

Which Category Describes You Citizen

Case Number LDC23-00018

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? Yes

Citizen General Public Comment Form

Full Name Michael D Burke

Contact Email mburke094@gmail.com

Contact Phone Number 7759710171

Position In Opposition

Leave comments on this case here.

My wife and I live on Copper Vista Ct. which is adjacent to the proposed project. We purchased our home in 1999 and moved in January 2000. While I see the need for development in the North Valleys, apartment complexes such as this one have no place next to single family residential areas. Trying to shoehorn 200+ units on this 8 1/2 acre site makes little sense. Original planning for the area did not include apartment complexes like this one. We have already been inundated by more traffic than one could have imagined just 5 years ago. Continuing General Commercial zoning for the area makes more sense. With the influx of new people to the area we would all be better served by by more places to work and shop. Alice Smith elementary school is also adjacent to the project. The school has been negatively impacted by the increase in students and traffic over the last few years. This project adds no benefit to the neighborhood and will strain an already overtaxed infrastructure.

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These messages are not added in the [premium version](#).



Joey Winter <winterj@reno.gov>

Re: ASPIRE AT NORTH HILLS

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 4:17 PM

To: Lorene Barker <lorenebarker@yahoo.com>, Joey Winter <winterj@reno.gov>

Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 4:14 PM 'Lorene Barker' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

I am writing to oppose the apartment complex contemplated by the planning commission. This area of North Valleys is already too congested with the 350+ Lennar homes they built in the same area. There is still a lot of undeveloped areas that aren't as congested, and I hope you reconsider this.

Lorene Barker
[7130 Souverain Lane](#)
[Reno, NV 89506](#)

- -
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-



Joey Winter <winterj@reno.gov>

Re: 204 Unit Apartment complex

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 2:20 PM

To: kristina bartlett <krisifit@yahoo.com>, Joey Winter <winterj@reno.gov>

Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be noticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:06 PM 'kristina bartlett' via RenoPlanningCommission@reno.gov

<RenoPlanningCommission@reno.gov> wrote:

Regarding the possible planning of the 204 Unit Apartment Complex at North Hills Blvd and East Golden Valley Rd,

There is way too many units being built in this valley and there is not enough roads to support this. Golden Valley Rd is already congested enough with people taking their children to NVHS and Alice Smith ES. 395 Southbound in the morning commute is terrible.

Until the city can build more lanes to support all this traffic, this project should remain on hold. If a terrible emergency were to happen and all the North Valleys had to evacuate, we would be screwed! There is no alternate way out of the North Valleys.

When is the building going to end?



Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 2:20 PM

To: Gail Bush <gail.bush@comcast.net>, Joey Winter <winterj@reno.gov>

Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:17 PM Gail Bush <gail.bush@comcast.net> wrote:

Hello,

We are writing in reference to a proposal to build a 204 unit building adjacent to Golden Valley Rd and North Hills Blvd. We are absolutely against this at this point in time.

We are homeowners in the Cabernet Highlands subdivision of Golden Valley. We have lived here for over 4 years and with all the continued growth in this area the roads are an absolute gridlock. What this area needs to grow and thrive are businesses ie: restaurants,shops and medical offices/facilities to accommodate the local residents so we aren't forced to use the roads to venture further into Reno.

We appreciate your consideration of our concerns.

Sincerely,
Gail Bush

7326 Overture Dr
Reno, NV 89506

Sent from my iPad



Joey Winter <winterj@reno.gov>

Re: Proposed apartments in Golden Valley

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 3:19 PM

To: Ronnie Colvin <ronnie.colvin@outlook.com>, Joey Winter <winterj@reno.gov>

Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:54 PM Ronnie Colvin <ronnie.colvin@outlook.com> wrote:

Dear Planning Commission:

As a resident of Cabernet Highlands, I firmly oppose adding 204 apartments to the vacant lot next to the Burger King on North Hills.

The North Valleys area has added thousands of new residential units over the last 2 years yet new retail to support that population has not appeared. We lack healthcare/medical options, entertainment (movie theater anyone?), and restaurants (one Panda Express doesn't cut it and it's not even complete yet). There's talk of a Home Depot to go in next to Walmart but that's years away from reality.

