

Melby, Karen

From: Paul Stout <pawstout@gmail.com>
Sent: Monday, May 30, 2016 2:58 PM
To: Melby, Karen; Marchon Miller
Subject: CASE PCN 14038

Several concerns that are not addressed in the notice:

1. Overfly pattern for Reno Airport, presently there is no consistent pattern at times aircraft are xx distance north of the airport and other times xx delta distance with no apparent rationale for the change if flight pattern, such as weather etc. With increases in population comes more air traffic, which brings in additional noise. Has noise abatement been addressed? Presently is not acceptable but bearable. My experience leads me to believe we may be heading toward future lawsuits for aircraft noise or lack of noise abatement.
2. It appears that expansion is consuming additional wet lands What is the impact long term for eliminating natural wetlands? Where is there a study to show mediation of impacts to wet lands long and short term?
3. Plan indicates that substantial acreage northwest of Pyramid Hwy is planned. Do we really need to cross Pyramid Hwy? Traffic on pyramid is presently unacceptable in AM and PM heavy traffic times. The planned development itself is going to further congest pyramid, sparks and vista routes. These routes already have more congested traffic than can be safely and timely moved given present layout and traffic controls. What additional routes and route changes are planned to mitigate congestion, travel times and safety concerns/issues?

Sincerely,

Paul Stout
661-547-9443
Sparks, Nv

Melby, Karen

From: Martini, John
Sent: Tuesday, May 31, 2016 10:53 AM
To: Ornelas Jr, Armando; Thornley, Doug; Melby, Karen
Subject: FW: Lazy 5 Parkway

From: Ron Schmitt I-Phone
Sent: Tuesday, May 31, 2016 10:32 AM
To: Martini, John <jmartini@cityofsparks.us>
Subject: Fwd: Lazy 5 Parkway

John: Can you give me an update on this?

Thanks!

Ron

Begin forwarded message:

From: Gregory Lansing <glansing@lansingcompanies.com>
Subject: Lazy 5 Parkway
Date: May 30, 2016 at 10:56:02 AM PDT
To: Ron Schmitt <rschmitt@rpsenterprise.biz>

Hello Councilman Schmitt,

As you may recall we had met regarding the extension of Lazy 5 Parkway through Kiley Ranch northwesterly of the Kiley Ranch through Sonoma Highlands. We notice there is a workshop tomorrow at noon to discuss this matter and a PC hearing on Thursday. I would appreciate it if you could make the members of the workshop aware of our past discussions and concerns in regards to this critical matter.

With the owners of Kiley Ranch requesting an amendment, it seems imperative that the city condition them to dedicate the right of way required for Lazy 5 extension, Prior to any amendment being granted to them!

We have heard from numerous land owners and local residents who are very upset that this has not yet occurred. Several of these folks are land locked due to the annexation in to the City of Sparks.

We have been in touch with city staff on a regular basis on this matter and will continue to voice our concerns to them and the commissioners, however they will of course listen to you over us, as we know, and therefore I am asking that you weigh in And hopefully give some direction here. For your information we have attempted to resolve this directly with the Kiley Ranch owners, who portray themselves as being cooperative, but that is not the

case, they have made it clear that they don't want any residential land to compete with their project. Not a valid point to warrant violating the plans of their own approved handbook which shows Lazy 5 parkway on it. A fact relied upon when Sonoma annexed as well as several others.

Thank you for your consideration.

Sincerely,

Greg



Gregory Lansing
12671 High Bluff Dr., Suite 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

Privileged And Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

Melby, Karen

From: jimmy mcfarland <jmcfarland1959007@gmail.com>
Sent: Tuesday, May 31, 2016 10:41 AM
To: Driscoll, Steve; Schmitt, Ronald; Melby, Karen; Bybee, Charlene; Smith, Ron; Ratti, Julia; Lawson, Ed
Subject: Proposed Amendment to Kiley Ranch Handbook Master plan

Dear City staff and council members,

I have been a resident of the area for 30 years. I am very upset at how the city has handled the Kiley Ranch project. the original project has a lot of units and now they want more.

I remember many years ago there was a plan to extend Lazy 5 Parkway and yet it has never been done. I live on Westfall Road in the Kiley ranch project, and have seen things sit for so long. My mother lives at the end of Dolores drive. I take my mother to the hospital three times a week and having Lazy 5 would make our drive easier and smoother and safer when traffic backs up on Pyramid Hwy.

