

Aldo C. Urrutia 1979 Trust
3995 Caughlin Creek Road
Reno, Nevada 89519
(208) 461-7663

February 4, 2020

Reno City Council
One East First Street
Reno, Nevada 89501

Re: Case No. LDC20-00022 – Majestic Liberty Zoning Change
Case No. LDC20-00030 – Majestic Liberty Special Use Permit

Dear Mayor Schieve and Council Members:

I am writing to provide neighbor input on two actions taken by the Planning Commission at their meeting on January 9, 2020 regarding the above referenced Cases for the property located at the southeast corner of North Virginia Street and Seneca Drive.

Our family has owned the property directly across Seneca Drive from the subject property for over 60 years. We have been property owners and a witness to the Horizon Hills area through three generations, including the growth and development that has occurred in the past 5 years.

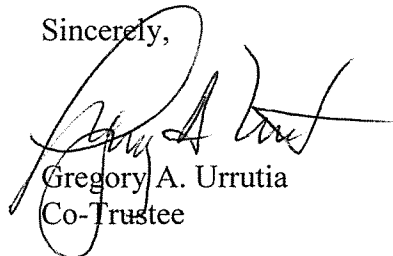
Case No. LDC20-00022 – Majestic Liberty Zoning Change

I support the Planning Commission's action to approve the rezoning of this parcel to Industrial. Based on the information at the hearing, including surrounding uses, the zoning is appropriate and consistent with the overall guidance of Reno's Master Plan.

Case No. LDC20-00030 – Majestic Liberty Special Use Permit

I support Majestic Liberty's appeal of the Planning Commission's denial of the special use permit and ask that you overturn the Commission's decision. Staff supported the special use permit request. The proposed use is the highest and best use of the property at this time. Majestic Liberty appears to be making extensive efforts to meet the City's requirements and protect the neighborhood, while still maintaining the project's economic viability. I believe the project as presented is appropriate and beneficial to the community.

Sincerely,



Gregory A. Urrutia
Co-Trustee