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Storey County Planning Commission
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Virginia City, NV 89440

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STOREY COUNTY
PLANNING

Dear Planning Commission,

I do NOT support the proposed CordeVista development and their request to change the zoning of 8,600 acres to residential. As a Highland Ranches resident, I have many concerns, ranging from water to horses to the general good of the community.

Storey County's justification statement says that for any zoning change request, "the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community". I do NOT see how building residences for 22,000 to 39,440 people in a county with a population of under 5,000 is necessary for our public health and our general good. I believe it will be detrimental. Nevada's annual growth rate (quoted by Mr. Smith on Nevada Newsmakers) is 2.8% to 3.0%. To increase our growth rate to 400% or 1000% over just a few years would overwhelm this county. (A twenty-year growth plan of 3% per year would result in an approximate 60% growth rate). This project is projected to provide housing for only as little as 5% of the TRI workers (assuming one job per household). But it is ludicrous to believe that each house will have one person that works at TRI; many will work in other areas including Reno and Fernley.

Additionally, the Painted Rock area has been recently approved for approximately 3,000 residences. This is substantial growth for this county, and we should see how this evolves before any consideration is given to changing the zoning of other areas, especially an area as large as the proposed CordeVista project. "Mr. Z's" property is also zoned residential, and could be developed with housing. It would be wiser to utilize these areas that are appropriately zoned for residential projects first, as they are part of the master plan for Storey County.

Mr. Smith repeatedly states that he will not affect the ground water for the Highlands or Lockwood. He will not reveal where he is getting the water, but says that if he does not obtain the water, the project will be dead. This seems a bit like putting the cart before the horse. I believe he should be required to inform the planning commission about his water source before any zoning changes are made.

I also have concerns about the wild horses in this area that are part of the state and federally protected Comstock Herd. Mr. Blake states in his request for zoning change that "if it becomes necessary to relocate these horses from all or part of the area" that the Nevada Department of Agriculture must be contacted. It appears that Mr. Smith realizes that if his project is approved, that there will be future problems with these horses. Many of us love having these horses roam; it is certainly not in our general good to possibly lose this wonderful part of our community.

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Based on Mr. Blake's projection of 5,394 buildable acres of the total of 8,600 acres computes to 63% of the area to be developed. However, in numerous other places he notes "more than 40% of the project will be preserved in open space". The numbers do not add up; which is correct?

Regarding the petroglyphs, Mr. Blake states that studies "examining every inch of land" were conducted on 6,800 acres by 8 people for 90 days. I believe that it is unlikely that every inch was examined. This computes to each person examining 9.44 acres per day; this is quite a bit of land to examine every inch of in one day! The possibility of losing ANY of these historic archeological treasures should be seriously considered.

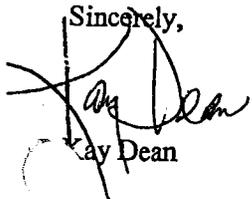
Mr. Blake also indicated at a meeting that off-road vehicles coming from CordeVista onto the private roads of the Highlands and trespassing here would be the responsibility of the Associations here to enforce. There is no money in any of the budgets to hire an individual to enforce this potential huge violation of the CC&R's, and it is unreasonable to expect volunteers to spend each weekend doing this. Can you imagine stopping someone and asking them to wait right there while you contacted the sheriff to arrest them for trespassing? Our private roads are maintained solely by dues paid by the property owners; additional traffic on the roads would cause an increased financial burden to the Highlands property owners, to our detriment.

Mr. Blake states that there will be no road connecting the Highlands to CordeVista. However, if there is no road, the county sheriff, fire department, and other county employees and officials will have an almost two hour commute from the northern part of the county to the southern part. This will most certainly cause additional costs to Storey County. If separate stations are later built, the duplication of services at both ends of the county will be more expensive. Services for county business (assessor, building department, clerk, business licenses, legal issues, etc.) will need either increased facility sizes and personnel increases, or there will also need to be duplication in separate northern and southern facilities, resulting in higher costs to the county. Over time, it would be difficult to imagine that Lousetown or Long Valley roads would not be improved to access this area. As Lousetown is a county road, this would also cause increased costs to Storey County.

On his interview on Nevada Newsmakers, Mr. Blake indicated that other factors need to be considered on whether a residential development will pay for itself. He used as an example a carpenter making \$20 per hour, who then takes his paycheck into the community and spends it. Does any reasonable person believe that a carpenter working on CordeVista is going to spend his paycheck in Virginia City, an hour's drive away? It is unlikely that the county as a whole will receive much benefit from this.

It is my sincere hope that the Planning Commission deny the requested zoning change for the 8,600 acres and the proposed CordeVista development.

Sincerely,



Kay Dean