Why is the city going to allow this developer to keep profiting and not deliver on the Road they are supposed to build? I see Lazy 5 on the Kiley ranch Handbook and the city's own website as a future road. how long do we have to wait. After the Kiley development is built out there will be no one to pay for it when the developers of that project are long gone.

I respectfully ask that the city take action to insure that we are not left out here with no roads. My mother is isolated and that is not good for her if she has to leave on her own.

Can you get back to me? I am not sure if I should go to this hearing on Thursday or not

May 26, 2016

SPARKS PLANNING COMMISSION
745 4th Street
Sparks, NV 89431

**RE: PCN14038
June 2, 2016
Amendment Tentative Development
Handbook for Kiley Ranch North**

Members of the Commission:

This letter is in regard to the upcoming Planning Commission agenda item referenced above. As a current land owner along the future Lazy 5 Parkway alignment (APN: 083-440-80), I would like the record to reflect my disapproval of said agenda item.

The sole purpose for my disapproval of this agenda items is that we currently have a recorded easement across my property for the future development of Lazy 5 Parkway as primary access for the future Sonoma Highlands Master Planned Community that was granted back in 2008 predicated on the annexation of our property into the City of Sparks to allow for the development of Lazy 5 Parkway. It has come to my attention that Rising Tides, LLC (Kiley Ranch property ownership group) has yet to grant said easement through their property east to Pyramid Highway. The construction of Lazy 5 Parkway as demonstrated in both the Sonoma Highlands and Kiley Ranch Development Handbooks is a vital component to the future development of my property.

In regard to hearing set for June 2, 2016 where Kiley Ranch seeks to amend its Handbook for Phase 6, I would respectfully request that such easement(s) through Rising Tides, LLC property along the west side of Pyramid Highway be executed and recorded to complete the legal access for Lazy 5 Parkway from my property as noted herein east to Pyramid Highway prior to the approval of said agenda item as noted above.

If you have any questions, please contact me at (775) 831-8800.

