would think the Truckee Meadows Fire Department would be against just one road out of this area. The road on the north side needs to be for the Donovan Development and Horizon View Avenue for Shadow Ridge Homes.

Please don't allowing this rezoning to occur and endanger the safety, peace and quiet, of our neighborhood..

Thank you,

Chuck Harkins  
Resident of Shadow Ridge Homes

Sent from my iPad

## Weiche, Courtney

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**From:** Kathryn Nelson <katenelsonpe@gmail.com>  
**Sent:** Friday, April 22, 2022 12:06 PM  
**To:** Lloyd, Trevor; Weiche, Courtney  
**Subject:** Fwd: Donovan Rezoning Application - WMPA22-0001 and WRZA22-0001

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

Sent from my iPhone

Begin forwarded message:

**From:** Jacqueline Gianinno <jackiegianinno@hotmail.com>  
**Date:** April 21, 2022 at 4:46:56 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** **Donovan Rezoning Application - WMPA22-0001 and WRZA22-0001**

Dear Commissioner Kate Nelson,

My name is Jacqueline Gianinno. My husband, Albert, and I live in the Shadowridge Community at 11687 Hacienda Ridge Way.

It has come to our attention that Donovan is planning to rezone a portion of property to low density residential and using Horizon View as the only access street for the neighborhood of potentially 400 additional homes.

This Donovan property (140 acres) is presently zoned for 140 homes to be built (one home per acre), but once sold to a developer, if the new zoning is passed, the number of homes will potentially increase to 2-4 homes per acre. As stated above, this zoning also will allow for Horizon View to be the ONLY road in and out of both communities, for a total of approximately 800 households (400 households in Shadowridge and 200-400 households in the new community). In addition, Horizon View will be the only artery for construction vehicles. If this zoning is approved, Shadowridge homeowners AND the new development's homeowners AND the construction vehicles will be using Horizon View as the only artery in and out of both communities. This is not a sound measure. By approving this new zoning measure, Shadowridge community will be at risk for a dangerous roadway, not only with congestion and traffic noise, but in the event of an emergency or catastrophe, it will be total gridlock and homeowners will have great difficulty exiting the area. In February of 2019, there was a huge explosion in Shadowridge that badly rocked the community. At that time, there were only 200-300 homes occupied in the Shadowridge community. Residents were packing their cars and attempting to exit the community. It was gridlock then, so can you image what would happen if there were 400-600 additional homes added to access this artery? In addition, I find it hard to believe that the Fire Department would sign off on this plan.

As residents of Shadowridge, we respectfully request that you vote to deny this new zoning plan.

Thank you,  
Jacqueline and Albert Gianinno  
11687 Hacienda Ridge Way  
Sparks, Nevada 89441  
(415) 595-1291

Sent from [Outlook](#)

**From:** [Kathryn Nelson](#)  
**To:** [Kerfoot, Lacey](#); [Lloyd, Trevor](#)  
**Subject:** Fwd: WMPA22-0001 & WRZA22-001  
**Date:** Thursday, April 21, 2022 3:49:57 PM

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

Sent from my iPhone

Begin forwarded message:

**From:** Mike Vincent <mikeprimary2021@gmail.com>  
**Date:** April 21, 2022 at 9:13:03 AM PDT  
**To:** larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com  
**Subject:** WMPA22-0001 & WRZA22-001

To whom it may concern,

We live at 540 Horizon Ridge Rd, Sparks NV 89441, and we favor the new rezoning of the Donovan pit to low-density residential.

It has been brought to our attention that there is a lot of incorrect information and that people from our neighborhood are being asked to email you to say that they do not want this zoning change. We wanted to let you know that we fully support the rezoning change.

It would be nice to install a stoplight at Pyramid and Horizon View Avenue. Would it be possible to add this to the development plans.?

We appreciate your time dealing with all of these emails and look forward to having the Donovan Pit eventually become a residential development. It will help with our community and growth and remove a significant blight on the landscape.

Let us know if you have any questions or need any additional information.

Sincerely,  
Michael Vincent  
775-544-5557

Begin forwarded message:

On Wednesday, April 20, 2022, 9:31 AM, Sam Vicino <vicinofamily@sbcglobal.net> wrote:

MS. Nelson

I am contacting you regarding the above mentioned case numbers that you will be voting on in the near future and to let you know how much I am against this proposal as it will be presented to you.

On the map they are showing that the traffic will be going in and out on the Donovan Pit Road but I know that the actual plan is to use Horizon View as the entry and exit for this new proposal. When we moved into the Shadow Ridge Development it was supposed to stay as it is now but now we know Ryder Homes has given an easement as shown on the map as Easement 1 & 2, that will allow the future contractors to have Horizon View continue into the future development.

This will cause a tremendous amount of traffic using only ONE street for all traffic and that is totally not acceptable, especially with no traffic signal. Also homes that back up to the above mentioned easements were sold as backing up to property that will be owned by our LMA and would always stay that way.

They are proposing 144 homes on 144 acres but we all know that the number of homes will increase greatly when the developers purchase the land from the Donovan family.

Please look very carefully at this and vote no as proposed.

