

RE: Case Number LDC24-00032

Derek Wilson <dwilson@rubicondesigngroup.com>

Fri 1/26/2024 2:03 PM

To: Daniel Martoma <MartomaD@reno.gov>; Daniel Borden <dborden@nevada.unr.edu>; Alisa Borden <snowborden1@gmail.com> <snowborden1@gmail.com>

Dear Mr. Borden,

I'm a consultant working on the Cold Springs RV Storage project. I'm available to answer questions about the project or provide information. I expect we will disagree on elements of this project. My goal is to listen to your input and provide information about the project, not pick a fight. If you have additional comments, let's continue to communicate.

I'm not sure which big warehouses on Red Rock you're referencing but this project will not include a tall industrial warehouse. The buildings proposed for this site are roughly 19' tall, a height that is comparable to many houses in Reno. I hope this helps reduce your fears about the project.

I realize that RV storage may not add convenience for you but for many other people, it does. There is a proven need for storage in the area. Adding this storage on property that has been zoned commercial for many years and is close to a freeway ramp is very convenient for many residents of Cold Springs.

Derek Wilson
Partner
Rubicon Design Group
775-527-6710

From: Daniel Martoma <MartomaD@reno.gov>
Sent: Thursday, January 25, 2024 6:15:12 PM
To: Daniel Borden <dborden@nevada.unr.edu>
Cc: Derek Wilson <dwilson@rubicondesigngroup.com>
Subject: Re: Case Number LDC24-00032

Hi Daniel,

Thank you for reaching out. Please note that I have copied the applicant's representative, Derek Wilson, who will be presenting the project at both the scheduled **Ward 4 Neighborhood Advisory Board meeting on February 15th** at the North Valley Library (1075 N Hills Blvd) and the **Planning Commission meeting on March 6th** at Council Chambers on the first floor of Reno City Hall (One East First Street). A Staff/Applicant meeting was held today, and the applicant's representative has requested public comment on the project in order to reach out and address any concerns prior to the public hearing date.

Your question regarding the link has been noted by City staff, and I believe it should be fully functional now. At the moment, City staff has only received a preliminary plan which, of course, is subject to change; thus, I will allow Derek Wilson to address your other questions and concerns regarding location and placement of the proposed development on the site.

If you have any specific questions for City staff, please do not hesitate to contact me. Thank you.

Sincerely,



Daniel Martoma

Associate Planner Specialist

Development Services

775-334-2307 (o)

775-342-5699 (c)

martomad@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us: [f](#) [t](#) [@](#) [in](#) [d](#)

From: Daniel Borden <dborden@nevada.unr.edu>

Sent: Thursday, January 18, 2024 5:14 PM

To: Daniel Martoma <MartomaD@reno.gov>

Cc: Alisa Borden <snowborden1@ymail.com>

Subject: Case Number LDC24-00032

Hi,

I am contacting you about case number LDC24-00032.

I tried to go to the web link on this notice, but it would not work. I would like more information as to where this warehouse is going exactly and how large it is.

Without knowing the exact size and location of this warehouse, here are my general thoughts on this matter.

Our community is located only a few minutes away from Red Rock which already has large warehouses. People in Cold Springs are accustomed to having to drive 10 minutes to typical stores and services. Adding an RV warehouse in our neighbourhood does not provide convenience. In fact, all this does is ruin the view of natural beauty surrounding us. The Cold Springs community is already completely disgusted by the town homes that have taken over half of our amazing park.

Putting a warehouse in the middle of our neighbourhood is a terrible place for this. I am extremely concerned about the direction that Cold Springs is headed and this build greatly adds to my concern.

Sincerely,
Daniel Borden

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RE: !E-RE: in reference to case LDC24-00032

John Shields <john.shields@unitedcentral.net>

Fri 1/26/2024 2:38 PM

To: dwilson@rubicondesigngroup.com <dwilson@rubicondesigngroup.com>; Daniel Martoma <MartomaD@reno.gov>

Derek

Thank you for that information .

This may sound ridiculous but is this company crazy .

Building a storage unite not only by the lake and big time flood zone .

Not to mention if they build the ground up if they can get compaction is going to further slow the drainage that is slow already and be more of a problem from where I live on Aspen Cir .

