

**Melby, Karen**

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**From:** Victor Rameker <vr@desertwindhomes.com>  
**Sent:** Thursday, April 21, 2016 12:39 PM  
**To:** Melby, Karen  
**Cc:** Lindell Melissa (mlindell@woodroddgers.com); Skylo Dangler; Bill Fleiner (b.fleiner@att.net); Chris Fawcett  
**Subject:** RE: PCN15066 - Amendment to the Spanish Springs Town Centre Planned Development

Good Morning Karen,

I may be unable to attend the planning commission meeting this evening (4/21) due to a previously scheduled family event. However, I did want to email you directly to let you know that Desert Wind Homes will be in support of the SSTC Handbook amended as discussed in the work session on 4/19 and presented in your 4/20/2016 @ 4:00 PM email. There is still a chance that I may attend, but in case I cannot please use this email as indication of our support.

Please let me know if you have any questions.

Regards,

Victor

**Victor Rameker**  
**Desert Wind Homes**  
Mobile: (775) 240-3288  
[vr@desertwindhomes.com](mailto:vr@desertwindhomes.com)

1 E Liberty St. #405  
Reno, NV 89501  
Office: 775-626-1800 x 224  
Fax: 775-626-1855  
[www.desertwindhomes.com](http://www.desertwindhomes.com)

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**From:** Melby, Karen [mailto:kmelby@cityofsparks.us]  
**Sent:** Wednesday, April 20, 2016 4:00 PM  
**To:** Art Sperber; Dian Vanderwell (dvanderwell@gmail.com); Doug Voelz (dvoelz@aol.com); Frank Petersen (frankpetersen@att.net); George Cammarota; Jame Fewins; Tom Lean  
**Cc:** Victor Rameker; Melissa Lindell; Ornelas Jr, Armando; Smith, Marilie  
**Subject:** PCN15066 - Amendment to the Spanish Springs Town Centre Planned Development

Good afternoon,

As you will remember from our Study Session yesterday, Desert Wind Homes, the project directly south of the proposed site for the mini-warehouse, has concerns with the proposed placement of a 16 foot tall wall of the mini-warehouse building on the property line. Through meetings with Desert Winds Homes, the applicant and their representative a compromise was worked out to setback the building from the south property line 20 feet and maximum height of 10 feet for the building adjacent to the south property line. This area will be landscaped with trees and gated to prohibit access by others than the maintenance people for the mini-warehouse project.

I wanted to get you the revised pages as discussed at the Study Session yesterday before the meeting tomorrow night so you will have time to review prior to the planning commission hearing. The red text is the proposed language in the draft and the applicant's representative has put the proposed changes from the draft in blue so you can easily identify the revised text. I didn't include the entire handbook, the attachment is only the pages pertaining to the amendment. If you want the entire handbook, please let me know.

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**Karen L. Melby**, AICP / Senior Planner  
**City of Sparks Community Services / Planning Division**  
431 Prater Way, Sparks, NV 89431  
Tel: 775.353.7878 Fax: 775.353.1635  
Email: [kmelby@cityofsparks.us](mailto:kmelby@cityofsparks.us)



Follow the update of the City of Sparks Comprehensive Plan at <http://ignitesparksnv.com/>  
What is #Ignite Sparks – An outreach plan to engage the residents in real conversations about what they want to see in Sparks by the year 2030.

**Melby, Karen**

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**From:** ashley.i.nelson@gmail.com on behalf of Ashley Thibedeau  
<Ashley.I.Thibedeau@gmail.com>  
**Sent:** Monday, April 18, 2016 10:15 PM  
**To:** Melby, Karen  
**Subject:** CASE: PCN15066

Dear: Sparks Planning Commission,

My family has several concerns regarding the proposed change in development standards to the Spanish Springs Town Centre Handbook that would allow for a mini-warehouse at 4988 Galleria Parkway.