Thank you,  
Sam Vicino  
332 Blooming Sage Way  
Sparks, NV 89441  
209-345-7093  
Sent from my iPad



**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Weiche, Courtney](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: WMPA22-0001, WRZA22-0001  
**Date:** Thursday, April 28, 2022 4:43:04 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Kathy Stewart <kl.gs.stewart@gmail.com>  
**Date:** April 28, 2022 at 12:47:20 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** WMPA22-0001, WRZA22-0001

Our names are Glenn and Kathleen Stewart and we live at 301 Desert Chukar Dr. in the Ryder Homes, Shadow Ridge development. We would like to express our concerns about the upcoming rezoning for the Donovan project. If the rezoning is completed, Donovan will most likely sell to a developer who will then build as many homes per acre as possible. Also, the rezoning would include using Horizon View Ave. as access to the proposed community.

Currently there are 400 homes in our community. Horizon View Ave. is the only access in or out of this community. Our community is quiet and clean. Our LMA fees pay for the maintenance and upkeep of Horizon View Ave. as well as the trails surrounding our community. The addition of a new development using Horizon View Ave. would increase traffic, noise levels, trash along the road and be an inconvenience for our community. Also, the extension of Horizon View Ave. would cut right through our common area. But most importantly, if an emergency such as fire, or natural disaster were to happen, the danger of 800 homes trying to leave the area on a two lane road would be a disaster in itself. That can't possibly be in the best interest of your voters.

As an example, in February 2019 a homemade firework exploded in our neighborhood. It sounded like a bomb or a house had exploded. There were so many people that jumped in their cars, trying to leave or just to see what had happened. The side streets trying to access Horizon View were at a dead stop and backed up because of all the traffic. Adding up to another 400 homes using only Horizon View Ave. would be putting everyone in danger.

The Donovan rock quarry already has their own access road that the customers use. Why can't the new development use their existing road as access? Please

don't put the residents of Shadow Ridge at risk! Keep our community safe!

Glenn and Kathy Stewart

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Weiche, Courtney](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Cases # WMPA22-0001 & WRZA22-0001 Shadow Ridge Homes  
**Date:** Wednesday, April 27, 2022 6:08:11 PM

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Sent from my iPhone

Begin forwarded message:

**From:** ejworth@charter.net  
**Date:** April 27, 2022 at 12:04:34 PM PDT  
**To:** efworth@gmail.com  
**Subject:** Cases # WMPA22-0001 & WRZA22-0001 Shadow Ridge Homes

Commissioners,

We are a new home owner in the Shadow Ridge Development. When we purchased our retirement home here in Sparks we chose it for a number of reasons. One reason was the quiet and less traveled area we thought we were getting. Now it has come to our attention that Horizon View Ave which is right behind our house will be used as the main road getting into a new development that could be used to build anywhere from 100 to 500 homes or apartments.

This is not what we signed up for. Our quiet and tranquil neighborhood would be no more. If a new development goes in they should have their own access to Pyramid Road from Donovan Road. The gravel road leading to the quarry now would be a good one for them to upgrade and use. It is just north of our development and would be great access for any new development.

Using our road will interfere with the walking trail that is set up around our neighborhood and make it quite dangerous for the children and families that live here. Making Horizon View Ave the main road for a new neighborhood would be dangerous and inconvenient with increased traffic for all since it would be 1 way in and 1 way out for up to 800 homes.

Please reconsider the zoning of the property and make the developers do their due diligence on setting up the new development so that it does not become bad for us all. Make them schedule their own entrance which does not go through our neighborhood and take away all the reasons that we chose to purchase here.

Thanks for your time and attention. Hope this works for us and that we don't have to vote someone else in who will keep the people in their thoughts with planning what

will greatly transform their neighborhood. Please consider voting NO to the proposed Donovan Rezoning Application.

Joe & Ellen Worth  
365 Dessert Chukar Dr.  
Sparks, NV 89441  
702-232-3839

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Weiche, Courtney](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: DONOVAN REZONING APPLICATION  
**Date:** Saturday, April 30, 2022 5:05:44 PM

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Sent from my iPhone

Begin forwarded message:

**From:** LISA CARDOZA <lcardoza@comcast.net>  
**Date:** April 30, 2022 at 9:32:10 AM PDT  
**To:** larrypeyton@comcast.net  
**Subject:** DONOVAN REZONING APPLICATION

April 30, 2022

Attn: Washoe County Planning Commissioners (May 3, 2022, Meeting)

Subject: Donovan Rezoning Application

RE: WMPA22-0001 & WRZA22-0001 (Re: Shadow Ridge Home Issues)

Please review the following concerns for not approving rezoning of the Donovan Pit area.

We purchased our home in March 2017 in this area due to the rural community atmosphere, quiet, peaceful, safe area and not a congested area.

Since this time the large amount housing built & new industrial businesses have largely increased, but not the accommodations for traffic concerns on a (2) two lane road have not been addressed in this area of Pyramid Highway in Spanish Springs at all. This road is full of passenger vehicles and tons of Semi Trucks & Construction trucks in the area.

This housing track already has 400+ homes in it with **only (1) one main** access road (Horizon View) for exiting the track on to the Pyramid highway. This now is a major safety concern due to the highway is 65 mph speed limit & no traffic signals to try to even get out on the highway in the early morning hours let alone late evening commute is a slow bumper

to bumper from where the two lane road starts, not to mention the number of accidents in the area constantly.

We personally live with our house backing up to Horizon View Road this has already become a busy road with the current residents, not including the construction/delivery traffic constantly. Now by adding access to any let alone 400 more houses residents traveling down from the top of the road with only **one exit** is beyond unacceptable, a major safety issue. We noted none of your members addresses live anywhere near this area so I can see why it doesn't concern you personally the safety issues/environmental impact of peaceful community, along with any possibility of a disaster happening & all the current resident's welfare in jeopardy trying to exit the area.