Sincerely,



Brad Elley

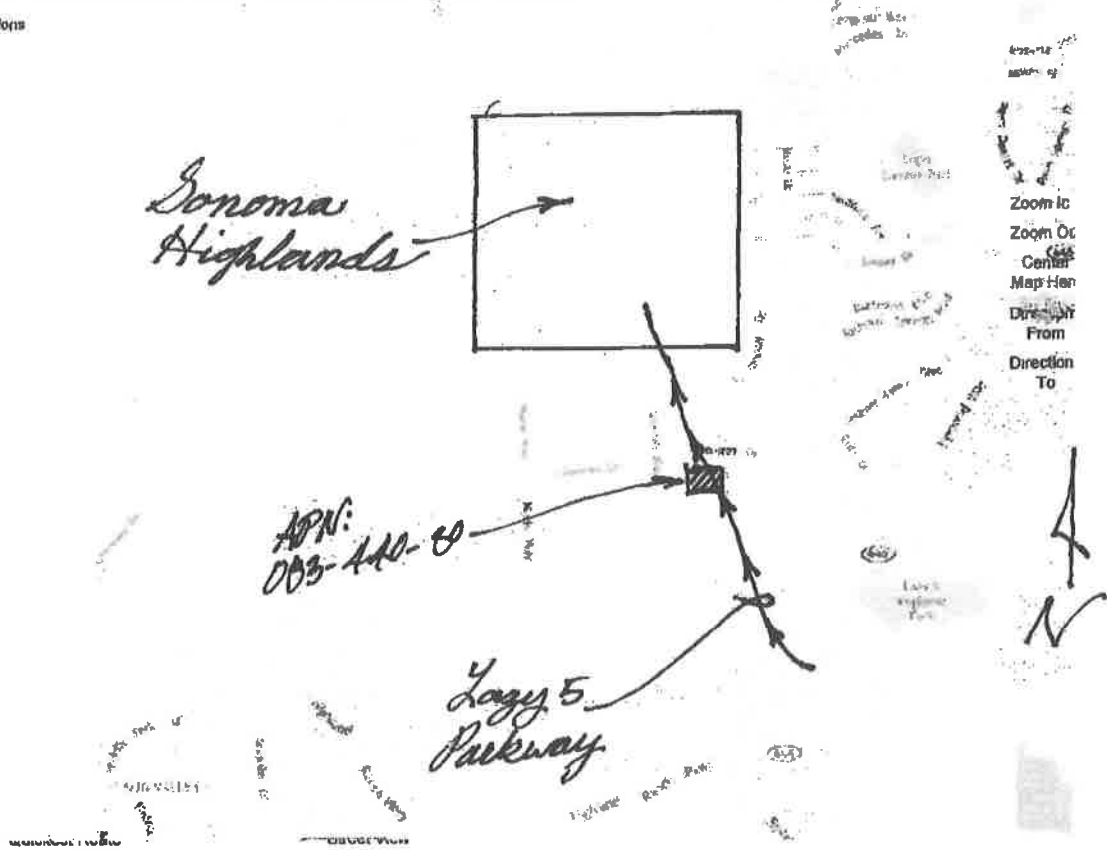
Property Owner, APN: 083-440-80

Bing Maps - Official Site

www.bing.com/maps

View an interactive map and get turn by turn driving directions. Find traffic details, road

Get Directions



Free Maps & Directions - Get Maps & Driving Directions Now!

MapsDrivingDirections.org

To Any Destination Or Location. Get Maps & Driving Directions Now!

- Get Driving Directions
- Live Traffic Conditions
- Street Maps

- Maps & Directions
- Satellite Maps
- Route Planner

Also try

- [yahoo maps](#)
- [google maps](#)
- [google maps driving directions](#)
- [maps mapquest](#)

- [maps&directions](#)
- [bing maps](#)
- [maps and driving directions](#)
- [yahoo directions and maps](#)

1 2 3 4 5 Next

535,000,000 results

maps

Search

May 26, 2016

SPARKS PLANNING COMMISSION
745 4th Street
Sparks, NV 89431

RE: PCN14038
June 2, 2016
Amendment Tentative Development
Handbook for Kiley Ranch North

Members of the Commission:

This letter is in regard to the upcoming Planning Commission agenda item referenced above. As a current land owner along the future Lazy 5 Parkway alignment (APN: 083-440-31), I would like the record to reflect my disapproval of said agenda item.

The sole purpose for my disapproval of this agenda items is that we currently have a recorded easement across my property for the future development of Lazy 5 Parkway as primary access for the future Sonoma Highlands Master Planned Community that was granted back in 2007 predicated on the annexation of our property into the City of Sparks to allow for the development of Lazy 5 Parkway. It has come to my attention that Rising Tides, LLC (Kiley Ranch property ownership group) has yet to grant said easement through their property east to Pyramid Highway. The construction of Lazy 5 Parkway as demonstrated in both the Sonoma Highlands and Kiley Ranch Development Handbooks is a vital component to the future development of my property.

In regard to hearing set for June 2, 2016 where Kiley Ranch seeks to amend its Handbook for Phase 6, I would respectfully request that such easement(s) through Rising Tides, LLC property along the west side of Pyramid Highway be executed and recorded to complete the legal access for Lazy 5 Parkway from my property as noted herein east to Pyramid Highway prior to the approval of said agenda item as noted above.

If you have any questions, please contact Brad Elley at (775) 831-8800.

