



*Governmental Services
Planning & Urban Design
Environmental Studies
Landscape Architecture*

May 3, 2007

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Dear Mr. Prater,

The following are responses to your questions that you asked in a letter on April 23, 2007 and asked that we would address them at the hearing at Rainbow Bend.

Answer to 2

Your comment was, "For us to have an accurate view of the scope and density of the project we need to know the proposed maximum number of dwellings on the developable acreage only." We gave projected numbers on the gross acreage because that is our best estimate to this point. We are not at a stage in the project where we could give the number of dwellings on the developable acreage only. As we continue planning and follow Storey County's application process, the issue of density within specific areas of the project will be resolved but at this level of the entitlement process, the 1 to 2 units per gross is a number that we will not exceed.

The master plan amendment and zone change that was recently approved for Painted Rock was not required to provide the information that you have requested from Cordevista. It is our hope that we would be held to the same standard.

There are no plans to add acreage. In conjunction with future phases of the approval process the development agreement/PUD will contain conditions of approval that will define a maximum number of units on a specific number of acres. At this stage we do not have that information.

Answer to 5

The most effective tool that jurisdictions have to ensure long-term action, which extends beyond ownership, is Conditions of Approval. Cordevista is requesting that one of the conditions of approval state that no roads will be constructed to the south linking Cordevista with Virginia City and/or Virginia City Highlands. These conditions will also contain the language that the only way in which the described road would be built is at the request of Virginia City and Virginia City Highland residents, and never at the request of Cordevista residents.

Answer to 6

Your comment was, "You have argued that the primary justification for the development of Cordevista is to provide a residential balance to the rapid commercial/industrial growth of the Tahoe Reno Industrial Park (TRI), and that good planning practices require such a balance. But the question arises, good for whom?"

Sound planning principles prescribe balance within a master plan. Perhaps the best way to answer your question is by considering the converse: imbalance is bad for whom? As we have seen in other places

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there are ramifications of bad planning. Jobs/housing imbalance leads to long commutes, which in turn results in employer's inability to attract employees(please see attached letters from just a few of TRI's current tenants). If the problem becomes severe enough it could jeopardize the success of TRI. If TRI fails, the county will lose significant tax revenue and not be able to sustain the current level of services for its residents without raising taxes; and higher taxes produce unhappy residents.

Granted, this is a hypothetical series of consequences applied to Storey County. Yet that same scenario has occurred and continues to occur in many cities and counties around the country. The reality is that TRI businesses are or may be suffering because of the lack of housing. We have communicated with many business owners who have expressed this reality.

The answer to your question is that balance is good for Storey County and the entire region. Sound planning principles entail planning for the future not only the present. The future growth of Storey County includes not only the TRI expansion, but other natural and foreseen growth. A sound plan for Storey County should provide the ability to balance its industry while doing its best to provide needed housing and amenities.

In addition, traffic on I-80 is a growing regional concern. It is common to encounter gridlock near Sparks during the morning and evening commutes. As TRI continues to expand traffic will become the most sensitive regional issue.

Answer to 7

Definition of spot zoning: http://real-estate-law.freeadvice.com/zoning/spot_zoning.htm

"Spot zoning occurs when a small area of land or section in an existing neighborhood is singled out and placed in a different zone from that of neighboring property. For example, a park or school might be allowed in a strictly residential area if it serves a useful purpose to the neighborhood residents.

In some areas of the country the courts have found spot zoning illegal on the ground that it is incompatible with the existing land use-zoning plan or in an overall zoning scheme for the community."

Cordevista is not spot zoning. It is not an arbitrary zone change completely surrounded by an incompatible zone classification without due cause or justification. As you have identified Cordevista is surrounded on 3 sides by TRI and by Forestry and low density residential on the other. As presently constituted the addition of Cordevista will complement adjacent uses and provide the necessary mix of uses that are vital for the long-term success of the TRI and other nearby communities within Storey County.

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