Zoning issue LDR noting one home per acre obviously won't happen a builder will want to put 3-4 homes per acre since Ryder was approved the same LDR and you can see what happened in this track with the number of homes built.

If the Donovan pit does get approved and does get converted to housing without any changes first made to Pyramid Highway being expanded to accommodate the traffic issue already let alone no new signals installed and not moving a new housing track entrance/exit to the main highway is a very poor county commissioner decision. This seriously needs to be considered!

The current road used for the Donovan pit should be used and the only road considered/required for approving those houses to use and since it was allowed by the county for Ryder Homes to makes changes to Easements of Donovan Rd. and the use of Horizon View Rd. without the knowledge to Homeowners is also unacceptable. Let alone the approval already passed to allow 400-600 homes be built also next door to this Shadow Ridge track by Ryder & Toll Brothers should be also zoned/allowed to use the Donovan Pit Road since those homes will also only have (1) exit out of that new developing area!

All of the 2017 houses built going forward Ryder homeowners not the prior builder houses built in this tract are now responsible for the Sugar Loaf trail area maintenance paying dues along with maintenance of other areas and all of the other homeowners can use and not have pay dues so 400 mores homes using without this area also not having to pay is not acceptable just another Ryder move done without knowledge of current paying Ryder Homeowners along with the Easements approved by the County without Ryder advising residents this is now current legal issue going for Ryder and any other parties the previously managed the area now that Ryder is done almost in this track.

Please seriously consider the safety of the current residents first and our

concerns versus the tax revenue for the county.

**“Shadow Ridge Homeowner”**

**Mark A. Cardoza & Lisa M. Cardoza, 440 Shady Valley Road, Sparks,  
NV 89441**

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Weiche, Courtney](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Donovan pit plan #wmpa22-000! & wrza22-0001. My name is Richard Tullis 120 Shady Valley rd Sparks NV 89441, Shadow Ridge Homes! I am against the re-zoning of Donovan pit to LDR, especially if Horizon view will be the access road. Not only will ...  
**Date:** Thursday, April 28, 2022 4:42:52 PM

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Sent from my iPhone

Begin forwarded message:

**From:** rtconst04 <rtconst04@aol.com>  
**Date:** April 28, 2022 at 12:32:06 PM PDT  
**To:** larrypayton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, chviliceks@unce.unr.edu, rmflick@washoecounty.us, lchesney@washoecounty.us, papaphillips@yahoo.com, ken@kraterconsultinggroup.com  
**Subject:** **Donovan pit plan #wmpa22-000! & wrza22-0001. My name is Richard Tullis 120 Shady Valley rd Sparks NV 89441, Shadow Ridge Homes! I am against the re-zoning of Donovan pit to LDR, especially if Horizon view will be the access road. Not only will it decrease the values of the homes in the sub-division, the amount of traffic on Horizon view will more than double causing excessive noise and traffic hazards! My house sits on the corner of Horizon view, Paradise view and Shady valley rd! Page 1**

Sent from my Galaxy



**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Weiche, Courtney](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Page 2 re: Donovan pit re-zoning! I have already contacted traffic control about the numerous vehicles that run the stop sign daily and it's my understanding Ryder homes plans on using Horizon view as the only access! Their is already problems wi...  
**Date:** Thursday, April 28, 2022 4:43:16 PM

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Sent from my iPhone

Begin forwarded message:

**From:** rtconst04 <rtconst04@aol.com>  
**Date:** April 28, 2022 at 12:49:31 PM PDT  
**To:** larrypayton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com  
**Subject:** **Page 2 re: Donovan pit re-zoning! I have already contacted traffic control about the numerous vehicles that run the stop sign daily and it's my understanding Ryder homes plans on using Horizon view as the only access! Their is already problems with traffic at Horizon view and Ingenuity Ave merging into Pyramid hwy! Please do not approve this with Horizon view as acces!**

Sent from my Galaxy

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Weiche, Courtney](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Case # WMPA22-0001 & WRZA22-0001, Shadow Ridge  
**Date:** Thursday, April 28, 2022 12:04:17 PM  
**Attachments:** [image.png](#)

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Sent from my iPhone

Begin forwarded message:

**From:** Sandy Sylvers <[ssylvers@rhs.org](mailto:ssylvers@rhs.org)>  
**Date:** April 28, 2022 at 11:33:46 AM PDT  
**To:** [katenelsonpe@gmail.com](mailto:katenelsonpe@gmail.com)  
**Subject:** FW: Case # WMPA22-0001 & WRZA22-0001, Shadow Ridge

Hello Ms. Kate Nelson, my name is Sandra Sylvers, I live at 430 Desert Chukar Dr in Shadow Ridge.

My Lot in Shadow Ridge is number 753. My beautiful lot sits at the end of Desert Chukar Dr in the cul-d-sac next to "Open Land" or what I was told would be "Open Land"! I paid at least \$20 thousand extra for my Lot too - \$50K total BECAUSE it's next to remain "OPEN LAND. Building a low density subdivision with 1 – 4 homes per lot will greatly impact the value of my home too!