I am NOT opposed to new housing at all but housing development in the North Valleys has been accelerating at breakneck speed while retail and professional services available in the area have not kept up with that growth. We need a plan for more services here in the North Valleys so that we do not have to drive down 395 to the valley or take back roads over to Sparks for our needs.

Regards,
Ronald Colvin
Cabernet Highlands



Joey Winter <winterj@reno.gov>

Aspire at north hills apartments

1 message

Debbie Compton <dcinnv35@gmail.com>

Fri, Nov 4, 2022 at 10:12 AM

To: Winterj@reno.gov

I am writing in dismay at adding 204 apartments.

The traffic congestion is awful As it is.

The city of Reno and it's complete lack of ability to build any meaningful infrastructure for the north valleys is an appalling display of greed and mismanagement.

Try following the master plan. There's a boondoggle.

The city of Reno has zero business adding anything else until we have 6 lanes through to Stead and 8 lanes to Lemon Valley.

We are at gridlock and the city of Reno has destroyed the north valleys. No more until our roads are fixed

Debbie Compton

[3940 Boundary Peak Ct](#)

[Reno. 89508](#)

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Ciao Bella, Debbie

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Joey Winter <winterj@reno.gov>

Re: 204 Unit Apartment Permit

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 4:39 PM

To: Matthew Cope <matthewmcope@gmail.com>, Joey Winter <winterj@reno.gov>

Cc: RenoPlanningCommission@reno.gov

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 4:33 PM Matthew Cope <matthewmcope@gmail.com> wrote:

Hello esteemed members,

I would like to voice my concern on the proposed building of a 204 unit apartment complex in lemon Valley. As a member of the North valleys community, traffic in the north has become incredibly congested because of the new building that is occurring in the area. Adding more apartments will only continue the trend of an increase in population, with a lack of infrastructure, and the lack of affordability for homes to the ordinary family. I ask, humbly, that you deny this request and pursue options to add more single-family homes that are affordable too ordinary citizens of Reno.

Sincerely,
Matthew Cope



Joey Winter <winterj@reno.gov>

Re: Proposed 204 apartments in Golden Valley

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 5:03 PM

To: Amber N Crews <craftyrailchick@yahoo.com>, Joey Winter <winterj@reno.gov>

Cc: renoplanningcommission@reno.gov

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 4:55 PM 'Amber N Crews' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

Please, DON'T! this area is already inundated with too many cars and not enough Lanes on the freeway. We don't have the infrastructure, the schools, or the water supply to handle 204 more residences.

Morning and evening commutes are already a nightmare. It's a safety issue at this point with the amount of accidents on a daily basis. Increasing the amount of vehicles on the freeway will continue to be a hazard for the residents of this valley.

Until the freeway, water supply and schools can handle the amount of people/vehicles, please vote no.

Thank you
Amber N Crews
Golden Valley resident.



Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 1:59 PM

To: Tammy Crouch <tamara_crouch@yahoo.com>, Joey Winter <winterj@reno.gov>

Cc: "renoplanningcommission@reno.gov" <renoplanningcommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:56 PM 'Tammy Crouch' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

Hello,

We are writing in reference to a proposal to build a 204 unit building adjacent to Golden Valley Rd and North Hills Blvd. We are absolutely against this at this point in time.

We are homeowners in the Cabernet Highlands subdivision of Golden Valley. We have lived here for over 4 years and with all the continued growth in this area the roads are an absolute gridlock. What this area needs to grow and thrive are businesses ie: restaurants,shops and medical offices/facilities to accommodate the local residents so we aren't forced to use the roads to venture further into Reno.

We appreciate your consideration of our concerns.

Kindly,
Robert and Tamara Crouch
[7334 Overture Dr.](#)



Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 3:21 PM

To: Vic DeNigris <vicd98@hotmail.com>, Joey Winter <winterj@reno.gov>

Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:12 PM Vic DeNigris <vicd98@hotmail.com> wrote:

Hello,

This is in regards to the notice of the 204 unit apartment complex that is proposed for Golden Valley, Aspire at North Hills. From what I have experienced living in the Golden Valley area for the past 5 years, any new development prior to having the freeway system expanded is a horrible idea!

Traffic in this area has been very heavy and continually getting worse year after year. It is at an unsafe level at this point as in the case there is an accident the freeway, southbound gridlocks with no alternate routes to avoid use of the freeway at some point to head south.