First, a mini-warehouse creates significant additional large vehicle traffic. The proposed facility is in the immediate vicinity of an elementary school and a daycare center which both see significant pedestrian traffic. The impact of increased large vehicle traffic, particularly by drivers not accustomed to driving large vehicles, should be carefully considered. My family moved to this neighborhood last year from another Sparks neighborhood that housed a mini-warehouse facility. Moving trucks and cars pulling trailers regularly stopped in the middle of the street waiting to pull into the facility or made illegal U-turns on a street that wasn't wide enough, blocking traffic in both directions for extended periods. While the number of vehicle trips a day generated by a mini-warehouse is typically smaller than other commercial businesses, numbers do not paint a complete picture. We found that traffic to the mini-warehouse was much more disruptive to overall traffic flow compared to traffic to adjacent stores and restaurants.

Furthermore, as they are currently written, the development standards promote pedestrian activity in the area. We have found the neighborhood to be very walkable and have enjoyed walking to stores and restaurants in the Galleria shopping center. A mini-warehouse is not a facility that encourages pedestrian activity, nor does it fit with the character of the current neighborhood.

Finally, a mini-warehouse facility would have a negative impact on the local property values. This would be most strongly felt by the residences immediately adjacent, but the effects would impact the neighborhood as a whole.

I encourage the Sparks Planning Commission to maintain the development standards as currently written.

Regards, Ashley Thibedeau, P.E.

5171 Vidette Meadows Dr.

1

Sparks, NV 89436

4/18/10

10<sup>30</sup>am

Talked to John Agaman w/ Gaddard School.

He was concerned about the use and people hanging out at the facility. He used the term rift-raft potential.

He is deciding if he will be at the planning commission hearing.

April 18, 2016

To: Karen Melby

Dear Spark Planning Commission,

I am writing to express concern with public hearing item PCN15066 – amendment to the Spanish Springs Town Centre Handbook. This amendment will allow the use of a self-storage facility next to our community, not permissible under the current handbook.

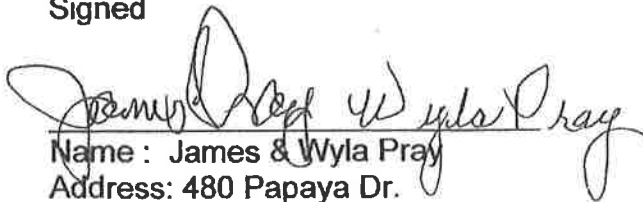
The proposed amendment will allow a self-storage building of up to 16' in height (on the perimeter) with no setback restrictions for the southern portion of the parcel – the southern portion is contiguous to our Galleria community. This will allow the developer to conceivably place the back of its 16' high concrete self-storage building, on the shared property line to the back yards of our homes. That's 10' higher than the existing wood fence. Furthermore, some of our rear yards in the community are only 11' from the rear property line. This would absolutely destroy the community feel and our resale value. In fact, per the proposed amendment there are setback requirements for each side of the parcel except the side that is adjacent to our Galleria community.

My husband and I bought our new home in the Galleria in January. We were concerned what was projected for the shopping center property directly behind our property line. Our agent thoroughly investigated with the City, and was told it would be consistent with the current business; probably several small stores. We have a very small backyard and if a storage unit is approved as stated, it will greatly impact our property. We certainly won't be able to enjoy our patio.

To support this use and any proposed amendment, I ask that a setback of 30' or a minimum of 2 x the height of the proposed building, or a 25' vehicular access drive be a requirement along the side contiguous to our community so that the neighborhood maintains the aesthetics that the original handbook intended. Unless the setbacks (as mentioned above) are made a requirement, I will not support the proposed amendment to the Spanish Springs Town Centre Handbook.

Thank you for your consideration.

Signed



Name : James & Wyla Pray

Address: 480 Papaya Dr.

Telephone: 232-2720

**Melby, Karen**

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**From:** John I <johnnnv@charter.net>  
**Sent:** Saturday, April 16, 2016 2:47 PM  
**To:** Melby, Karen  
**Subject:** Amendment to the Spanish Springs Town Centre Handbook

To: Karen Melby

Dear Spark Planning Commission;

We am writing the express concern with public hearing item PCN15066 – amendment to the Spanish Springs Town Centre Handbook. This amendment will allow the use of a self-storage facility next to our community, not permissible under the current handbook.

