



Michelle Fournier <fournierm@reno.gov>

Fwd: No. Virginia

1 message

Brooklyn Oswald <oswaldb@reno.gov>
To: RenoPlanningCommission@reno.gov

Thu, Apr 15, 2021 at 11:15 AM

**Brooklyn Oswald PLA, MRED**- Associate Planner**Community Development Department****e.** oswaldb@reno.gov **w.** www.reno.gov
a. One East First Street, Reno NV 89505
o. 775.326.6635

----- Forwarded message -----

From: <Mike.Erlendson@ferguson.com>
Date: Thu, Apr 15, 2021 at 9:46 AM
Subject: RE: No. Virginia
To: <oswaldb@reno.gov>

Brooklyn,

I am not able to make that meeting, so can I go on record to the council regarding the construction hours? I would like them to put the same rules on this project as they did on the 5 warehouse NVCC IV just west of this one. This current project is much closer to our residences than the other one and will be very disturbing. I don't have the file on that one, which is what I asked you about in a earlier email. If they insist on overnight concrete pours, the city set the hours from 2:00am -6:00pm and **didn't let anyone on site** until 2:00am. They also restricted the pours to 3 consecutive days, not to include Monday, (Tues-Thurs or Wed-Fri) for two weeks, then one off. The contractor had to notify us 14 days in advance of scheduled overnight work. They also didn't allow Saturday construction.

I would like these comments to be recognized at this meeting. Can you please do that, or tell me how to do it? If I need to email the council, can you please forward that information? One other thing, do you know what has been decided about the utility access road behind our properties? John Jo from Majestic has not been to informative as of late. Not sure if he's trying to sneak something in or what.

Thank you for your help,

Mike Erlendson**Inside Sales IV****Ferguson Waterworks 1927****1095 S Rock Blvd, Reno, NV 89502****O: (775) 856-7083 F: (775) 856-7090**

D: (775) 343-7229

E: mike.erlendson@ferguson.com



My hours: 6:00am to 3:00pm

Store hours: 6:00am to 4:00pm

“No one can make you feel inferior without your consent” – Eleanor Roosevelt

From: Brooklyn Oswald <oswaldb@reno.gov>
Sent: Thursday, April 15, 2021 8:55 AM
To: Michael Erlendson <Mike.Erlendson@Ferguson.com>
Subject: Re: No. Virginia

Hello Mike,

The meeting will be for the entitlement of the entire project.

Brooklyn Oswald PLA, MRED- Associate Planner

Community Development Department

e. oswaldb@reno.gov **w.** www.reno.gov
a. One East First Street, Reno NV 89505
o. 775.326.6635

On Thu, Apr 15, 2021 at 8:07 AM <Mike.Erlendson@ferguson.com> wrote:

Good morning,

I was just curious about the meeting scheduled next week for the project behind my house at North Virginia and Seneca for Majestic Realty. We've discussed this project before both by email and in person when you were on site behind my property. Looks like the meeting is just for the cuts and fills and the building orientation and not the complete project (building) at this time. is that correct, or is this also to approve the project?

Thanks!

Mike Erlendson

Inside Sales IV

Ferguson Waterworks 1927

1095 S Rock Blvd, Reno, NV 89502

O: (775) 856-7083 F: (775) 856-7090

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FERGUSON
WATERWORKS



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City Council/Planning Commission members;

RE: LDC-00044 Majestic II:

The below concerns come from discussions with the affected residents on Chippewa Ave directly South of the proposed warehouse.

I have had short conversations with Brook Oswald both on site and via emails so I am kind of up to speed on what's happening. These are our thoughts given the information from Brook so far.

OVERNIGHT CONCRETE POURS:

If the city allows overnight concrete pours (which we are against due to the proximity of our residences), we want the city to impose the same restrictions on this developer as the previous 5 warehouse development just to the west of this site with Alston and Panattoni. That is:

1)Construction hours 2:00am-6:00pm WITH NOBODY ON SITE UNTIL 2:00AM.

2)No pours on Mondays. Pours to be 3 consecutive days i.e.: Tues-Thurs or Wed-Fri, for 2 weeks with one week off in between.

3)Residents to be notified 14 days in advance of scheduled pours.