Our subdivision SHOULD NOT be an entrance, exit, or passthrough for any New or Existing subdivision in the area! Absolutely NOT – allowing that volume of additional car traffic and road work and infrastructure will cause MAJOR DAILY disruption to our QUIET neighborhood that has JUST been completed! My home closed escrow **less** than one year ago!! Can you imagine the **noise and dust** that our just finished neighborhood WILL ENDURE FOR MANY YEARS TO COME! I choice this subdivision and lot because it was near the end of completion when I put my name on lot 753! You should DENY this request to develop and build any subdivision on the Donovan property and deny access to use our main road – Horizon View Dr for such access.

In the photo below, here I am on the day I learned Lot 753 was mine!! You can see OPEN space behind me which should remain open space as I was told it would!

Respectfully,  
Sandy Sylvers  
[ssylvers@rhs.org](mailto:ssylvers@rhs.org)

[sandysylvers@yahoo.com](mailto:sandysylvers@yahoo.com)

707-548-8759



April 21, 2022

Washoe County Planning Commission

Pat Phillips  
8490 Holiday Lane  
Reno, NV 89511

Regarding Proposed Master Plan and Regulation Zone Amendments

WMPA 22001 WRZA 22001

My wife and I are homeowners at 327 Blooming Sage Way, Spanish Springs and we are opposed to the Master Plan and Regulation proposal by Donovan Ranch prepared by Christy Corporation, Ltd.

These are our objections:

Horizon View Blvd. will be the only way the four hundred new homeowners will be able to come and go to their homes. This will not work.

Donovan Ranch must use an alternative access route for their development, and not thru our community.

When we bought our home in this excellent community there was no information from Ryder Homes of the extension of Horizon View Blvd. This is unacceptable to the Shadow Ridge Community.

Having a large subdivision directly east of our community will down grade our properties and lower their values.

The property owners and developers will realize financial gain at the expense of currant property owners.

The proposed extension of Horizon View Blvd. would cut across our existing walking path, making it a potential hazard for pedestrians.

Please do not approve the zoning changes as proposed.

  
William Bauer

  
Roberta Bauer

April 21, 2022

Washoe County Planning Commission

R. Michael Flick  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

Regarding Proposed Master Plan and Regulation Zone Amendments

WMPA 22001 WRZA 22001

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Please do not approve the zoning changes as proposed.

  
William Bauer

  
Roberta Bauer

April 21, 2022

Washoe County Planning Commission

Larry E. Chesney

Regarding Proposed Master Plan and Regulation Zone Amendments

WMPA 22001 WRZA 22001

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Please do not approve the zoning changes as proposed.

  
William Bauer

  
Roberta Bauer

April 21, 2022

Washoe County Planning Commission

Sarah Chvilicek, Vice Chair  
1001 E. 9<sup>th</sup> Street  
Reno, NV. 89512

Regarding Proposed Master Plan and Regulation Zone Amendments

WMPA 22001 WRZA 22001

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William Bauer

  
Roberta Bauer

April 21, 2022

Washoe County Planning Commission

Francine Donshick  
Chair

Regarding Proposed Master Plan and Regulation Zone Amendments

WMPA 22001 WRZA 22001

My wife and I are homeowners at 327 Blooming Sage Way, Spanish Springs and we are opposed to the Master Plan and Regulation proposal by Donovan Ranch prepared by Christy Corporation, Ltd.

These are our objections:

Horizon View Blvd. will be the only way the four hundred new homeowners will be able to come and go to their homes. This will not work.

Donovan Ranch must use an alternative access route for their development, and not thru our community.

When we bought our home in this excellent community there was no information from Ryder Homes of the extension of Horizon View Blvd. This is unacceptable to the Shadow Ridge Community.

Having a large subdivision directly east of our community will down grade our properties and lower their values.

The property owners and developers will realize financial gain at the expense of currant property owners.

The proposed extension of Horizon View Blvd. would cut across our existing walking path, making it a potential hazard for pedestrians.

Please do not approve the zoning changes as proposed.

  
William Bauer

  
Roberta Bauer



**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd:  
**Date:** Monday, May 2, 2022 8:44:32 AM

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

Sent from my iPhone

Begin forwarded message:

**From:** Diana Loeffler <loefflerad@gmail.com>  
**Date:** May 1, 2022 at 7:45:18 PM PDT  
**To:** larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com

**Date:** May 1, 2022

**To:** Washoe County Planning Commission

**From:** Alan and Diana Loeffler

**Re:** Surface traffic on Horizon View Rd.

We are owners in the Shadow Ridge Housing Development located off Pyramid Highway in Sparks, Nevada. I am very concerned about the need for proper planning for the surface traffic on Horizon View Dr. This is the **ONLY** access for the 390 homes using Pyramid Highway.

The Donovan Mining Quarry is directly adjacent and above the Shadow Ridge Development. This piece of land owned by Donovan is in the process of rezoning 144 acres into (1) acre, (1) home parcels for sale. This housing development will use Horizon View Dr as the only way to enter or leave the development. This is a multiplier to the traffic coming on and off Pyramid Highway as well as the residents in the development.

I ask that the Washoe County Planning Commission would consult with the Zoning, Engineering, and the Environmental Commissions to solve this issue before it becomes set in stone.

The solution could be as easy as taking El Caballo Rd. up from the Black Stone Development and extending from Calle de la Plata to the Donovan Development. This would give both housing developments an opportunity to enter and exit these housing areas and alleviate the congestion in an area that is already very congested.

With the heavy development of this area of Sparks, the residents need to have the County planners review these plans and find a solution for the betterment of all involved.

Please consider this suggestion before approving rezoning of the Donovan Development.