Sincerely,

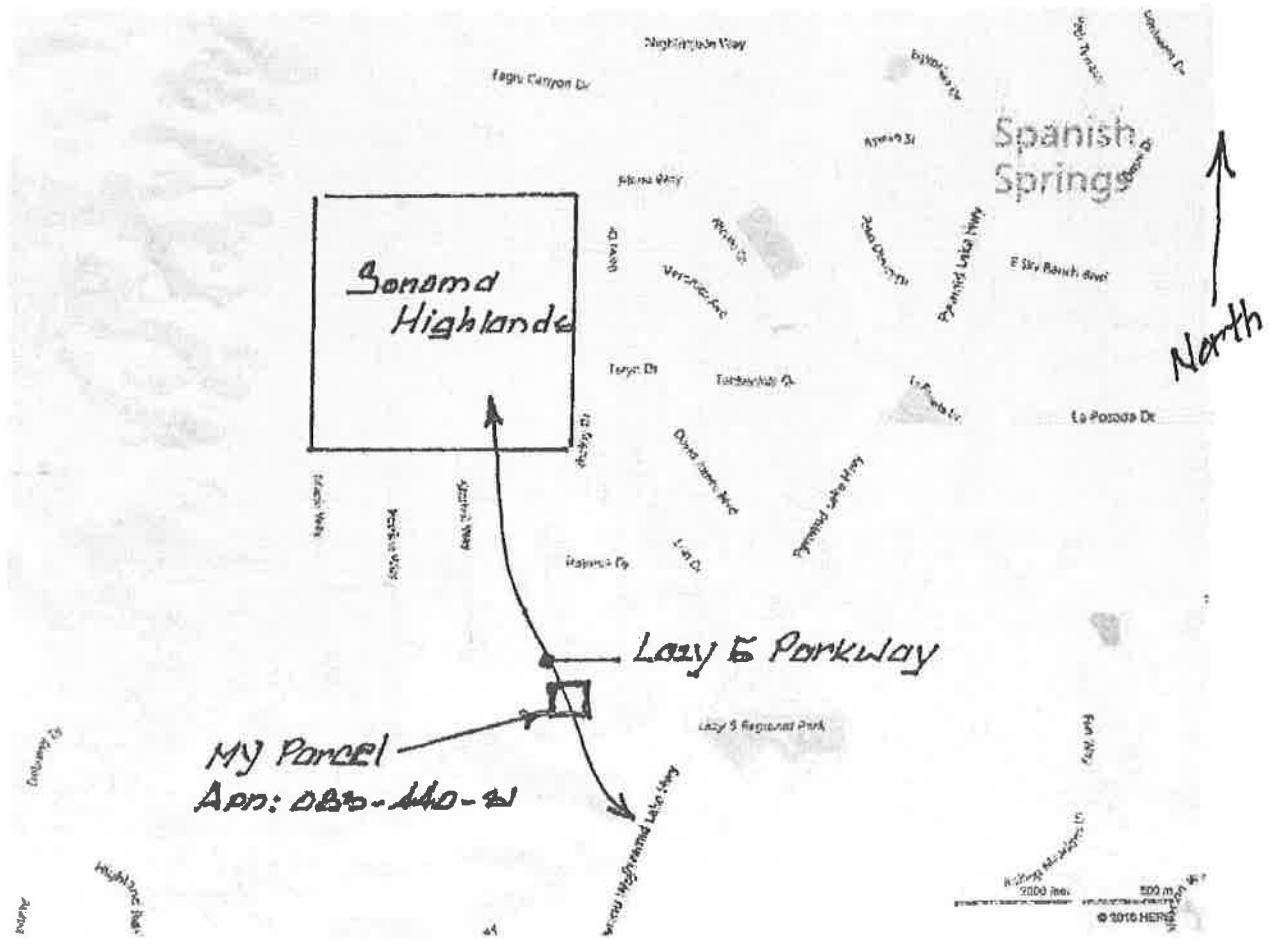
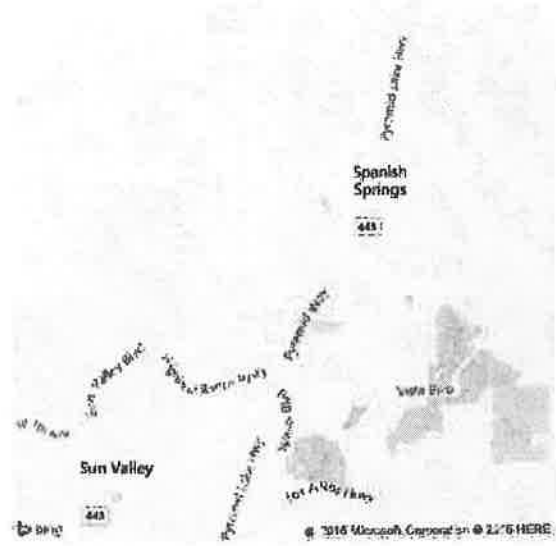


Pyramid West Vistas, LLC
Gregory M. Elley, Manager

Property Owner, APN: 083-440-31

bing maps

Notes



May 30, 2016

TO: City of Sparks - Planning Commission Board
FROM: Elkfast, LLC
RE: Planning Commission Meeting – 6/2/16
Case: PCN14038

