

4/13/07

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RECEIVED
APR 13 2007
STOREY COUNTY
PLANNING

Storey County Planning Commission
PO Box 526
Virginia City, Nevada 89440

Re: proposed Cordevista development

Greetings:

My name is Tom Turman. I am a twenty three year resident of Storey County. I built my home here, my former wife and I raised three fine sons here, and I feel strongly that we made a very wise decision to become a part of this community, to contribute to what it offers and to respect its historic and rural nature as well as its old fashioned traditions. And if the commission will overlook my newcomer status, I would like to take this opportunity to express my opposition to the proposed Cordevista development. There are many reasons why I oppose this proposed urbanization of our rural county, but I will limit this letter to three points.

First there is the question of who this development will benefit. Thousands of homes are proposed for this beautiful open range land. Doubtless the people who would move into these homes would benefit from this loss of Storey County's open range. But I would like to make the point that they do not live here now. In truth none of us know where these people will come from but I am relatively sure that they are as concerned about my welfare as I am of theirs: which is to say not at all. I feel very strongly that the Planning Commission must make land use decisions based upon the benefit to or the detriment against the citizens the commission represents. And that would be us: the residents and voters of this historic, stubborn, and increasingly rare rural environment. I fail to see any obligation on the part of the commission to those who are not interested in living here until this beautiful county looks like anywhere else in the suburban sprawl that spreads unabated across our once limitless open spaces. There are literally thousands of sprawling suburban developments: let these people live there. But wait, there are others who would benefit from this reclassification from forestry to mixed use development, the developers! This is not, after all, an altruistic endeavor. There is a fantastic amount of money to be made by subdividing our county and making it look like everywhere else. Gosh, I'd never say there's anything wrong with making money and that brings me to my second point.

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As I mentioned I've been here for twenty three years now. I built my place on eleven acres in the Highland Ranches. Now I must ask myself if there's big money to be made by reclassifying, subdividing, and developing then why don't I just get with the program? And if it works for the Cordevista developers, then why shouldn't it work for me? Now I've got it all figured out how to divvy up my land into thirty three 1/3 acre parcels. Why, that's generous by today's standards. Just selling the lots themselves I will clear a million and a half dollars! Of course I'll only allow nice looking homes on the property and once the county realizes the benefit to the tax roles and gives me the go ahead, I'll even throw in a firetruck! What do you say? I want one of those mixed use classifications too. But you know what? I would never do that. When I bought the land I agreed to respect the land use plan for this county and that allowed me one residence on my eleven acres. I was good with it then and I'm good for it now. Now why would the county even consider allowing someone to come in, who hasn't lived here for years, who hasn't chosen to put down roots and raise their family here a special dispensation to do what most of us who live here do not want and would not ever even consider? I accepted the classification of my property when I bought it and if the developers bought land that was not classified for developing then I feel they must have purchased the wrong land and they should not expect our county to adjust for their mistake.

My final point, in this letter anyway, is the product of the point of view of someone who is old enough to have witnessed the insatiable and unchecked development and loss of the open space that I took for granted when I was younger. What we presently have in this small patch of the rural West is rare and irreplaceable. If you need to see stylish modern housing cheek by jowl, postage stamp lawns, and miles of pavement and curbing we all know where to find it. But I venture to say that most of us residents and citizens of Storey County live here to get away from that stuff. And that's why we bought into this quirky historic county, and that's why we accept and respect the land use classifications that bind our various homes and properties. It is not for the benefit of developers and thousands of imaginary suburban newcomers the Storey County Planning Commission makes its decisions: it is for the welfare and the expectations of the residents and citizens of this place who, like me, play by the rules, expect no special dispensation and kind of like this Storey County the way it is, thank you.

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4/12/07