Sincerely Yours,

Alan and Diana Loeffler

11685 Paradise View Dr.

Sparks, Nev. 89441

**From:** [Kathryn Nelson](#)  
**To:** [Lloyd, Trevor](#); [Kerfoot, Lacey](#)  
**Subject:** Fwd: Case # WMPA22-0001 and WRZA22-0001  
**Date:** Monday, May 2, 2022 5:27:33 PM

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Sent from my iPhone

Begin forwarded message:

**From:** 150HRgrs <dsturgill355@gmail.com>  
**Date:** May 2, 2022 at 5:20:36 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** Case # WMPA22-0001 and WRZA22-0001

My name is Debbie Sturgill. I live at 125 Horizon Ridge Road in the Shadow Ridge subdivision. I am in opposition of the zoning change for Donovan Pit. I'm very concerned about the traffic and noise in my neighborhood, also that Horizon View would be the only access street for up to 400 homes. Im concerned about fire, EMS, and police response times. Pyramid Hwy is a nightmare everyday, the plan says the conversion will eliminate 700 truck trips a day. My property backs up to Donovan Pit access road. There is no way 700 trucks use that road a day. In the last two years there has been increased traffic on Pyramid. The area plan for Spanish Springs was last undated in 2010. Pyramid Hwy needs to be addressed. Thank you, Debbie Sturgill

Sent from my iPad

**From:** [Kathryn Nelson](#)  
**To:** [Kerfoot, Lacey](#); [Lloyd, Trevor](#)  
**Subject:** Fwd: WMPA22-0001 & WRZA22-0001  
**Date:** Tuesday, May 3, 2022 2:18:52 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Alan Wood <a5woods@msn.com>  
**Date:** May 2, 2022 at 5:29:09 PM PDT  
**To:** larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washiecounty.us, chviliceks@unce.unr.edu, Ichesney@washoecounty.us, pataphillips@yahoo.com  
**Subject:** WMPA22-0001 & WRZA22-0001

Good morning,

You will be voting on this land use amendment this evening (May 3<sup>rd</sup>).

This is a bad plan for the current residents of the Shadow Ridge area and for the future residents of the land you are voting on. You know how this works, the landowner wants to rezone this into residential at 3 houses per acre. But you know that the end result will be 4 to 5 houses per acre. Each house will have at least 2 cars. That means 1,100 to 1,500 additional vehicles on Pyramid Highway, and all of them going in and out through only one street which is the only entrance/exit for the existing 400+ homes.

This is a disaster in the making if there needs to be a mass exit in an emergency.

Rezone if you must, but make them use the existing road and keep out neighborhood safe.

Alan & Nancy Wood  
285 Horizon Ridge Road  
Sparks, NV 89441

Sent from [Mail](#) for Windows

**From:** [Kathryn Nelson](#)  
**To:** [Kerfoot, Lacey](#); [Lloyd, Trevor](#)  
**Subject:** Fwd: WMPA22-0001 & WRZA22-0001  
**Date:** Tuesday, May 3, 2022 2:20:45 PM

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

Sent from my iPhone

Begin forwarded message:

**From:** Michael.Craig@lamresearch.com  
**Date:** May 3, 2022 at 10:48:11 AM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** WMPA22-0001 & WRZA22-0001

Dear Ms. Nelson,

I am writing to you today as a very concerned homeowner living at the Ryder Development of Shadow Ridge. As I am sure you are aware our development backs up to Donovan Pit and the owner of Donovan Pit is requesting that this land be rezoned to Low Density Housing. A few months back he held a Zoom meeting with the homeowners of Shadow Ridge telling us at that time that he was requesting from the county this be approved for 144 homes with 1 acre lots. What we were not being told that once this zoning change is made he will then sell to the highest bidder and that developer will have the ability to and in all likelihood put 3 to 4 homes per acre not 1 per acre like Donovan was telling us. ***If 4 homes per acre comes to fruition that means the actual number of homes will be 576 not 144.***

The second concern is, it was not disclosed to any of the homeowners at Shadow Ridge at the time of purchase of our homes that Horizon View, which is the main road off Pyramid that runs through our development was going to be extended up to and through and be the only main road in and out of the potential new neighborhood. We were told that nothing was going to be developed behind our homes. I have since learned that there was a plan for Horizon View to go through since 2005 but I discovered this information on my own, this should have been disclosed at time of purchase. Ryder Homes has lied to all of its homeowners. I know I would not have purchased my lot if I knew that the main road was going to be extended right behind my home which currently is a walking trail which is very peaceful and quiet and now it is going to become a main thoroughfare for up to an additional 1152 cars a day! How many years of construction noise and dust are we going to have to endure?

Then there is the issue of safety and traffic. With an addition of 576 homes that would mean approximately an added 1152 cars driving on only 1 road in. Shadow Ridge currently has 390 homes which equates to approximately 780 cars in and out everyday. With additional homes that is 1962 cars coming in and out on 1 road! This will have a terrible impact on our quiet, safe and peaceful community. If there is an emergency this could be disastrous if we had to evacuate in case of fire or some other emergency.

There needs to be other roads put in so this does not have a potentially very negative and devastating effect on our community. There is currently road that runs parallel to

Horizon View that Donovan Pit uses all the time, this road could be upgraded so it could be used as an additional entrance. Other options need to be looked at and put into place to keep our community from being overwhelmed and safe for all.

Thank you for taking the time to considering this very concerning matter.

