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Julee Olander, Planner
Washoe County Community Services Department
Planning & Building Division
1001 E Ninth Street, Bldg A
Reno, NV 89512

Re: Special Use Permit Case Number WSUP19-0018 (Appeal)

Dear Ms. Olander,

Upon receipt of my postcard notifying me of the pending appeal of the above Special Use case, I contacted you to learn why an appeal had been filed. After receiving your explanation that the appeal concerned an access and paving issue, I went over to the property and looked at it from both the Geiger Grade and King Street sides.

I wanted to offer my thoughts.

As far as requiring Geiger Grade access and gating off King Street access, I fully agree. Using King Street as a primary entrance makes no sense as it is awkward to navigate, and all the other businesses in that strip with 100' frontage, including those with frequent traffic (Ole Tyme Tavern and Nik 'N Willie's Pizza), all successfully use Geiger Grade access with no impact on highway traffic.

As far as paving the lot is concerned, I can't speak to the issue of whether flash flooding has or has not been an issue there. However, I noted that the lots to the east have been partially graveled and partially paved, while the tavern and the pizza place to the west are fully paved. Given the fact that the Hain properties are both essentially used for vehicle storage, and that the nature of the business limits vehicle movement to occasional entrances and exits, it doesn't seem reasonable to me to require paving the entire surface that is actually going to see little ground disturbance from shifting vehicles around. If paving is required at all, I'd limit it to the area where their office would be, and provide a few marked parking spaces there.

Please enter my comments in your record (I'll be out of town then and unable to attend the meeting on the 14th).

Thank you.

Sincerely,

/s/ Neill H. (Vic) Ridgley

cc: Mark Hain