

March 20, 2018

Mr. Tim Thompson

Planning Director

City of Fernley, Nevada

595 Silver Lace Boulevard

Fernley, Nevada 89408

Re: Potential Intensification of currently designated multi-family property, 1200 Fremont, Fernley, Nevada APN Number 021-271-03

Dear Mr. Thompson:

This letter comes from Greg Evangelatos, AICP and is on behalf of Todd Pardula, a property owner in the City of Fernley with a number of holdings.

As Mr. Pardula's development representative I would ask that the City of Fernley consider during the Comprehensive/Master Plan Update process that this property be considered for a land use intensity above the current 21 dwelling units per acre. We would ask, in light of the desire to provide adequate areas for work force housing an intensity level of 30 units per acre.

Specifically, the location of this property on Fremont is close to the actual commercial center of the community as well as the major employment area. This property is walking distance from both the major shopping and employment centers of your community and is therefore optimal for consideration for the higher intensity.

Further, the City need to incentivize the promotion of infill and the proposed increased density would allow for an economically viable esthetically pleasing multi-family development.

Third, the City of Fernley needs to take advantage of the economic boom cycle occurring in the region to create an incentive for investment in housing that is reflective of the economic realities of the community.

Fourth, we strongly feel that this increase in intensity/density should be considered across the board for all such multi-family designated properties to increase the overall capacity of "affordable" housing.

Finally, since this process occurs only once every 7-10 years, we feel that now is the time to make this request so that the staff, the Planning Commission and the City Council are fully aware of its importance to both the property owner and the community.

If you have any questions about the contents of this request or wish for me to appear at any of the workshops or hearings I stand ready to respond in whatever format you feel is appropriate.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Greg Evangelatos', written in a cursive style.

Greg Evangelatos, AICP

1365 Hilltop Road,

Reno, Nevada 89509

Cell: 775-287-4362

July 1, 2018

Mayor Roy Edgington and Members of the Fernley City Council

595 Silver Lace Boulevard

Fernley, Nevada 89408

Re: Proposed Modifications to the City of Fernley Adopted Master/Comprehensive Plan, May 2018

Dear Mayor and Members of the City Council:

This letter on behalf of Mr. Todd Pardula and relates to 2 specific items being considered relative to proposed modifications to the City of Fernley Master Plan that are presently in draft stage, but will be going to the Planning Commission and your own body later this year.

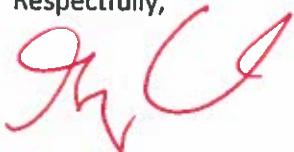
The first is the land use designation on the former Jackson Property. Mr. Pardula is currently the owner of the two parcels that essentially make up the central portion of the former ranch. They consist of a total of 82 acres in land area. The proposed designation is for Mixed Residential for the portion that fronts on Main Street and Residential for the rear portion that abuts properties to the south of a lower density/intensity.

Mr. Pardula supports the proposed designation as a proper level of intensity given the location and condition of the property. As we look at this property it is in the opinion of his planning consultant that this is an "infill" property. That is, it is close to existing utilities and generally surrounded on three sides by development. The fact that some of the surrounding properties are existing and in a lower intensity warrants some type of transitional zoning and softening relative to potential impacts.

It should also be noted that the entire property (some 160 acres) received approval for 800 single family units in 2004 or a total of 5.0 dwelling units per acre. Because of this precedent we believe that the proposed land use designations will allow for an appropriate utilization of the property within the context of the community.

The second area of support relates to the proposed increase in the upper level of density/intensity for multi-family designations within the community. We support the lifting of this density range from the current 21 dwelling units per acre to 30 dwelling units per acre. We believe that this modification will make the multi-family parcels more desirable in terms of meeting the current demand for entry level housing both in the apartment or condominium realms.

Respectfully,

A handwritten signature in red ink, appearing to be "J. C.", is written below the text "Respectfully,".

Greg Evangelatos, AICP, representing Todd Pardula, property owner, City of Fernley
1365 Hilltop Road,
Reno, Nevada 89509