Sincerely

Diane Craig  
421 Desert Chukar Drive  
Sparks, 89441  
Shadow Ridge Homeowner

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Untitled Map

Write a description for your map.

Legend

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PUBLIC COMMENT - 8C



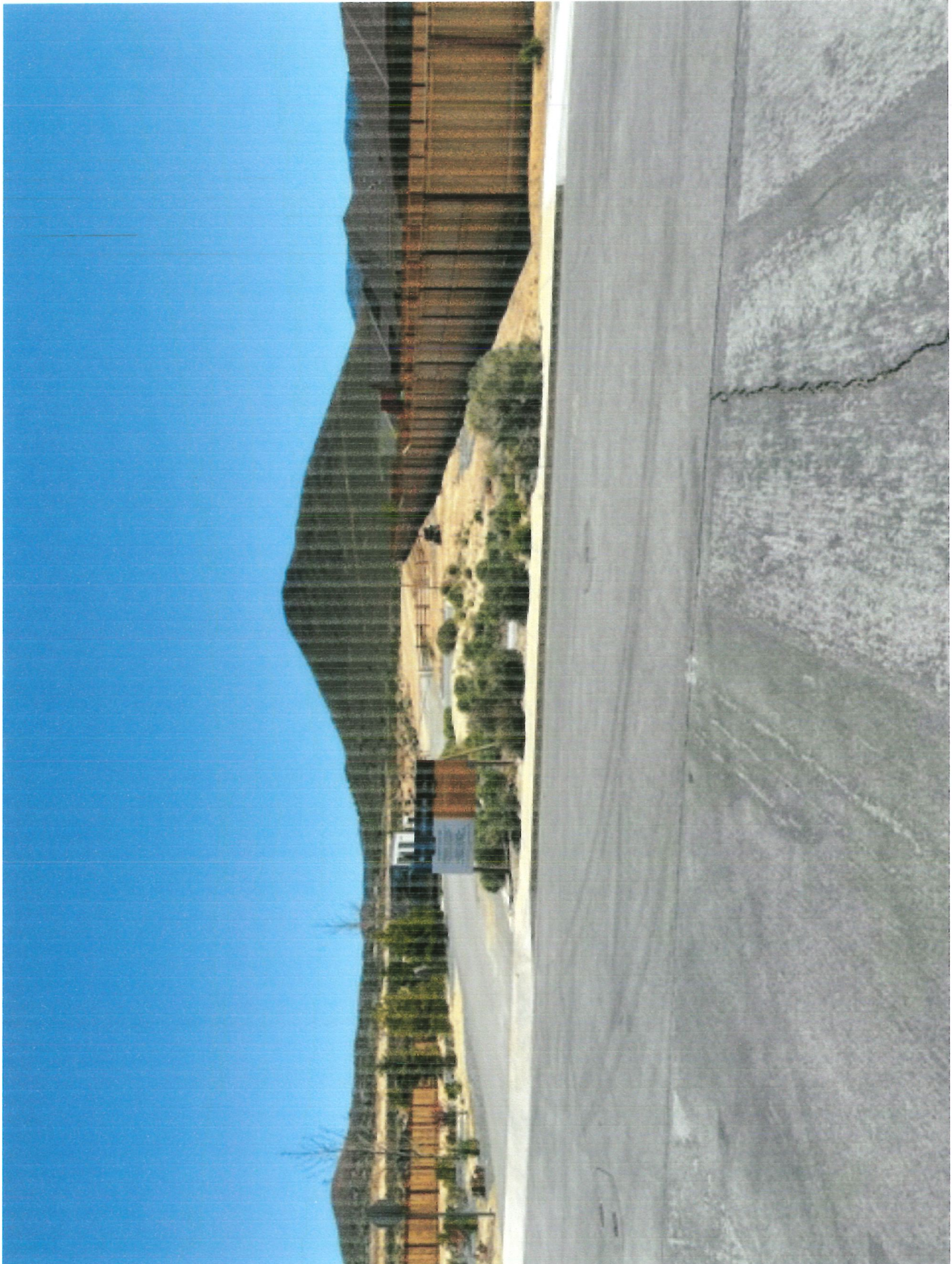


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PUBLIC COMMENT - 8C