On an added note, with the new stoplight at Beckwourth Dr and E Golden Valley Rd, it takes about 20 min to get from the high school to the freeway when school lets out around 2:30pm. Golden Valley Rd is just not designed to handle these levels of cars and traffic lights are not helping that situation.

Please consider these comments in your review of this proposed project. Thank you!

Regards,

Vic DeNigris



Joey Winter <winterj@reno.gov>

Fwd: Opinion on possible apartment building on North Hills BLVD.

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 2:24 PM

To: Joey Winter <winterj@reno.gov>

I forgot to include you in this email.

----- Forwarded message -----

From: **Michelle Fournier** <fournierm@reno.gov>

Date: Thu, Nov 17, 2022 at 2:24 PM

Subject: Re: Opinion on possible apartment building on North Hills BLVD.

To: Jennifer Dunkley <JenniferDunkley@hotmail.com>

Cc: RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:23 PM Jennifer Dunkley <JenniferDunkley@hotmail.com> wrote:

In think that a 204-unit apartment complex being built next to Burger King in Golden Valley is a bad idea. That area was zoned commercial for a reason. So many warehouses have already been approved in the North Valleys there's hardly any spots left for other services such as sit-down restaurants and other retail stores like Target. Compared to other places in Reno the North Valleys don't have many services at all and what we do have is quickly becoming not enough to serve the community. Our schools are overflowing and traffic is horrendous. North hills boulevard is already bumper to bumper traffic during rush hour. Roads need to be added and widened before more housing is approved out here. If anything were to ever happen where a lot of the North Valleys had to evacuate, I truly fear the outcome.

Thank you for your time,

Jennifer Dunkley

Washoe county resident since I was born in 1980. I have lived in the North Valleys since 1988.



Joey Winter <winterj@reno.gov>

Re: LDC23-00018 I am in favor

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 1:56 PM

To: Robbie Frank <robfrank26@yahoo.com>, Joey Winter <winterj@reno.gov>

Cc: "renoplanningcommission@reno.gov" <renoplanningcommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:53 PM 'Robbie Frank' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

To whom it may concern. I believe the area needs more affordable housing. This would also have minimal traffic impacts in the area. I currently live about a mile away from here and would like to see this happen.

Robbie Frank



Joey Winter <winterj@reno.gov>

Re: PC Public Comment Form - 11/17/2022, LDC23-00018, Lanette Gonzalez

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 3:54 PM

To: Lanette Gonzalez <lgonzalez52782@yahoo.com>, Joey Winter <winterj@reno.gov>

Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:45 PM PC Public Comment <wilseyc@reno.gov> wrote:

Your form has a new entry. Here are all the answers.

Email Address	lgonzalez52782@yahoo.com
Your Name (First and Last)	Lanette Gonzalez
Address	7128 Rutherford Dr, Reno, NV 89506
Phone Number	775-247-4341
Planning Commission Meeting Date	11/17/2022
Agenda Item or Case Number	LDC23-00018
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	Building more living parcels in the North Valley's will create even more congestion than we are already dealing with. During bad weather and peak hours both morning and night the traffic is ridiculous. We do not have the space for more homes or apartments without the completion of 395 renovation both southbound and northbound. The additional apartments can also lead to additional crime within our community.
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without	Yes

restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.	
By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.	Yes

Sent via [Google Form Notifications](#)



Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 3:21 PM

To: Heidi Hedgcorth <hsoukup48@gmail.com>, Joey Winter <winterj@reno.gov>

Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:15 PM Heidi Hedgcorth <hsoukup48@gmail.com> wrote:

As a resident of the Lennar homes on the other side of where these apartments are being planned I am beyond against building. The schools are already extremely over crowded. The surrounding areas are unsafe and the new homes that were built within the last 6 years were to "class the area up". The new traffic lights don't do much as far as traffic and with even more families/vehicles in the area the children that attend Alice Smith are even more at risk. New homes are already being built by the North Valley High, that's enough building. Apartment renters are transient and it proposes so much more risk to our children in this already extremely crowded area and school.

Sent from my iPhone



Joey Winter <winterj@reno.gov>

Re: NO to more buildings in the North Valleys!!!