Thanks for your time

John Shields

Branch Manager – Reno / Elko

United Central Industrial supply

1105 S Rock Blvd # 125, Reno Nv 89502

Main | 775-358-4747

Cell | 775-335-9410

Elko 775-738-4994

john.shields@unitedcentral.net

www.unitedcentral.net

A United Distribution Group Company



From: Derek Wilson <dwilson@rubicondesigngroup.com>

Sent: Friday, January 26, 2024 2:25 PM

To: Daniel Martoma <MartomaD@reno.gov>; John Shields <john.shields@unitedcentral.net>

Subject: !E-RE: in reference to case LDC24-00032

Dear Mr. Shields,

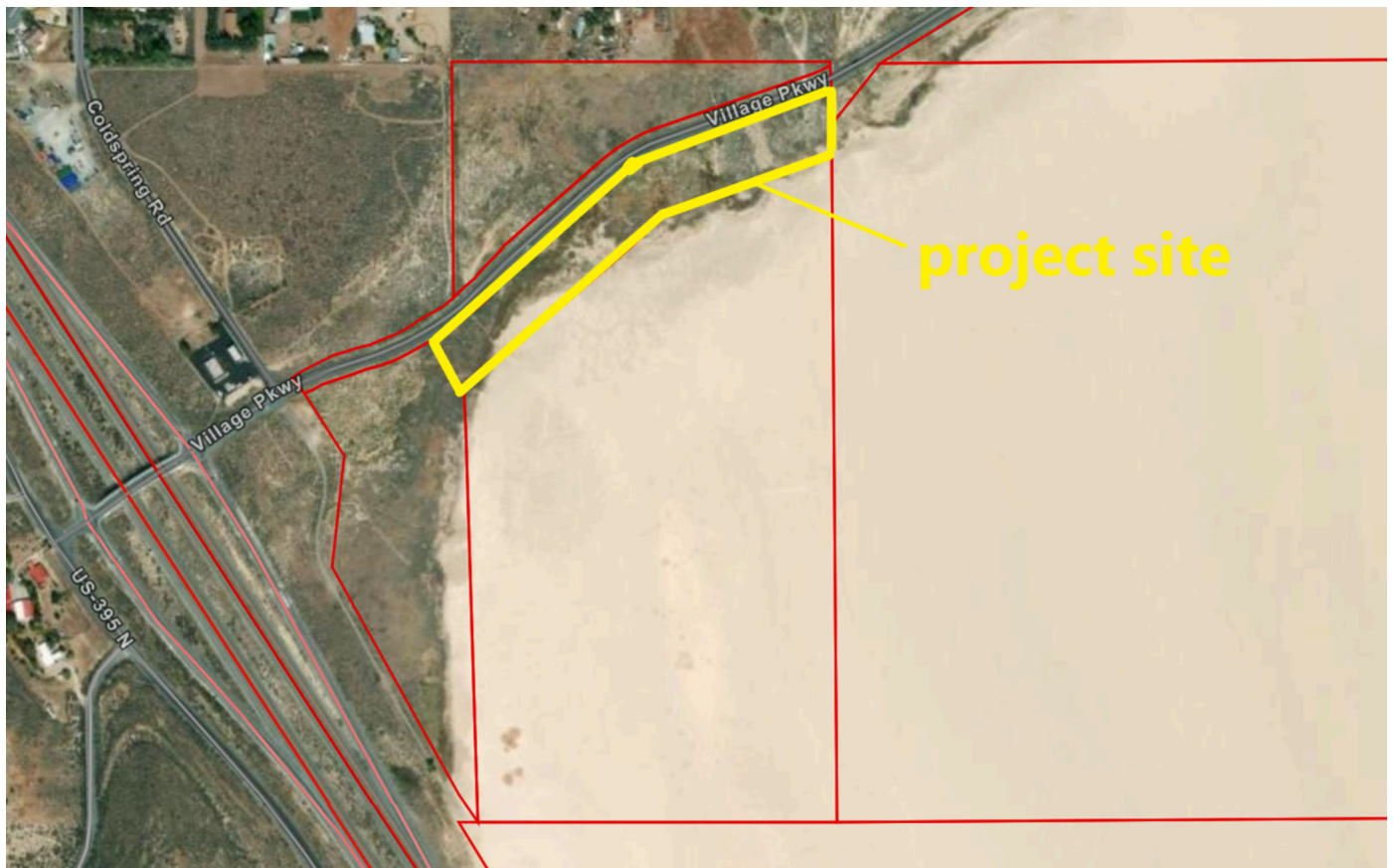
I'm a consultant working on the Cold Springs RV Storage project. I'm available to answer questions about the project or provide information. Below is a map showing the project location. I hope this information is helpful. If you have additional comments or questions, let's continue to communicate.

We realize the site requires careful engineering to make sure it doesn't create drainage problems. Part of this engineering is to provide a stormwater retention basin on the site. In effect, the project will increase the area's ability to handle storm runoff.

City rules require the project to provide a stormwater basin that is larger than the amount of stormwater actually on the site. New development such as this therefore increases the overall stormwater capacity in Cold Springs.

The property has been zoned commercial for many years so it's clear the city considers it suitable for development (with proper stormwater engineering).

Again, I hope this helps. Thanks for taking the time to comment.



