

June 23, 2010

ATTENTION: Planning Commission

June 24, 2010 Meeting Agenda Comments - Public Comment

RE: Public Hearing Items: GPA-37823 – General Plan Amendment – Public Hearing &
ZON-37824 – Rezoning Related to GPA-37823 – Public Hearing

I am unable to attend the Planning Commission's meeting scheduled for Thursday, June 24th but would still like to have my comments heard. These particular agenda items have been up for comment, I believe four times already, although delayed to a later date each time.

I have comments for both my sister and I who live in the affected area.

The property that ourselves and our families purchased was selected in the area it is since it was exclusively zoned for Rural-Estates, west of Tenaya. For this reason in particular and after much more research, my sister and I decided to build a home in this area because it was not zoned for commercial use.

It would be one thing if we blindly purchased property in an area without first verifying what it was zoned for and then being surprised at what is built, but we did not. We were diligent in doing our part to find an area zoned for what we wanted to ensure our property values and more importantly to ensure what was built in our area created an environment we were comfortable with.

Bottom line, if the requested variance is given to build a commercial building west of Tenaya (at Craig Rd), then this opens up the ability for more individuals to do the same. You either allow commercial or you don't.

The thought of allowing a variance may seem like a small item but I have property owner neighbors nearby who have said as soon as someone was given a variance to build commercial, their goal was to get a variance to put in a U-Store It type of business. How would you justify not allowing them a variance if one has already been given to another business?

There is plenty of commercial property to the east of Tenaya (around Craig Rd) for one to purchase and build their business, plus there are numerous other locations within that same area.

It also does not sit well that someone, no doubt, purchased residential property at residential pricing knowing full well their intention was to request and receive a variance.

I'm not sure of the validity of the information, but I had heard that the commercial property was to be used for a fast food restaurant. If this is the case, this just adds insult to injury as there are already plenty of fast food restaurants and still plenty of available space to purchase/lease in the

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nearby area. Granted commercial prices would have to be paid, but that is part of doing business.

I appreciate your time in considering our concerns, as again, we did our due diligence prior to purchasing property and building in this area. We did not "...build next to an airport and then complain about the noise..".

If you have any questions, either one of us is available by phone.

Regards,

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