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 2:19 PM

To: Kerstina Hemmerling <fireballmini@gmail.com>, Joey Winter <winterj@reno.gov>

Cc: RenoPlanningCommission@reno.gov

Thank you for your comments. If these comments are for the Aspire at North Hills project, I thought I would reach out to let you know that this item was pulled from the agenda and will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:00 PM Kerstina Hemmerling <fireballmini@gmail.com> wrote:

There has got to be a point where somebody listens to the residents of the North Valleys! Fix our infrastructure FIRST before packing us in like sardines and putting up new buildings everywhere there is an open space!!! The well being of the existing residents should matter above all. We NEED a wider freeway NOW, we need our roads to be fixed NOW, we need more essential shopping NOW, we NEED SO MANY THINGS but more housing/warehouses is not it! I know this won't go anywhere, because money talks more than anything but maybe one of you will actually care.



Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 3:20 PM

To: Robin Lovelace <raginrocketsgarden@gmail.com>, Joey Winter <winterj@reno.gov>

Cc: RenoPlanningCommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:12 PM Robin Lovelace <raginrocketsgarden@gmail.com> wrote:

Dear Folks,

I am writing to you concerning the multi-family residential development Aspire at North Hills. North Hills Blvd. is already a nightmare. Try pulling a left hand turn out of any business and it is difficult at best. Also the 3 way stop at North Hills and Buck Dr backs up to Beckworth during rush hour. The light at Golden Valley takes a couple cycles to take a left during rush hour. When North Valley High School gets out it creates a traffic jam that takes 30 minutes to arrive at North Hills Blvd. The High School is less than a mile from North Hills Blvd.

North Hills Blvd is a 2 lane road with a center turn lane. It cannot handle the extra traffic of a 204 unit complex. North Hills Blvd. just had a makeover a few years ago adding sidewalks. There is not enough setback to add any more lanes.

Please do not approve this project. This will bring even more congestion to an already overcrowded road. I urge the council to come observe for themselves.

Sincerely,
Robin Lovelace



Joey Winter <winterj@reno.gov>

Re: LDC23-00018 - North Hills. East Golden Valley Road Intersection - Objection

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 1:52 PM

To: Niamh Muir <niamh.muir@gmail.com>, Joey Winter <winterj@reno.gov>

Cc: RenoPlanningCommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:32 PM Niamh Muir <niamh.muir@gmail.com> wrote:

Hello,

As a homeowner (7231 Rutherford Dr) in the vicinity of this planned development I am writing to state my objection to the planned development. It will cause major traffic congestion as proposal is for a mutli-family use development. Simply put there is not adequate infrastructure to support this development. Please do not approve this application.
Thank you.

Niamh Muir



Joey Winter <winterj@reno.gov>

Re: 204 Unit Project at N Hills Blvd and East Golden Valley Road

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 3:30 PM

To: D Pierce <dpierce.or@gmail.com>, Joey Winter <winterj@reno.gov>

Cc: RenoPlanningCommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:27 PM D Pierce <dpierce.or@gmail.com> wrote:

Good Day,

Regarding the 204+ unit project on 8+ acres planned for the intersection of North Hills Boulevard and East Golden Valley Road.

I submit that you do not approve of this project. These compacted style low income apartment units are easy to loot and the high concentration of families in a small space make holding anyone accountable for crimes near impossible. We already have a crime problem in the valleys. We do not need more low income high crime areas. We also cannot afford even more compacted apartment buildings bringing thousands of more people to our already overtaxed roadways.

If you do approve of any more housing developments, please be of high quality, traditional structures such as residential housing that will increase property values not destroy them.

Thank you,

D Pierce (North Valleys Resident)



Joey Winter <winterj@reno.gov>

Re: Possible 204 Unit Apartment Complex

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 5:04 PM

To: Myah Soto <msoto@nevada.unr.edu>, Joey Winter <winterj@reno.gov>

Cc: renoplanningcommission@reno.gov

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 5:01 PM Myah Soto <msoto@nevada.unr.edu> wrote:

Good evening,

As a resident who lives in Golden Valley, please not not build more apartments. Bring businesses instead not more places to live there is no room.

Thank you,

Myah Soto, B.S.