Derek Wilson
Partner
Rubicon Design Group

From: Daniel Martoma <MartomaD@reno.gov>
Sent: Thursday, January 25, 2024 6:18:47 PM
To: John Shields <john.shields@unitedcentral.net>
Cc: Derek Wilson <dwilson@rubicondesigngroup.com>
Subject: Re: in reference to case LDC24-00032

Hi John,

Thank you for reaching out. Please note that I have copied the applicant's representative, Derek Wilson, who will be presenting the project at both the scheduled **Ward 4 Neighborhood Advisory Board meeting on February 15th** at the North Valley Library (1075 N Hills Blvd) and the **Planning Commission meeting on March 6th** at Council Chambers on the first floor of Reno City Hall (One East First Street). A Staff/Applicant meeting was held today, and the applicant's representative has requested public comment on the project in order to reach out and address any concerns prior to the public hearing date.

At the moment, City staff has only received a preliminary plan which, of course, is subject to change; thus, I will allow Derek Wilson to address your questions and concerns regarding the proposed development on the site.

If you have any specific questions for City staff, please do not hesitate to contact me. Thank you.

Sincerely,

--

Daniel Martoma



Associate Planner Specialist

Development Services

775-334-2307 (o)

775-342-5699 (c)

martomad@Reno.Gov

1 E. First St., Reno, NV 89501

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From: John Shields <john.shields@unitedcentral.net>

Sent: Friday, January 19, 2024 8:33 AM

To: Daniel Martoma <MartomaD@reno.gov>

Subject: in reference to case LDC24-00032

Daniel

I would like to know just exactly where they want put these up

Are they wanting to put them up buy Chucks and if so what side of the road ? on the lake side?

Or is it going to be over by the fire station in that area ??

If by the lake and Chucks

I would not advise it will be a good deal due to it is a flood zone and a pretty bad one .

I know my house and property get's flooded in bad winters or rain

It has no run off but very slow and when the lake is full it's even slower .

If you wouldn't mind please take a few minutes and let me know .

Thanks

Have a great day

John Shields

Branch Manager – Reno / Elko

United Central Industrial supply

1105 S Rock Blvd # 125,Reno Nv 89502

Main | 775-358-4747

Cell | 775-335-9410

Elko 775-738-4994

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Which Category Describes You	Citizen
Case Number	LDC24-00032
Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	No
Citizen General Public Comment Form	
Full Name	James Baumann
Contact Email	the138crew@gmail.com
Contact Phone Number	775-771-0498
Position	In Opposition
Leave comments on this case here.	Will block our views of lake bed and mountain range. Believe it will lower property values. I don't want to stare at RV's and storage looking off my property.

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Sent: Tuesday, February 27, 2024 3:08:31 PM

To: Savinder Singh <royalmarketreno@gmail.com>
Cc: Derek Wilson <dwilson@rubicondesigngroup.com>
Subject: Re: LDC24-00032

Hi Savinder,

Thank you for reaching out. I have copied the applicant's representative on this email in case they would like to reach out to you directly with information regarding the proposed development of the site.

Just so you are aware, the meeting for March 6th has been postponed to a later Planning Commission hearing date. Prior to the rescheduled Planning Commission hearing date for this agenda item, the site will be posted and noticing will be sent out indicating the date, time, and venue of the meeting.

If you have any further questions for me, please do not hesitate to contact me. Thank you.

Sincerely,



Daniel Martoma

Associate Planner Specialist

Development Services

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775-342-5699 (c)

martomad@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Savinder Singh <royalmarketreno@gmail.com>

Sent: Tuesday, February 27, 2024 8:54 AM

To: Daniel Martoma <MartomaD@reno.gov>

Subject: LDC24-00032

Good morning Daniel

Is it possible to get some information regarding
LDC24-00032 cold spring RV storage

This project is near my property and I would like to get any information you may be able to provide me

I am out of town and not sure if I can make it to the meeting on March 6

Savinder Singh (Savi) CEO

Royal Liquors INC

Shaan Enterprises INC

SJK Investments LLC

6380 Mae Anne Ave #1
Reno NV 89523
916-871-9038

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FW: LDC24-00032 Cold Springs RV Storage.

Cali Shy <ShyC@reno.gov>

Mon 3/18/2024 7:11 AM

To: Daniel Martoma <MartomaD@reno.gov>

Cc: Planning Tech <PlanningTech@reno.gov>



CITY OF
RENO

Cali Shy

([She/Her/Hers](#))

Planning Technician

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Working hours: Monday-Thursday 7am-5:30pm

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From: Sarah Ferguson <glitterandgrace8@gmail.com>

Sent: Sunday, March 17, 2024 8:58 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Subject: LDC24-00032 Cold Springs RV Storage.

I am writing this email to protest building the storage facility being built so close to White lake. I feel it will not only be an eyesore, but also lower property value's around its vicinity. I hope this is taken into consideration, and the storage be put elsewhere.

Thank you.