We also want some way of shielding the construction lighting as this concrete work is much closer to our residences than the previous development.

DAYTIME CONSTRUCTION HOURS:

This is all other construction excluding concrete. We are asking to limit the daytime construction hours to 6:00am-6:00pm Monday-Friday with no Saturday or Sunday work.

UTILITY ACCESS ROAD:

We understand the developer must leave access to the various utility companies to include NV Energy, Washoe Co Utilities (sewer), Charter, and AT&T behind our properties. During an onsite visit, the developer indicated that he wanted to be a good neighbor and would try to keep access to the back of our properties as we've had for years.

6 FOOT BLOCK WALL AT PROPERTY LINE:

Now we understand (in an email from Brook) the city is requiring the developer to construct a 6 foot solid decorative wall against our property lines. We are suggesting the wall be constructed on the warehouse side of the access road which would allow us the ability to use the access road. Also a consideration that maybe the city doesn't know is that the utility poles are approximately 5 feet inside of our property lines, thus causing any utility worker without a bucket truck to climb over the proposed wall to get to the pole which could be a dangerous situation for the worker.

Another consideration of the road/wall is the weight of the sewer Vector trucks and other larger utility vehicles. The access needs to be wide enough to accommodate the vehicles if they should need to use their outriggers for stability. We believe instead of a wall on top of a slope to ground level of the developer's property; it may be more beneficial to construct or pour a retaining wall starting at the parking lot level to hold the dirt from sluffing under the weight of the large vehicles. That would accomplish 3 things: 1)more space at ground level for the developer, 2)more stability and width for the access road, and 3)the 6 foot decorative wall can be constructed on top of the retaining wall which would satisfy the city's requirement of a wall, and allow the residents the back yard access we are asking for. I understand the city isn't fond of walls due to graffiti, but I believe this wall will be hidden enough behind the structure that it probably won't become an issue.

IN CONCLUSION:

We are asking you to consider the merit of our requests. Please postpone the decision at this meeting , and visit the site if necessary. Neighbors are willing to meet with the council on site if the council is willing to make the time to visit. We would like you to see the conditions for yourselves and understand the situation and our concerns and requests. We are available anytime.

Thank you for your time.

Mike Erlendson
8095 Chippewa Ave
775-742-7710 mike.erlendson@outlook.com

**Aldo C. Urrutia 1979 Trust
3995 Caughlin Creek Road
Reno, Nevada 89519
(208) 463-7663**

April 20, 2021

Reno City Planning Commission
One East First Street
Reno, Nevada 89501

Re: Case No. LDC21-00044 – Majestic II

Dear Chair Taylor and Commissioners:

I am writing to provide input for the above referenced request for a Special Use Permit on the 19.92-acre property located on the southwest corner of Seneca Drive and North Virginia Street.

Our family has owned the subject property for over 50 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.

The proposed use is the highest and best use of the property at this time. The use is consistent with next door properties that front on North Virginia Street and conforms to City of Reno zoning. Majestic has made extensive efforts to meet the City's requirements and protect the neighborhood, while still maintaining the economic viability of this project. They have met with our neighbors to address concerns and designed the building and its operation to minimize impact on any residential uses.

It is my understanding that the neighbors to our south may argue that this development will restrict their ability to access the rear of their properties. The neighbors have never had approved, legal access across our property. Access to all residential properties south of our property is by Chippewa Avenue. Over the years we have made multiple attempts to post no trespassing signs and restrict access with fencing and blockages. We have never authorized access to anyone across our property. Recently, we were again forced to replace no trespassing signage that had been removed and notify a neighbor who was trespassing on the property. Ultimately, we had to hire a towing company to remove an abandoned vehicle along the south side of our property when the neighbor refused to remove it.

I believe the project as presented is appropriate and beneficial to the community and should be granted the requested Special Use Permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory A. Urrutia". The signature is fluid and cursive, with a horizontal line extending from the end.

Gregory A. Urrutia
Co-Trustee



Michelle Fournier <fournierm@reno.gov>

PC Public Comment Form - 04/21/2021, LDC21-0004, Daniel Erlendson

1 message

PC Public Comment <wilseyc@reno.gov>

Tue, Apr 20, 2021 at 11:51 AM

Reply-To: fournierm@reno.gov

To: fournierm@reno.gov, renoplanningcommission@reno.gov

Your form has a new entry. Here are all the answers.

