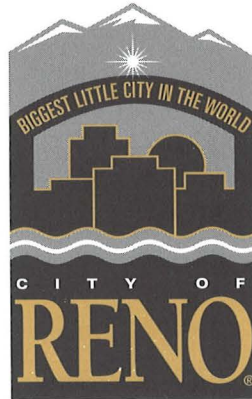


Arlo Stockham, AICP
Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2070



January 10, 2020

Majestic Liberty, LLC
13191 Crossroads Pkwy N, 6th Floor
City of Industry, CA 91746

Subject: LDC20-00030 (Majestic Liberty)
APN No. 082-240-31, 95, and 98

Dear Applicant:

At the regular meeting of the Planning Commission on January 9, 2020, the Planning Commission, as set forth in the official record, **denied** your request for special use permits for: a) construction of two warehouse/distribution buildings totaling $\pm 516,650$ square feet located adjacent to residentially zoned property; and b) grading that results in cuts 20 feet or greater in depth and/or fills ten feet or greater in height. The ± 34.98 acre site consists of three parcels located south of North Virginia Street, ± 1100 feet northwest of its intersection with Lemmon Drive. The site is currently located in the Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) zone and has a Master Plan land use designation of Mixed-Employment (ME). The request is pending possible approval of a zoning map amendment to the Industrial Commercial (IC) zoning district.

The decision of the Planning Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Arlo Stockham", is written over a light blue horizontal line.

Arlo Stockham, AICP, Community Development Director
Community Development Department

Majestic Liberty, LLC
RE: LDC20-00030 (Majestic Liberty)
Page 2

xc: Edwards Family Trust
PO Box 12267
Zephyr Cove, NV 89448

North Virginia Street Partners, LLC
PO Box 624
Zephyr Cove, NV 89448

Tectonics Design Group
Attn Kerry Rohrmeier
730 Sandhill Rd, Ste 250
Reno, NV 89523

Ashley Turney, City Clerk
Michael Mischel, P.E., Engineering Manager
Rigo Lopez, Washoe County Tax Assessor