The proposed amendment will allow a self-storage building of up to 16' in height (on the perimeter) with no setback restrictions for the southern portion of the parcel – the southern portion is contiguous to our Galleria community. This will allow the developer to conceivably place the back of its 16' high concrete self-storage building, on the shared property line to the back yards of our homes. That's 10' higher than the existing wood fence. Furthermore, some of our rear yards in the community are less than 15' from the rear property line. This would absolutely destroy the community feel and our resale value. In fact, per the proposed amendment there are setback requirements for each side of the parcel except the side that is adjacent to our Galleria community.

To support this use and any proposed amendment, I ask that a setback of 30' or a minimum of 2 x the height of the proposed building, or a 25' vehicular access drive be a requirement along the side contiguous to our community so that the neighborhood maintains the aesthetics that the original handbook intended. Unless the setbacks (as mentioned above) are made a requirement, We **will not** support the proposed amendment to the Spanish Springs Town Centre Handbook.

Sincerely,

John & Patricia Ippolito

Galleria Home Owner

500 Papaya Drive

Sparks, NV 89436

775-626-4032

**Melby, Karen**

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**From:** Gigi Zeng <gigi\_z53@icloud.com>  
**Sent:** Sunday, April 17, 2016 12:34 PM  
**To:** Melby, Karen  
**Subject:** Galleria Home Owners

To: Karen Melby

Dear Spark Planning Commission,

I am writing the express concern with public hearing item PCN15066 – amendment to the Spanish Springs Town Centre Handbook. This amendment will allow the use of a self-storage facility next to our community, not permissible under the current handbook.

The proposed amendment will allow a self-storage building of up to 16' in height (on the perimeter) with no setback restrictions for the southern portion of the parcel – the southern portion is contiguous to our Galleria community. This will allow the developer to conceivably place the back of its 16' high concrete self-storage building, on the shared property line to the back yards of our homes. That's 10' higher than the existing wood fence. Furthermore, some of our rear yards in the community are only 15' from the rear property line. This would absolutely destroy the community feel and our resale value. In fact, per the proposed amendment there are setback requirements for each side of the parcel except the side that is adjacent to our Galleria community.

To support this use and any proposed amendment, I ask that a setback of 30' or a minimum of 2 x the height of the proposed building, or a 25' vehicular access drive be a requirement along the side contiguous to our community so that the neighborhood maintains the aesthetics that the original handbook intended. Unless the setbacks (as mentioned above) are made a requirement, I will not support the proposed amendment to the Spanish Springs Town Centre Handbook.

Thank you for your consideration.

Gigi Zeng

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Name : Gigi Zeng  
Address: 610 Papaya Dr. Sparks, NV 89436  
Telephone: 775-830-1168

**Melby, Karen**

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**From:** Bill Fleiner <b.fleiner@att.net>  
**Sent:** Friday, April 15, 2016 10:35 AM  
**To:** Skylo Dangler  
**Cc:** Eric Bryant; Melby Karen  
**Subject:** Re: Fwd: Galleria Commercial

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To All:

I understand Victor's concerns but here is the reality. Per the current PD Handbook the 45' easements along SSTC's South property line, South of Los Altos and East of Galleria Parkways were designed for a driveway and utilities easement on the South side of the proposed retail buildings.

The current PD Handbook per Section 3. A. **Architectural Standards, Height** allow for buildings that can be 35' to 50' in height with tower structures as high as 60'. Therefore with a 10' landscaped setback from the South property line for the proposed Mini-Storage a 10' South wall for the Mini-Storage is much less obstructive to the existing Galleria single family project and much more compatible from a "line of sight" standpoint than what is already allowed for retail.

I feel this needs to be considered in the overall plan.

Bill Fleiner

**From:** [Skylo Dangler](#)  
**Sent:** Friday, April 15, 2016 8:36 AM  
**To:** [Bill Fleiner](#)  
**Subject:** Fwd: Galleria Commercial

Bill See Victor's e mail. Right now it does not look like we are going to meet on Monday.

