

RECEIVED

APR 27 2007

BY

By Sprenger
Owner:
Lots 4,5,6,7,8 & 9 Block 113
Range "L" of Virginia City Map
"L" St., Virginia City

April 26, 2007

Storey County Commissioners
P.O. Box 176
Virginia City, NV 89440

Storey County Planning Commissioners
P.O. Box 526
Virginia City, NV 89440

RE: Proposed Cordevista Project

Dear Sir or Madam:

As a long-time property owner in Storey County (I have owned the above property since 1979), I am concerned about the heated debate that is currently going on in our communities. I hate the false information and scare tactics that are being used by those trying to oppose the Cordevista project. I plan to attend some of your meetings to personally express my support for this project. This letter is to express my support for the Cordevista project in writing as well for the following reasons:

1. For years, the County has been seeking to provide more economic diversification, and high quality projects (including residential) to increase our revenues, tax base, and provide more places for our residents to live and work. Now that we have that opportunity, with a project such as Cordevista, some of the same 'no-growth' individuals who opposed the TRIC Industrial park are opposing this project. I urge you to support the Cordevista Project.
2. Mr. Smith, the developer of Cordevista has pledged that as a result of their project the possibility of flooding in Long Valley Creek will be dramatically reduced. I know of no other way that the devastating floods that happened in Rainbow Bend last year can be avoided in the future. The County has no money to pay for measures to stop the flooding. I am hopeful that we will take advantage of Mr. Smith's pledge to help the County solve the flooding problem.
3. Traffic and congestion on I-80 is increasing each year. More and more people are trying to use the local streets in Rainbow Bend to by-pass the traffic on the freeway. I suspect that as the Industrial park continues to fill up, we will see more and more people try to use our streets because there is nowhere else for them to go. I know that Cordevista can't solve all of the traffic problems, but I believe that their project will provide much needed relief to the growing commuter traffic problem on I-80.
4. Cordevista has pledged to include building schools in their project. The current busing situation for Storey County school kids is horrible. Many of them spend up to 2 hours a day on

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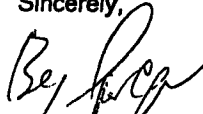
the bus. I strongly support having more schools in the County that are more accessible for our students. The new schools in Cordevista will be a great improvement for the residents of Storey County. Education, I believe, is a key part of our pledge to all of our residents and property owners such as myself.

5. Finally, I am in favor of Cordevista's pledge to establish a foundation to create a funding mechanism for the County to use to improve the infrastructure. It seems that there are so many things that need attention in our County and no money to pay for these improvements. I feel that this might be a way to solve some of the water problems that I have heard about in the Highlands and, perhaps, even preserve some of the fantastic historical buildings that are in need of repair in Virginia City.

I know that there are many out there who are trying to stop this project but, as I have thought a great deal about this situation, I realize that Cordevista is the only one proposing any solutions for the problems that we are facing. To reject this proposal for fear of change will only postpone the difficult decisions that accompany the future. I urge you to support the Cordevista project.

I respectfully request my letter to be read into the record at the Storey County Planning Commission meeting scheduled for May 3rd.

Sincerely,



By Sprenger