Email Address	derlendson@outlook.com
Your Name (First and Last)	Daniel Erlendson
Address	8065 Chippewa Ave
Phone Number	(775)287-6766
Planning Commission Meeting Date	04/21/2021
Agenda Item or Case Number	LDC21-0004
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	No Position Stated - Concerned or Neutral
Your Comment	<p>As home owners in the neighborhood we have considerable concern about the construction hours, days and times considering how close this development is to our home. Please consider the following If the city allows overnight concrete pours (which we are against due to the proximity of our residences), we would like the city to impose the same restrictions on this developer as the previous 5 warehouse development just to the west of this site with Alston and Panattoni.</p> <p>That is:</p> <ol style="list-style-type: none"> 1)Construction hours 2:00am-6:00pm WITH NOBODY ON SITE UNTIL 2:00AM. 2)No pours on Mondays. Pours to be 3 consecutive days i.e.: Tues-Thurs or Wed-Fri, for 2 weeks with one week off in between. 3)Residents to be notified 14 days in advance of scheduled pours. <p>We also want some way of shielding the construction lighting and sound as this concrete work is much closer to our residences than the previous development in the area was.</p> <p>DAYTIME CONSTRUCTION HOURS: This is all other construction excluding concrete. We are asking to limit the daytime construction hours to 6:00am-6:00pm Monday-Friday with no Saturday or Sunday work.</p> <p>6 FOOT BLOCK WALL: We understand the developer must leave access to the various utility companies to include NV Energy, Washoe Co Utilities (sewer), Charter, and AT&T behind our properties. We also understand the city is requiring the developer to construct a 6 foot solid decorative wall directly against our property lines. During an onsite visit, the developer indicated that he would try to keep access to the back of our properties as we've had for years. We are requesting the decorative wall be constructed on the warehouse side of</p>

the utility access road which would allow us the ability to continue to use the access road, and would allow utility workers access consistent with what they currently have to the utility poles which are approximately 5 feet inside our property lines.

If you are unsure of the nature of the request, perhaps consider visiting the site to get an idea of just how close to our homes this project is before voting.

Respectfully,
Daniel & Shelby Erlendson
[8065 Chippewa Ave.](#)
[Reno, NV 89506](#)
derlendson@outlook.com

By checking the "Yes" option below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

Sent via [Google Form Notifications](#)



PC Public Comment - 04/21/2021, LDC21-0004, Daniel Erlendson.pdf

47K



Michelle Fournier <fournierm@reno.gov>

PC Public Comment Form - 04/21/2021, LDC21-00044(Majestic II), Glenn Morrill

1 message

PC Public Comment <wilseyc@reno.gov>

Wed, Apr 21, 2021 at 4:42 PM

Reply-To: fournierm@reno.gov

To: fournierm@reno.gov, renoplanningcommission@reno.gov

Your form has a new entry. Here are all the answers.

Email Address	gsmorrill@sbcglobal.net
Your Name (First and Last)	Glenn Morrill
Address	8050 Mohawk Lane , Horizon Hills, Reno, NV 89506
Phone Number	775-972-7741
Planning Commission Meeting Date	04/21/2021
Agenda Item or Case Number	LDC21-00044(Majestic II)
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	<p>In reading the staff report for this case, it stated for condition 17, that the project will be required to install all public improvements as as required per the RMC and PWDM in conformance with ADA policies and regulations. And that the RTP identifies North Virginia street, from Panther Drive to Stead Blvd., to be widened to four lanes and include bike lanes in the 2022-2026 timeframe. Why then were the curbs and sidewalks for the previous six warehouses, to the west, allowed to be placed immediately adjacent to the existing two lane roadway? It appears to me that the planning commission should have forced the previous applicants to adhere to the RTP plan and I am concerned that the same error will be made on this application. Also, Seneca Drive is a residential street, not a commercial roadway and should not be used for access to this project.</p>
By checking the "Yes" option below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.	Yes

Sent via [Google Form Notifications](#)



PC Public Comment - 04/21/2021, LDC21-00044(Majestic II), Glenn Morrill.pdf

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