Skylo

**Skylo Dangler** | Associate Broker  
D|C|G DICKSON COMMERCIAL GROUP  
[skylo@dicksoncg.com](mailto:skylo@dicksoncg.com)  
CELL 775.722.5414  
OFFICE 775.850.3104  
333 Holcomb Ave., Ste. 300  
Reno, NV 89502

----- Forwarded message -----  
**From:** **Melissa Lindell** <[mlindell@woodroddgers.com](mailto:mlindell@woodroddgers.com)>  
**Date:** Thu, Apr 14, 2016 at 3:22 PM  
**Subject:** Fwd: Galleria Commercial



**Melby, Karen**

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**From:** Karen DeVaughn <karend1019@yahoo.com>  
**Sent:** Friday, April 15, 2016 11:32 AM  
**To:** Melby, Karen  
**Subject:** Subject: PCN15066 – amendment to the Spanish Springs Town Centre Handbook

To: Karen Melby

Dear Spark Planning Commission,

I am writing you as a concerned Sparks resident. While I do not live in that neighborhood, if this is approved there, where else in Sparks will it also be allowed.

I am writing the express concern with public hearing item PCN15066 – amendment to the Spanish Springs Town Centre Handbook. This amendment will allow the use of a self-storage facility next to our community, not permissible under the current handbook.

The proposed amendment will allow a self-storage building of up to 16' in height (on the perimeter) with no setback restrictions for the southern portion of the parcel – the southern portion is contiguous to our Galleria community. This will allow the developer to conceivably place the back of its 16' high concrete self-storage building, on the shared property line to the back yards of our homes. That's 10' higher than the existing wood fence. Furthermore, some of the rear yards in the community are only 15' from the rear property line. This would absolutely destroy the community feel and our the resale value. In fact, per the proposed amendment there are setback requirements for each side of the parcel except the side that is adjacent to our Galleria community.

To support this use and any proposed amendment, I ask that a setback of 30' or a minimum of 2 x the height of the proposed building, or a 25' vehicular access drive be a requirement along the side contiguous to our community so that the neighborhood maintains the aesthetics that the original handbook intended. Unless the setbacks (as mentioned above) are made a requirement, I will not support the proposed amendment to the Spanish Springs Town Centre Handbook.

Thank you for your consideration.

Signed

Karen DeVaughn  
Address: 3233 Modena Drive, Sparks, NV 89434  
Telephone: 775-622-0224

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**Melby, Karen**

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**From:** Victor Rameker <vr@desertwindhomes.com>  
**Sent:** Thursday, April 14, 2016 2:30 PM  
**To:** ebryant@bryantproperties.com  
**Cc:** Melby, Karen; Chris Fawcett; Allyson Rameker  
**Subject:** Galleria Commercial  
**Attachments:** PM SHT2. four new parcels.pdf

Good Afternoon Eric,

Thanks for sharing the details of your proposed self-storage project to the north of our Galleria project. After some thought and discussion with our team and home owners, we are generally supportive of the self-storage use on that property. As I articulated in our meeting, we can't support you taking down a 6' wood fence (on our north PL) and replacing it with a back side of the self-storage building (10' concrete wall). Some of our home owners have 15' back yards and cannot have the backside of the building as part of their perimeter wall.

The attached plan is what we and our home buyers expected in terms of the use of that property. As you can see there is at least 45' feet (consisting of landscape strip, roadway, and public utility easement) of planned separation from their PL to a future structure. Thus, we would be supportive of a PL set-back in that range, or in a range that the "line-of-sight" of the structure would be congruent with what was originally intended under the adopted handbook.

