

From: Gretchen Lavach <glavach@charter.net>
Subject: special use permit
Date: April 16, 2021 at 2:03:51 PM PDT
To: planning@storeycounty.org

Dear Commissioners,

This letter is regarding the property at 47 N. C Street, Virginia City NV and the request for a special use permit.

I own the business of Virginia City Gallery of the West and the real estate at 334 S. B Street in Virginia City. For several years I looked for a property in which to conduct business for my fine art gallery in Virginia City. I considered the property at 47 N. C St. but passed on this as I thought it too small and costly to accommodate my needs. I never considered that the City would allow me to build a deck only and run a business without proper facilities. Eventually I found a property at 334 S. B Street which was zoned CR and it had a building that could be remodeled to fit a gallery. I paid \$530,000.00 for this property and spent another \$500,000.00 on the remodel. I have the receipts to show. So I have spent over \$1,000,000.00 and paid all the fees necessary to the county for taxes, licenses, utilities, inspections, etc. I complied with the Historical Society on the color, outside presentation for a building in the historical district. After a year of remodeling, I was able to open my business August of 2020. The comments I have received from the community have been overwhelmingly positive that my actions have upgraded the business community and city as a whole. The building was once an eyesore but not an asset to the community. If you have any doubts please come by. I am disheartened to think the county would allow a new business to participate in Virginia City as an outdoor venture only without regard to its historical look. Besides the concern of bathroom facilities and utilities, etc., how would the city inspect the vendors as they come and go and see that they complied with safety codes, etc.? I see this as a bad idea and precedent for Virginia City. It does not add value to the historical and beautification of the City. For a business to come in on a permanent basis and take the cream of the business activity and not pay a fair share in taxes, utilities, and solid investment to the community is not right.

Thank you,

Gretchen Lavach, BA, MA
Virginia City Gallery of the West