Graduate Clinician

Department of Speech Pathology and Audiology

Phone: (775)303-3649

Pronouns: She, Her

<https://med.unr.edu/>

--

Myah C. Soto

Speech Pathology and Audiology Student

University of Nevada, Reno

Phone: (775)303- 3648

Email: msoto@nevada.unr.edu



Joey Winter <winterj@reno.gov>

Re: Apartments on W. Golden Valley

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 1:55 PM

To: VERONICA TALLARITI <flannelpjay@comcast.net>, Joey Winter <winterj@reno.gov>

Cc: "Renopanningcommission@reno.gov" <Renopanningcommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:36 PM VERONICA TALLARITI <flannelpjay@comcast.net> wrote:

I am writing to express my displeasure in the possibility of a 204 unit apartment complex in this area. The infrastructure cannot possibly support another 200 cars in the area. The traffic is horrendous as is. This is not a wise decision with the congestion and the new homes going up on Golden Valley Rd. Please take some time to go up there when the high school kids get out and the elementary kids get out. It's accidents waiting to happen, people cutting each other off to get in another lane, cars running red lights. It's a nice idea, but it's in the wrong place.

Veronica Tallariti
7302 Overture Dr
Reno. 88506



Joey Winter <winterj@reno.gov>

Re: Opposition To LDC23-00018

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 5:02 PM

To: Nate Tanner <nate@essentialcares.com>, Joey Winter <winterj@reno.gov>

Cc: "renoplanningcommission@reno.gov" <renoplanningcommission@reno.gov>

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 4:53 PM Nate Tanner <nate@essentialcares.com> wrote:

Get [Outlook for iOS](#)

From: Nate Tanner <nate@essentialcares.com>

Sent: Thursday, November 17, 2022 4:50 PM

To: renoplanningcommision@reno.gov <renoplanningcommision@reno.gov>

Subject: RE: Opposition To LDC23-00018

I am writing to you to express my opposition to LDC23-00018 (Aspire @ North Hills) for a 204 unit multi-family residential complex.

The reasons to my opposition include, but are not limited to:

1. Current traffic flow issues are extreme. North Hills boulevard and Golden Valley Road are already extremely congested and no alternative routes exist to Lemmon Valley. This development would add exponentially to the problem.
2. North Valleys High School is the largest in the county now, extremely overcrowded, and this is causing issues, as well. Truancy and delinquency issues as well as additional traffic issues.

Existing roads must be updated and expanded or new alternate routes must be built before even considering building more housing. Just 1/8 down the road there is a large development in process. Who is approving all of these developments without addressing traffic - or addresses but a decade after the housing goes in. Absolutely opposed to this development and the dire repercussions that will result.

Nate Tanner
Golden Valley Resident
775-338-0682

Get [Outlook for iOS](#)



Joey Winter <winterj@reno.gov>

Re: Aspire @ North Hills | Objection

1 message

Michelle Fournier <fournierm@reno.gov>

Thu, Nov 17, 2022 at 1:08 PM

To: Hailey Troyan <haileytroyan@gmail.com>

Cc: renoplanningcommission@reno.gov, Joey Winter <winterj@reno.gov>

Hailey,

Thank you for your comments. I just wanted to reach out and let you know this item was pulled from the Agenda. So it will not be heard tonight. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 12:57 PM Hailey Troyan <haileytroyan@gmail.com> wrote:

To whom it may concern:

My name is Hailey Troyan, I am a born and raised Reno, Nevada native. I would like to share my objection to the 204 unit multi-family complex that is possibly being built at the intersection of North Hills Blvd and Golden Valley.

I was the first graduating class of North Valleys High School in 2003 and I love the valleys so much I purchased a home in Golden Valley in 2018. The roads and supporting infrastructure in Golden Valley have changed very little since that time; and we do not have the means to support this apartment complex, or all the other apartment complexes that are being shoved into the North Valleys. North Hills Blvd is a two lane road, and traffic getting in and out of Raley's is already a mess morning, noon, and night. To add 204 apartments (possibly 408 cars) to that mix does not seem logical to a person who drives on these roads every day.

Our schools are packed, our stores are packed, our roads are packed and we just keep getting more apartments (which add to the schools, stores, and roads being packed) and warehouses (which add to the roads being packed). There are no new parks or community centers being built... Just apartments and warehouses.