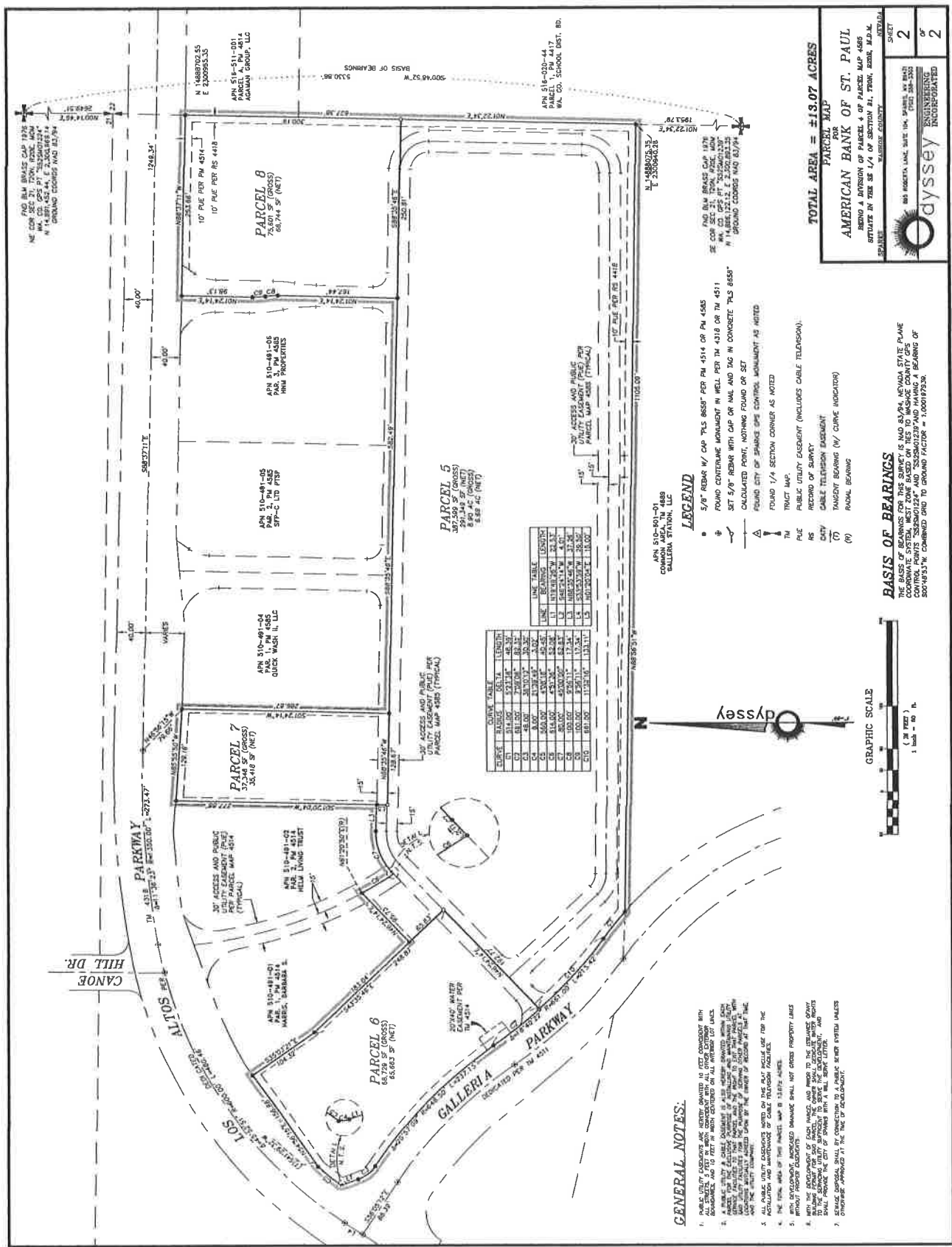
Let me know if you have any questions.

