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February 12, 2020

VIA E-MAIL

chisholmk@reno.gov

Kyle Chisholm, Assistant Planner
Reno Community Development Department
1 E. First Street
Reno, Nevada 89501

Re: Majestic Liberty; Appeal of Case No. LDC20-0030

Dear Mr. Chisholm:

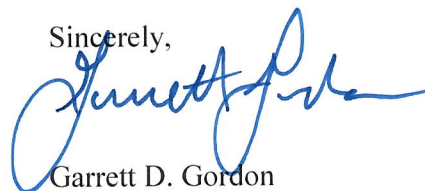
On behalf of the property owner and applicant of the subject property (together, the "Appellant"), the purpose of this letter is to provide additional information related to the appeal of LDC20-00030.

On January 9, 2020, the Reno Planning Commission ("Commission") considered special use permits for "a) construction of two warehouse/distribution buildings totaling +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 Commission did not specifically object to the special use permit findings related to the proposed grading, but denied the special use permit based on the findings related to residential adjacency.

Following the denial of the residential adjacency special use permit, the Appellant met with Mara Garcia. Ms. Garcia is the westerly residential property owner who objected to the residential adjacency special use permit at the Commission's hearing. As a result of those discussions, Ms. Garcia submitted a letter that concludes, "*Thus, we have come to an agreement with Majestic and we no longer oppose the project*" (the "Mara Garcia Letter"). The Mara Garcia Letter is attached as **Exhibit "A"** to this letter.

Based on the Mara Garcia Letter and staff's recommendation that the special use permit application satisfies all special use permit findings as set forth in Reno Municipal Code 18.06.405(e)(1) and (3), we respectfully ask that you reverse the Commission's decision and approve the special use permits.

Sincerely,



Garrett D. Gordon

cc: City Clerk

EXHIBIT "A"

February 10, 2020

Re: Majestic Liberty SUP# (LDC20-00030)
City Council Meeting February 12, 2020

Dear City Council Members,

My name is Mara Garcia and I live at 2160 Seneca Drive. My home is adjacent to the Majestic Liberty project that is being proposed at N. Virginia Street and Seneca Drive.

Our property at 2160 Seneca Drive is located in a sphere zone between Washoe County and the City of Reno. When I bought my home, I thought being located next to a vacant parcel in the City of Reno would be to my advantage.

On January 9, 2020, I stood before the Planning Commission in opposition of the special use permit ("SUP") for the project, due to residential adjacency. I now understand that the City of Reno's zoning allows for industrial use in this area. Knowing that the adjacent property's zoning provides for industrial use, we faced a challenging dilemma.

Since that January 9, 2020 meeting, my family and I have met with Majestic on numerous occasions to discuss the project and my concerns with the proposed development. As a result of those discussions, I, my attorney, my architect son, and my family decided to accept the proposed changes and the agreement that Majestic has offered us.

We cannot control what my neighbor does with the land. Thus, we have come to an agreement with Majestic and we no longer oppose the project.

Sincerely,

Mara Garcia