SHOWN BY MICHAEL CRAIG DURING MEETING



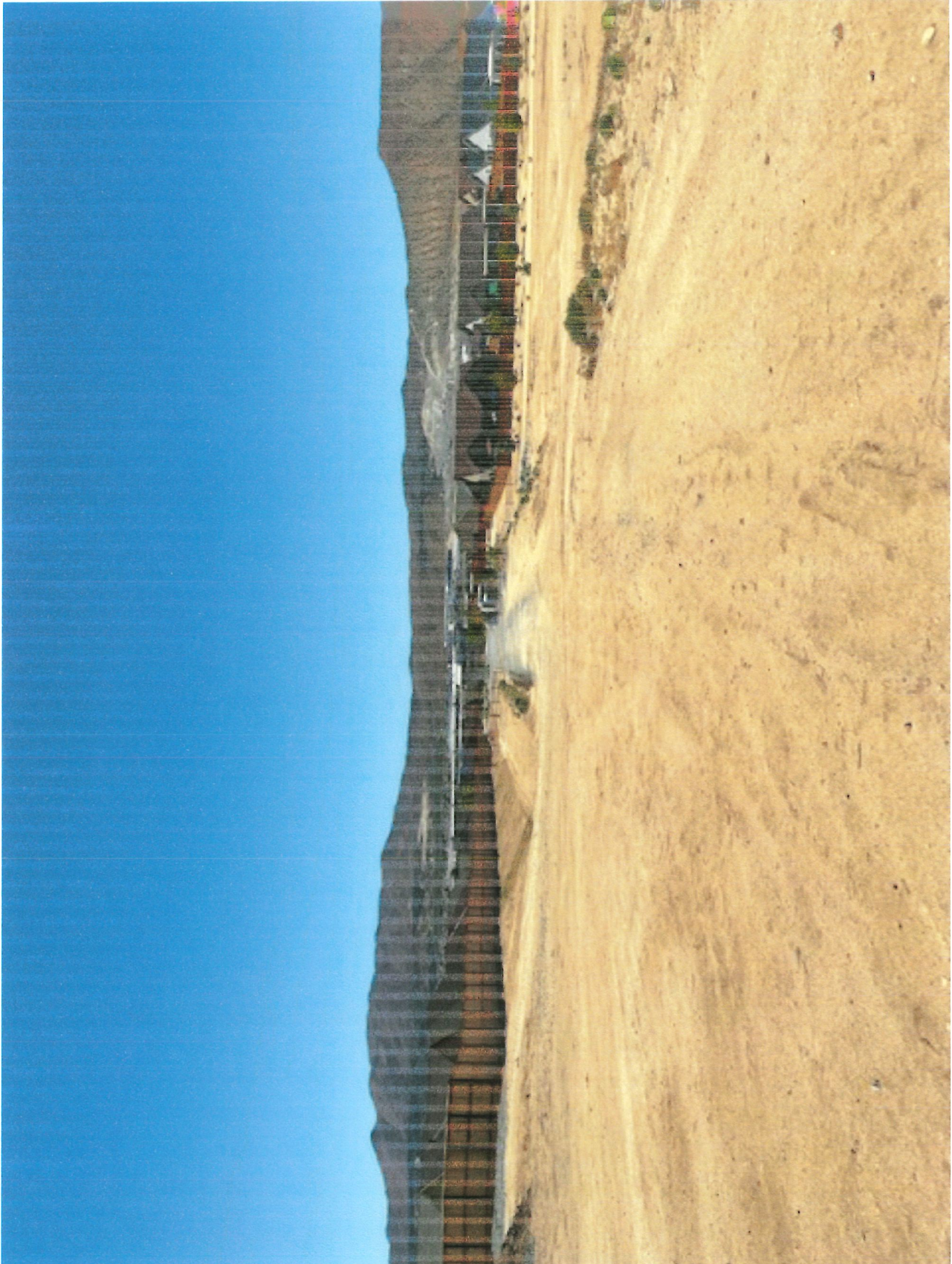
**SHOWN BY MICHAEL CRAIG DURING MEETING**

**PUBLIC COMMENT - 8C**



SHOWN BY MICHAEL CRAIG DURING MEETING

PUBLIC COMMENT - 8C



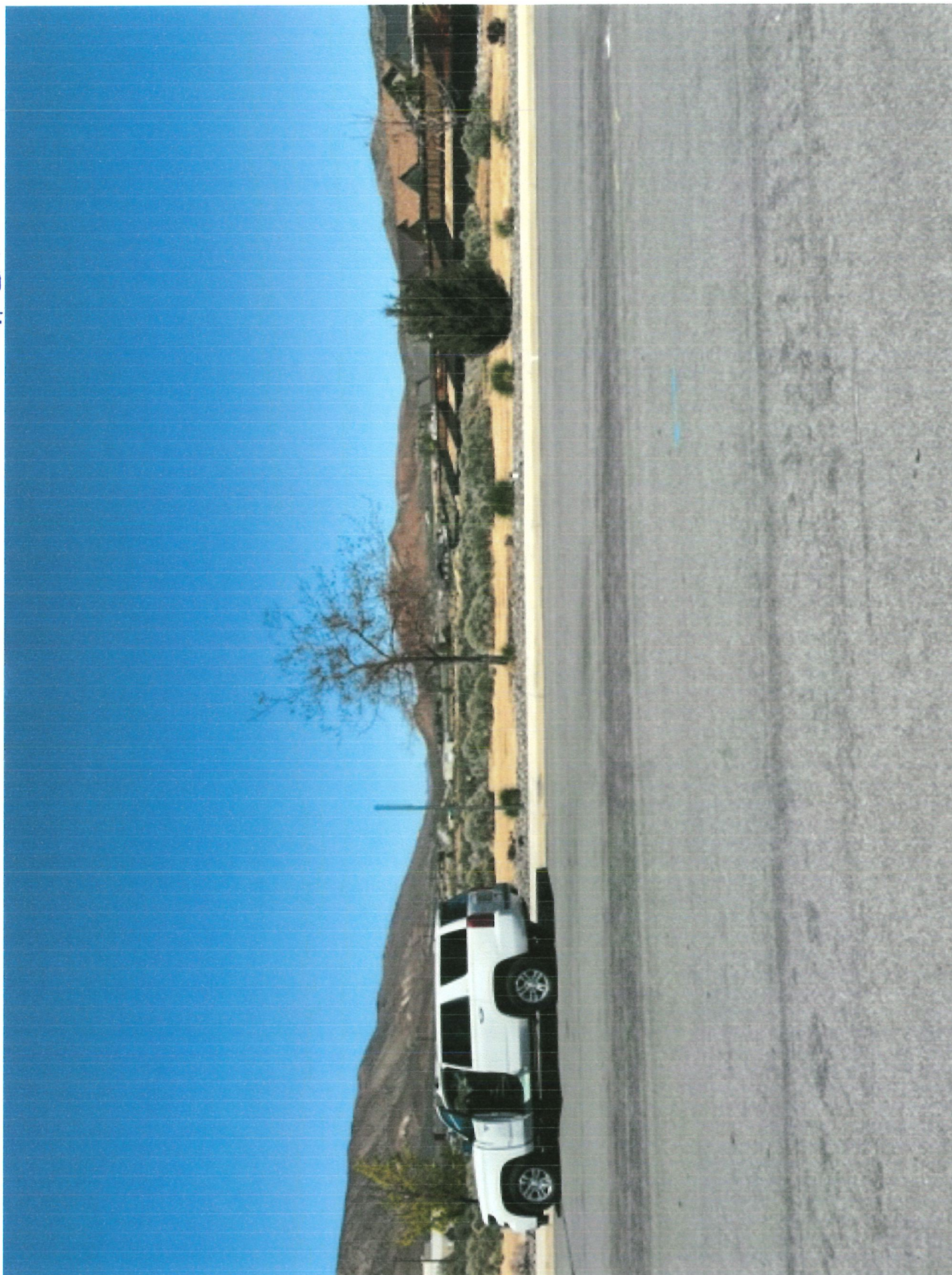
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Harrison View Rd



