

## Nilssen, Erik

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**From:** tjkeegannv@aol.com  
**Sent:** Monday, December 5, 2022 10:44 AM  
**To:** Nilssen, Erik  
**Subject:** Modifications to Ashland Park Development

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I don't believe the changes from single story to two story should be allowed. It would encroach of neighboring homes privacy.

Thank you for your consideration.

A concerned property owner.

Christina Keegan

## Nilssen, Erik

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**From:** Mark Stirling <markstirling@sbcglobal.net>  
**Sent:** Monday, December 5, 2022 9:16 AM  
**To:** Nilssen, Erik  
**Subject:** Ashland Park and Cardiff Dr.

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Dear Sir,

My wife and I bought our home on the eastern side of Cardiff Drive 10 or 11 years ago. Our decision was based on several things important to us. We knew there were plans for development over our back fence - this has been the story of our lives, having been born a few years after WW2. We knew that someday the bypass might be completed just east of us. At the time there were lots of other homes to choose from - I don't think we would have bought this house if I had known there would be two story homes over our back fence.

We intentionally looked for an area designated as a 500 year flood zone. We didn't know that about eight months later the designation would change to 100 years. I've been told that any development east of us would be contingent on flood control improvements. All those new roofs and streets - I hope the plan will indeed improve our protection from flooding.

Six or eight months ago I went to the Planning Office and asked for a map of the planned development. I was told I would have to file a request under the "freedom of information" act. Yesterday a neighbor showed me a map of the plan for just over our back fence. May I suggest that any two story homes be built on the access street rather than the end of the cul-de-sacs? Then the new buyers can decide if they wish to by a house with privacy issues.

We moved from a two story house at the Lake to our current single story when we retired. The idea was that we didn't want to climb stairs if there were mobility issues as we aged. And, I joked that with totally flat terrain and lots of stores a ten minute walk away I could pedal a trike with a big basket on the back to get needed items when I wastoo old to drive.

I would expect many retired people to be buying in Ashland Park that would also be concerned about mobility issues. I've been joking that everywhere we go in this valley we are the youngest people there! It would be a surprise to me if the developers want to build a lot of two-story, and can't they build them at least a street away from our Cardiff neighborhood?

Sincerely,  
Mark.

Mark (and Diane) Stirling  
Up-Country Letters [www.upcole.com](http://www.upcole.com)  
1457 Cardiff Drive, Gardnerville, NV 89410  
530 318-4787

"Some things have to be believed to be seen". (Ralph Hodgson)

**Nilssen, Erik**

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**From:** Trish Hall <tahoetrish@gmail.com>  
**Sent:** Sunday, December 4, 2022 8:10 AM  
**To:** Nilssen, Erik; Cyndi.Fehler@fsresidential.com  
**Subject:** MODIFICATIONS TO THE ASHLAND PARK DEVELOPMENT

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Dear Mr. Nilssen,

I was only now made aware of the request for "minor modification" to the Ashland Park Development allowing the construction of two-story homes. To my mind this is not a minor modification since my home on Cardiff Drive will be one impacted by this change to the previously approved development plan. I recently purchased 1463 Cardiff Drive knowing that there was going to be development on the vacant property to the east contiguous with my property, I made the decision to purchase based on those approved plans. Had two story homes been part of that equation, I would have purchased elsewhere. To have a structure overlooking my backyard and bedroom window is untenable. Please respect the property owners who will be impacted by the proposed major modification and act as an ally to those neighbors who have relied on you before making huge financial decisions and protect their interests in the Chichester Subdivision.

I have been a real estate broker for many years in Nevada and am seeing an increased demand for single story homes, not two stories. I do concede that the more square footage you can put under a roof, the higher the sales price will be, perhaps that is more of an incentive than "the developer and the market conditions creating a strong demand for a two-story design". As a solution perhaps the developer can utilize the plans already approved for single story homes or modify the lot sizes to build a single story home more to their liking. I repeat this is not a "minor modification".

Regards,

Trish

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## Nilssen, Erik

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**From:** KAREN SANDIFORTH <karron2@pacbell.net>  
**Sent:** Saturday, December 3, 2022 9:30 AM  
**To:** Nilssen, Erik  
**Subject:** Ashland Park Development

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As a concerned resident of Chichester Estates, I object to the modification of the original proposal of only single story homes. Two story homes will create unwanted visibility into Chichester yards.

Sincerely,

Karen Sandiforth  
1482 Hanslope Way  
Gardnerville, Nv 89410

## Nilssen, Erik

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**From:** "uffdame@frontiernet.net" <uffdame@frontiernet.net>  
**Sent:** Thursday, December 1, 2022 3:53 PM  
**To:** Nilssen, Erik  
**Subject:** Ashland park development

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Hi Erik: This is Norm Larsen , got a message from our HOA about Ashland Park Development & wanting to build 2 story homes. I object 100% to this proposal. Put me down for a no vote. Thanks Norm

## Nilssen, Erik

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**From:** David Granish <david.granish@gmail.com>  
**Sent:** Thursday, December 1, 2022 2:07 PM  
**To:** Nilssen, Erik  
**Subject:** Proposed Changes by Ashland Park

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Mr. Nilssen:

As a homeowner who resides on Cardiff Drive (Chichester Estates) and shares a property line with the Ashland Park property, I strongly oppose the "minor" changes proposed by this builder.

Having resided at this location for over 6 years, we fully enjoy our unobstructed views of the Pine Nut mountain range and are very disappointed with the decision to allow compacted growth to this former ranch land.

I have reviewed the proposed use maps which have been previously approved and was mildly relieved to see the lot sizes proposed for those lots that will back up to the Cardiff Drive homes. The square footage currently proposed are of such size that it is hoped that these homes would be set further back from the common property line, therefore allowing for sufficient spacing to hopefully retain some privacy and views that we currently enjoy.

With this latest change allowing for TWO STORY residences to be built presumably at will of the developer as to location, we face the prospect of losing both views AND privacy.

This is disappointing and seriously takes away our initial reasoning for purchasing our home at its present location.

The unabated growth that we are seeing in this valley strongly resembles that which we experienced in our previous domicile in Southern California....giving rise to our decision to relocate to Gardnerville and our current residence.

Sadly, Douglas County, to include Gardnerville, has allowed for unprecedented growth in the hopes of significantly increasing its tax base. However, as has been pointed out on numerous occasions by those who are very knowledgeable of our infrastructure AND natural resources, this growth cannot be supported and is currently causing untenable congestion on our roads and the overloading of our public services.

Allowing Ashland Park to essentially DOUBLE the size (square footage) of their ORIGINAL proposal for these homes will only add to these issues and frustrate any efforts to get a balance that would allow for this city and county to sustain their ability to fully provide for this added population growth.

It is hoped that Gardnerville will hold the line and not allow for this "minor" change to the original proposal that is, by no means, a minor change.

Thank you,

David Granish

## Nilssen, Erik

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**From:** Phyllis Adair <mbphyllis@gmail.com>  
**Sent:** Wednesday, November 30, 2022 7:50 PM  
**To:** Nilssen, Erik  
**Subject:** Modifications to Ashland Park Development

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As a resident on Cardiff Drive I would request that the original plans for single family homes be enforced. I would rather see them redraw the lot lines so that proper sized single story homes can be constructed as opposed to further intruding on my privacy by having windows looking down into my back yard and blocking my view of the Pinenuts and sky.

Thank you for your consideration,

Phyllis Adair  
1465 Cardiff Dr.