I feel like the powers that be see the North Valleys as the lower class, black sheep of our area. If you look at Spanish Springs they have TONS of stores, shopping, sit down restaurants, etc. Please reference Eagle Landing Plaza, Spanish Springs Town Centre, Spanish Springs Center, Sparks Galleria Shopping Center. North Valleys could have all the same luxuries of Spanish Springs IF someone would take a stand for the people who already live here and give us some businesses and infrastructure that would make our lives easier. Not more apartments to add more cars to our already packed roads and freeways.

The North Valleys are a place I have grown up in and love very much. I beg the officials who are in charge to please put more stores, restaurants, parks, wider roads and freeways in place before we keep adding apartment complex after apartment complex.

Thank you for your time and consideration,

Hailey Troyan

775.830.2985

haileytroyan@gmail.com



Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917757625462)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 4:11 PM

To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

----- Forwarded message -----

From: <publiccomment10@reno.gov>

Date: Thu, Nov 17, 2022 at 3:48 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917757625462)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917757625462

Click to Call 917757625462

Hello, my name is Louise, Mike Deanda. I'm in the Golden Valley, I'm in Valley area, you guys are trying to build apartments by Burger King. I believe in the Golden Valley. We're already congested. We already have enough traffic. Just please stop building. More Apartments. It's getting congested about accents. Just we stopped building more apartment buildings in the Golden Valley. Lemon Valley area. Thank you. Bye.

(Transcription with medium confidence)

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VoiceMessage.wav

361K



Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917757413895)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 4:42 PM

To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

----- Forwarded message -----

From: <publiccomment10@reno.gov>

Date: Thu, Nov 17, 2022 at 4:33 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917757413895)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917757413895

Click to Call 917757413895

Hello, I am Susan, Holt and I believe the project number is L. Dee C, 23 Dash, 000. 18 Aspire at North Hills. Please please do not build the tour and 4 unit apartment, complex, or homes in that area. We are too crowded out here in the North Please, please. Don't build it. Thank you for your time.

(Transcription with medium confidence)

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VoiceMessage.wav

230K



Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (915309331444)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 5:15 PM

To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

----- Forwarded message -----

From: <publiccomment10@reno.gov>

Date: Thu, Nov 17, 2022 at 5:09 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (915309331444)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 915309331444

Click to Call 915309331444

Hi. My name is Richard Williams? I live in the North Valley and I'm calling to Request that you folks do not approve the 204 unit apartment complex on North Hills and East Golden Valley Road. There is absolutely no way on the face of this planet that this area can handle that much more traffic on 395 North and it's, there's no way there's no way. Okay, that's my public opinion. Thank you.

(Transcription with high confidence)

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VoiceMessage.wav

280K



Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917754092956)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 5:23 PM

To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

----- Forwarded message -----

From: <publiccomment10@reno.gov>

Date: Thu, Nov 17, 2022 at 5:14 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917754092956)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917754092956

Click to Call 917754092956

Hi, my name is Veronica Rivera and I'm calling in regards to project LBC to 300-0118. That's fire at North Hills and it's a 204 unit multi family residential development that I am opposing 2 because we have a lot of traffic here in Golden Valley already. And our elementary school is over populated so I completely opposed to these apartments being built in this neighborhood. If you have any questions, please reach me at 775-409-2956. Thank you.

(Transcription with high confidence)

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 **VoiceMessage.wav**
350K



Joey Winter <winterj@reno.gov>

RE: 204 Unit Apt Complex in Golden Valley, next to the Burger King

1 message

Debbie Young <nvdebs@charter.net>

Thu, Nov 17, 2022 at 5:17 PM

To: Michelle Fournier <fournierm@reno.gov>, Joey Winter <winterj@reno.gov>

Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Thank you!

Sent from [Mail](#) for Windows

From: [Michelle Fournier](#)

Sent: Thursday, November 17, 2022 5:05 PM

To: [Debbie Young](#); [Joey Winter](#)

Cc: [RenoPlanningCommission@reno.gov](#)

Subject: Re: 204 Unit Apt Complex in Golden Valley, next to the Burger King

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 4:59 PM Debbie Young <nvdebs@charter.net> wrote:

Hello,

I have lived in the North Valleys for 25 years now, and this uncontrolled housing needs to be stopped. I believe a moratorium should be in effect until the proper infrastructure is in place! Hwy 395 needs to widen a lane in both directions to at least Stead. At the minimum.

This has to stop!!

Thank you,

Debbie Young

Golden Valley