

**Valle Vista Mobile Home Park
RZA Case WRZA17-0006**

No homeowners I know of want a mobile home park to be built. There appear to be nothing but negative impacts to us, i.e. more traffic, lower property values, loss of access to public lands, etc.

The negative impacts to 410, 412 & 414 Short Avenue are the most severe since they will share a fence with the mobile home park, dropping the charm and value of the properties.

Since there is an existing permit, construction cannot be stopped. And since this is America, people should be allowed to develop property. So be it. **We would ask that units 50 & 51 be moved next to unit 52 and that access to public lands be retained.**

We DO NOT support rezoning from MDS to HDS or breaking up the property into 75 lots.

If the rezoning goes through, we would ask that our properties also be rezoned. That would give us the option to recoup our losses by converting our properties into HDS lots, and in effect, join the mobile home park since we are sharing a fence with it.

We would also ask that the outdated traffic study be redone since this is a much different economy than it was during the great recession. We would also ask that another look at the water drainage/flooding issues be done after what we experienced this last winter.

Sincerely,

Brad Rozner
410 Short Ave.
Sun Valley, NV 89433
925-351-5335
BradRozner@IndependenceRoadProject.org

Representing 410, 412 & 414 Short Ave.

TO: Washoe County Planning District 3 Commissioner JUNG
FROM : Jisoo Ryu, Sun Valley Resident, Near Project Site.
Re : Regulatory Zone Amendment Case No. WRZA17-0006(Valle Vista - VV)
Focus on 2 irregularities in processing this case.

MY TOWN SUN VALLEY (SV)

3 years ago we moved from a congested CA town to this wonderful SV- very serene, close to everything needed , good neighbors around us, young family with children and seniors. We are happy as possible.

All residential houses in the whole area of SV exist in the MDS Zone (3 units/acre) (see Regulatory Zone Map-P.19 of Staff Report 169 pages), including the subject parcel (APN:085-122-03) of 15.33 acres, as of today. This unique feature of SV must be preserved. However, the case in debate is to change the zone to HDS (7units/acre). This change will destroy the unique suburban character of SV. If approved, numerous, other applications for similar changes will follow in SV in future, as one can predict.

IRREGURARITY #1 – PREVIOUS APPROVAL ON VV APPLICATION

On 10/6/2011, a Special Use Permit (SUP) SB11-004 was approved to establish a 75-unit gated manufactured home park with private streets and a common area at the site to be completed within 12 years. However, this mobile home park was not developed and it is vacant until today. As indicated above, all area surrounding this site is in MDS zone – single family residences.

This permit seems to be in the violation of customary Zoning rules in which the county issues a use permit according to regulatory zone specification, meaning that there are supposed to be 46-units over the site instead of 75 units in consistence with MDS Sun Valley suburban character and its surrounding area. Moreover, this approval was made without the support of Sun Valley Citizen Advisory Board (SVCAB) at that time (P.29 of Staff report). In p.25 of Staff report, one can see 75 very small units without any common area in Site Layout. This is not a general character of Sun Valley.

IRREGURARITY #2 – CURRENT PROPOSAL OVER VV SITE

This proposal is to amend the SV Regulatory Zone Map, changing the Regulatory Zone from Medium Density Suburban (MDS- 3units/ acre) to High Density Suburban (HDS- 7 units/acre) over the above site. In the proposal, the words- compatible, consistent, and such seem not true in many places in the report. If this proposal is approved, the following, **very adverse effects** will be imposed to the surrounding area and residences in SV, contrary to many statements made in Staff Report

1. The site can have 106 units, making it very inconsistent to SV suburban character and very crowded.
2. Such a crowded situation could always invite criminal elements, possibly hurting SV residences.
3. Proposed density increase will significantly and adversely affect the infrastructure of facilities and services, such as traffic congestion on Sun Valley Blvd and other streets, safety of children, water supply, flood issue, fire potential, road situation without sidewalks and lights, etc.

I attended neighborhood meeting (2/1) when the developer of the project presented and SVCAB meeting (2/5) when some board members indicated the project is already done deal, unfortunately. Most of residential attendees voiced their concerns and did not want to see the amendment approved, like us.

Please keep the current zone MDS, as it is now for the whole residential area of Sun Valley as shown in current SV Regulatory Zone Map. This is the voices of many residences nearby the project site.

Feb 6, 2016