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*Downman Pto Road*

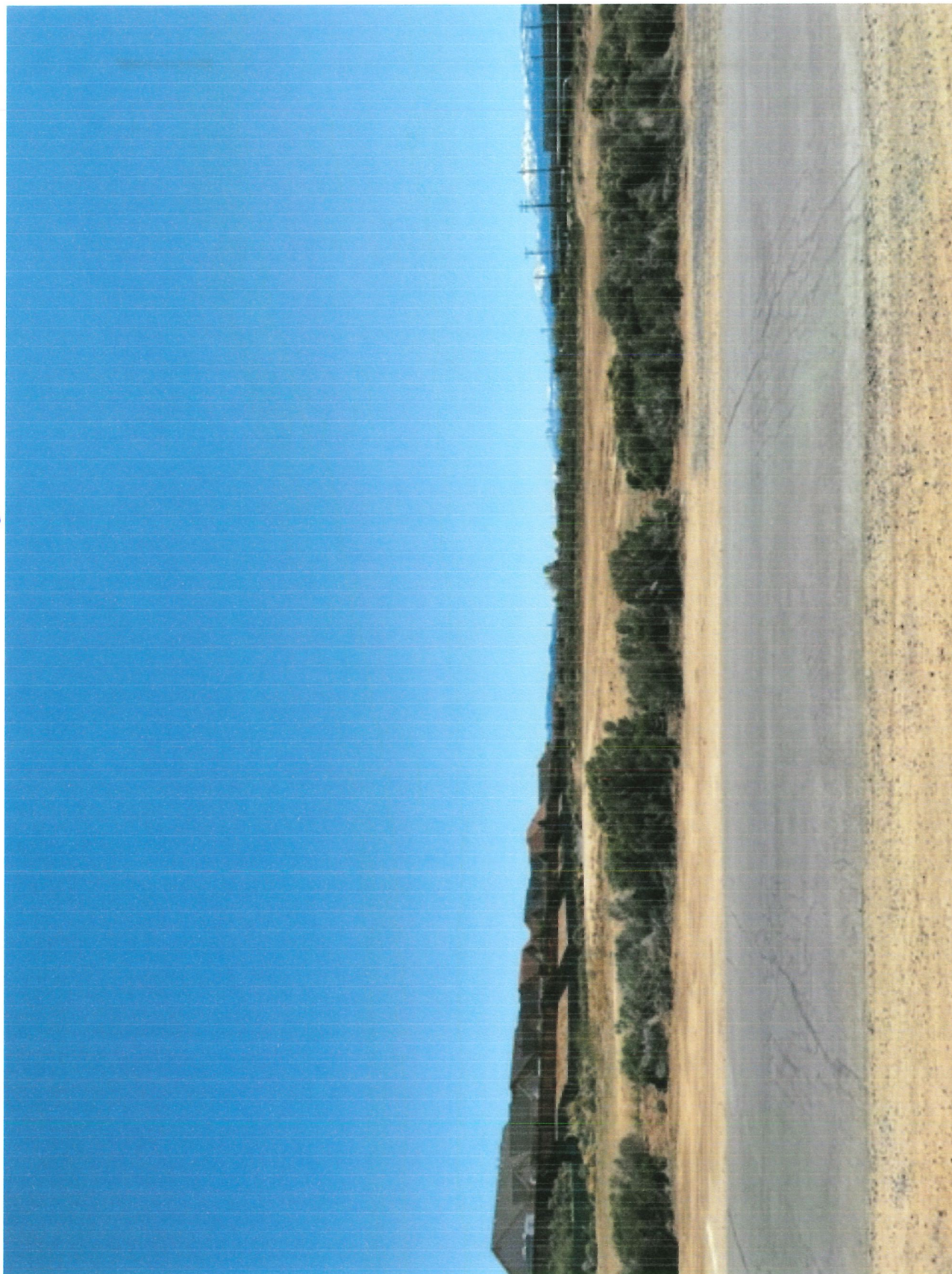


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**PUBLIC COMMENT - 8C**



*Downum Pkwy Rd to Horizon View Rd*



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