Dear Board Members,

We are the owners of APNs 089-151-30 and 089-151-31 in Sparks, NV. These parcels are part of the Sonoma Highlands master planned community. Several years ago the property encompassing Sonoma Highlands was annexed into the City of Sparks from Washoe County. In addition to the project parcels, several adjacent pieces of property under separate ownership were also annexed. The purpose of the annexation of the adjacent parcels was so that Lazy 5 Parkway could be constructed beginning at Pyramid Hwy. and then through those adjacent parcels to the Sonoma Highlands project boundary. Lazy 5 Parkway is the main point of access to the project and is, in fact, the only available point of access through lands of the City of Sparks. For this reason, the ability to construct Lazy 5 Parkway is paramount to the development of Sonoma Highlands and our parcels.

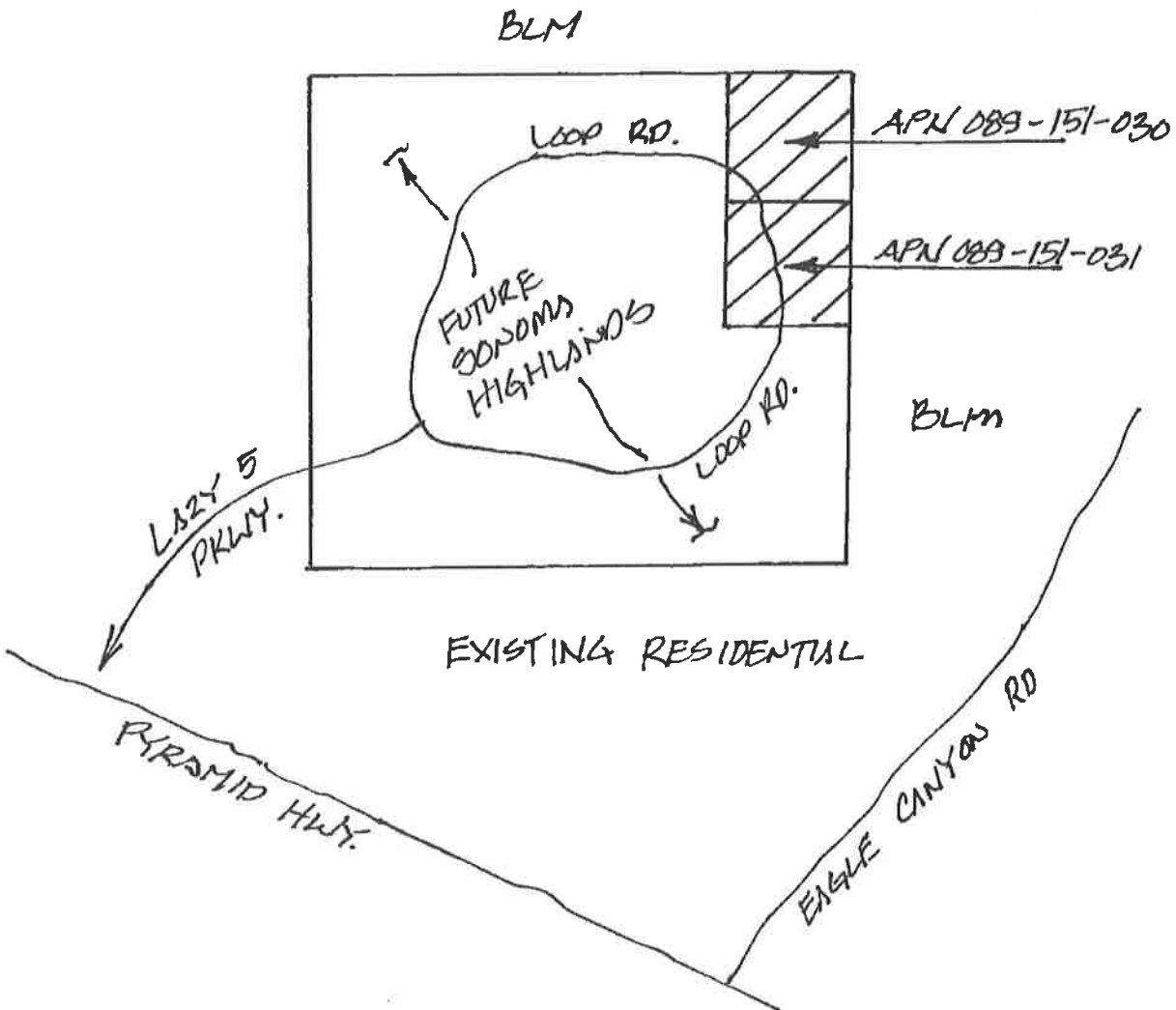
We are aware that all of the owners of the adjacent parcels have agreed to provide easements for the construction of Lazy 5 Parkway with the exception of the owners of the Kiley Ranch property directly adjacent to Pyramid Hwy. This property is the “front door” of Lazy 5 Parkway and without an easement across that property construction of the road is impossible. We are also aware that the owners of Kiley Ranch are currently seeking an amendment to their Development Handbook, and that amendment is scheduled to be heard before you at the meeting scheduled for June 2, 2016. Since the construction of Lazy 5 Parkway is vital to the Sonoma Highlands project, we would like to respectfully submit our opposition to any approval of the amendment to the Kiley Ranch Development Handbook until an easement has been granted or right-of-way has been dedicated for Lazy 5 Parkway across their property.

