

**Mark & Debbie Aird**  
**P. O. Box 448**  
**Virginia City, Nevada 89440**

April 9, 2007

Dean Haymore  
Storey County Building Official/Planning Administrator  
P. O. Box 526  
Virginia city, Nevada 89440

Dear Mr. Haymore:

My husband, Mark, and I have lived in the Highlands since April 2000. We fell in love with the area around Virginia City, and, as with any place you care deeply about, you hope the quality of life will remain the same always. The proposed developments of Painted Rock and Cordevista are of very grave concern to us. Many aspects worry us and were voiced by residents of the Highlands at the meeting with the Cordevista representative March 10<sup>th</sup>: impact on our water tables, the petroglyphs, and deer and other wildlife being among them. The following three items weren't touched on very much and we want to bring them to your attention, as well.

We moved here from Mogul, west of Reno, where we had rented 2 homes for 5 years (from 1986 through 1991) and purchased the third. When we first moved to the Reno area from Wyoming, we loved Mogul. It was close to Reno, with quick freeway access, yet rural enough and at the foot of Peavine, for recreation. The first house we rented, 195 Mountain Ridge Road, was situated next to a gate into, what we thought was BLM land. The dirt road past that gate went up Peavine and we rode our street-legal dirt bikes and snowmobiles to Dog Valley and Boca and Stampede Lakes plus biked over Peavine to the Stead area. We could have ridden to Loyalton and did ride to Truckee, once. We thought we'd found home, but the city of Reno was creeping westward and was anxious to annex Mogul and Somersett was approved shortly before we moved. Mogul's future was destined for change and we sought another place to call home that was apart from Reno, Washoe County and Somersett.

We attended the Cordevista presentation on March 10<sup>th</sup> and were scheduled to tour Somerset on their bus, but declined. Instead, we toured Verdi, Mogul and all through the Somerset and Del Webb developments on our own. We were appalled at the sprawling growth of Somerset over the past seven years. Where once there was only open land, there are now thousands of homes. The latest addition butts up to the back yard of our home at 35 Mule Deer Dr. and the gate beside 195 Mountain Ridge is padlocked shut. The residents of Mogul voted to keep the Somerset traffic from pouring through their streets and locking the gate was the only answer, but they locked themselves in as well. We can attest, from living at 195 Mountain Ridge, that dirt bike, 4-wheel drive and horse-back riding traffic was heavy in the warm seasons. That is all gone now. Somerset completely surrounds Mogul and there is no access to Peavine. To pursue these activities, the horses or equipment has to be loaded up on trailers and off-loaded at the Dog Valley Rd. north of Verdi. Somerset has forever changed the lives of the Mogul Residents and Mark and I don't want to see the same thing happen here in Storey County.

Cordevista has stated that they will build no road connecting their project to the Highlands, but two roads obviously already exist: Long Valley and Lousetown. Both roads are bladed, by the county, we presume, at intervals. There is nothing preventing Cordevista residents from driving or riding on these roads and into the Highlands. Access along these roads, is after all, the shortest route to the county seat and pressure would probably be exerted over time to have one or both of these roads paved to improve driving time or winter access. There is no way to lock gates on these roads because the adjacent 40 acre lots aren't developed or fenced. If gates were placed on the roads, Cordevista riders would only ride or drive around them, damaging the adjacent lands. Also, as Association members we don't want unnecessary traffic on roads we pay to maintain. Some have suggested that paved roads would be a plus, but the cost to pave one or both of these roads would be horrendous, not to mention the upkeep. Mark and I feel our property taxes and Association fees are plenty high enough now. We are quite sure the county wouldn't want to assume responsibility for paving these roads, because of all the moaning and groaning that was done over repairing Six Mile Canyon Road after the flood damage, and Storey County residents would still be paying for the new paving, the cost would just be spread out a little more.

Cordevista put forth another argument in favor of their subdivision and apparently Reno is applying pressure, too, saying that Storey County ought to assume responsibility for building

schools and housing the workers and families associated with Tahoe Reno Industrial Park. Reno, it appears, is crying about the burden of housing and furnishing schools for these people. This is entirely bogus. First, the wages of all of the workers go home with them to be spent local to their residences, largely Reno/Sparks. Second, 2% of sales tax revenues collected in each county goes to the Local School Support Tax for that county. How many millions of dollars do Storey County residents spend in Washoe County each year: building packages for their homes, furnishings, food and clothing, not to mention automobiles, etc.? Very few of these items are purchased in Storey County, so we have to rely on tourism and property taxes to keep our school budgets in the black. Reno is jealous of Storey County's new-found wealth, and too foolish to realize that this Industrial Park and developments in Fernley might have been theirs if they hadn't chased the business away with their high taxes and property costs. With their sour grapes attitude, Reno is trying to put a guilt trip on Storey County, which is undeserved. In fairness, wouldn't it be right that Washoe County return the 2% of their county tax to Storey County, whose residents are contributing so heavily to their schools' funding?

Finally, on page 2 of the letter from Cordevista dated March 30<sup>th</sup>, they claim the political power base of Storey County has already shifted from Virginia City to the corridor along the Truckee River. By Storey County's Fathers embracing such a huge influx of population in Painted Rock and Cordevista, they will virtually be selling the keys to the chicken coop to the foxes. Do you imagine these people won't join together in a strong voting bloc to, perhaps, override Virginia City's conservative values. Many of the people moving into the Truckee Meadows are from California, just as the Las Vegas area. These people bring with them the "progressive" attitudes of the Bay area and radically change the values wherever they move in. We had some conservative neighbors in Mogul, who moved to Gardnerville in about 1989. They live on Mottsville Rd. and moved there to escape Reno in favor of a smaller conservative community. Shortly after they moved, the Bay area spotted Gardnerville and started flooding in. The new residents built lovely big homes, but the new powerbase changed the schools, and our friends felt the need to home-school their two youngest children. Perhaps, the voting bloc along the Truckee corridor would deem Virginia City too quaint and remote to let it continue as the county seat and vote to move the center of power up to themselves. Perhaps, too our school curricula would be changed to pair up with more "progressive" thinking.

All of these things are of concern to us and should be of concern to our County Fathers as well. Mark and I don't wish to see Storey County changed forever by permitting these two developments to go forward. Our hope is that because we must be in Salt Lake on the 13<sup>th</sup> of April that this letter might be read to the assembly in our absence, so the Highland folks in attendance can hear our thoughts and consider these ideas as well as the Planning Commissioners. Thank you for your time.

Sincerely,

Debbie & Mark Aird

Handwritten signatures of Debbie Aird and Mark Aird, written in cursive script.