Regards,

Victor

**Victor Rameker**  
**Desert Wind Homes**  
Mobile: (775) 240-3288  
[vr@desertwindhomes.com](mailto:vr@desertwindhomes.com)

1 E Liberty St. #405  
Reno, NV 89501  
Office: 775-626-1800 x 224  
Fax: 775-626-1855  
[www.desertwindhomes.com](http://www.desertwindhomes.com)



CURVE	RADIUS	DELTA	LENGTH
C1	114.00'	57.17°	68.32'
C2	114.00'	57.17°	68.32'
C3	48.00'	30.10°	30.38'
C4	3.00'	173.84°	4.02'
C5	300.00'	45.20°	45.20'
C6	300.00'	45.20°	45.20'
C7	30.00'	45.00°	45.00'
C8	100.00'	90.00°	157.08'
C9	100.00'	90.00°	157.08'
C10	100.00'	135.00°	157.08'

**GENERAL NOTES:**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED IN FULL CONCORDANCE WITH THE BASES OF BEARINGS AND TO BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES AND TO BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES AND TO BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL TO BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES AND TO BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES.
3. ALL PUBLIC UTILITY EASEMENTS NOTED ON THIS PLAN SHALL BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES AND TO BE SET IN MARKS LOCATED ON ALL PORTIONS OF LINES BOUNDARIES.
4. THE TOTAL AREA OF THIS PARCEL MAP IS 1,317.75 ACRES.
5. ANY AND ALL EASEMENTS AND ENCUMBRANCES SHALL NOT CROSS PROPERTY LINES.
6. WITH THE EXCEPTED OF EACH PARCEL, AND WITHIN THE EXCEPTED OF EACH PARCEL, THE CITY OF SAN JOSE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SANITARY SEWER SYSTEMS LOCATED WITHIN THE EXCEPTED OF EACH PARCEL.
7. DIMENSIONS APPROXIMATE AT THE TIME OF RECORDATION.

**LEGEND**

- 5/8" REDAR W/ CAP "PLS RESS" PER PM 4514 OR PM 4515
- FOUND CENTERLINE MONUMENT IN WELL PER TM 4318 OR TM 4511
- SET 5/8" REDAR WITH CAP OR NAIL AND TAG IN CONCRETE "PLS RESS"
- FOUND CITY OF SAN JOSE EASEMENT MONUMENT AS NOTED
- FOUND 1/4 SECTION CORNER AS NOTED
- TRACT MAP
- PUBLIC UTILITY EASEMENT (INCLUDES CABLE TELEVISION)
- RECORD OF SURVEY
- CABLE TELEVISION EASEMENT
- CITY
- TANGENT BEARING (TV CURVE INDICATED)
- RADIAL BEARING

**TOTAL AREA = ±13.07 ACRES**

**PARCEL MAP**  
**AMERICAN BANK OF ST. PAUL**  
 A PORTION OF PARCEL 1 OF PARCELS MAP 468  
 SITUATE IN THE SE 1/4 OF SECTION 31, T18N, R20E, M2P, M.  
 PLATS  
 WASHINGTON COUNTY, NEVADA

**dyssey**  
 ENGINEERING  
 INCORPORATED

810 HOBETA LANE, SUITE 104, SPARKS, NV 89411  
 (775) 338-3300

SHEET **2** OF **2**



**BASES OF BEARINGS**  
 THE BASES OF BEARINGS FOR THIS SURVEY IS NAD 83/NA, NEVADA STATE PLANE  
 COORDINATE SYSTEM, ZONE 12N, WITH THE FOLLOWING CONTROL POINTS  
 CONTROL POINTS 325801024\* AND 325801023\* HAD A BEARING OF  
 S00°48'53.7" W, COMBED END TO GROUND FACTOR = 1.000197939.

**Melby, Karen**

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**From:** Sunny Pang <sunny\_pang@hotmail.com>  
**Sent:** Tuesday, April 12, 2016 8:50 PM  
**To:** Melby, Karen  
**Cc:** Judi Wall  
**Subject:** Re: PCN16066 Parcel: 510-572-14  
**Attachments:** 20150705\_205411.mp4

To: City Of Sparks Planning Commission

Dear Karen,

Please review the attached short Video that I took last Summer during the real big flood at the Gallery Shopping Center. The raging flash flood happens in the creek between Casoleil and Desert Wind Homes. From my personal opinions that the location planned is not suitable for mini warehouse due to possible next flash flood the business will be under water for sure.

cc: Judy Wall, Casoleil HOA Director

Sincerely Yours, Sunny Pang