Thank you for your consideration of this matter. If you would like to discuss this further, I can be reached at (702) 798-9039.

Sincerely



Elkfast, LLC
Guy Bennallack



VICINITY MAP

NOT TO SCALE

May 27, 2016

City of Sparks Planning Commission
745 4th Street
Sparks, NV 89431

RE: June 2, 2016 Planning Commission Meeting
Case No. PCN14038

Dear Planning Commission Members,

I am the owner of APN 083-440-17 and an existing access easement was granted across my property in 2006 to allow for the future construction of Lazy 5 Parkway. In addition to my property, I am aware that there are other neighboring properties that have also granted easements for this purpose. However, I understand that the owners of the Kiley Ranch property directly adjacent to Pyramid Highway have not yet agreed to grant an easement across their property. I am relying on the construction of Lazy 5 Parkway to make it possible to subdivide my property and I would like to express my objection to Planning Commission Case No. PCN14038 until an easement for Lazy 5 Parkway has been granted across the Kiley Ranch property.

If you have any questions, please contact me at (831) 685-1242.

Thank you,

Jeanette M. Brandenburg, trustee

Brandenburg Family Trust
Jeanette Brandenburg, Trustee

Search Results for "reno nv"

mapquest

page 1 of 1

- 1. Reno, NV
Reno, NV



May 30, 2016

SPARKS PLANNING COMMISSION
745 4th Street
Sparks, NV 89431

RE: Case: PCN14038

Dear Planning Commission Members,

I am writing this letter regarding the upcoming Planning Commission meeting scheduled for June 2, 2016, specifically in regard to Case PCN14038. My interest in this case comes from the fact that it is relative to the Kiley Ranch project. A portion of the Kiley Ranch property is right next door to a 40-acre parcel I own (APN 089-460-27).

I have owned this property for many years and in 2008 I, along with several adjacent properties, annexed my land into the City of Sparks. Along with the annexation, I also granted an easement across my property to allow for the construction of Lazy 5 Parkway to provide access to my parcel as well as the Sonoma Highlands project further north. That easement has since expired, but I have negotiated a new easement with the current owners of Sonoma Highlands and am ready to sign the necessary documents to grant it. However, it is my understanding that the owners of the Kiley Ranch property next to my parcel have not yet granted an easement across their property for Lazy 5 Parkway. Without an easement across their land, any other easements are useless since the Kiley Ranch property is next to Pyramid Hwy and is the point of connection for Lazy 5 Parkway. I know that the alignment of Lazy 5 Parkway is shown in both the Sonoma Highlands and Kiley Ranch Development Handbooks and it seems to me that all necessary easements need to be in place. The future construction of Lazy 5 Parkway was a major part of my decision to annex my property into the City of Sparks.

Since the owners of Kiley Ranch are trying to revise their Development Handbook via the case number shown above, I think this is a good time for the City of Sparks to require that the owners of Kiley Ranch grant an easement across their property for the construction of Lazy 5 Parkway before any approval is given to their request to revise the Handbook. Please note my position on this matter for the record.

If you have any questions for me, I can be reached at (775) 722-5541.

Thank you,

Dean Tischler

