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SY:.....

Henry B. Sprenger  
Owner: Lot 62, Block "M"  
Virginia City Highlands, Unit 1

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 Commissioners and Planning Commissioners,

I am a Storey County property owner, and have owned the above property since 1986. I have known Mr. Blake Smith for many years, and have personal knowledge of his commitment to the quality of projects that he has developed, including the Somerset development in Reno. That project has been widely recognized for the quality of the infrastructure developed there, the development of an integrated trail system, and beautiful open space. I am also aware as a Storey County property owner of Mr. Smith's Cordevista project, and favor the development of that project for the reasons expressed below.

I have been very involved with the public outreach that Mr. Smith has extended to our community. I feel that Mr. Smith is doing a good thing and that he is giving a lot more than any developer has given to the residents in the County to this point. Please do not let the 'no-growth' do-gooders have their way. Storey County should be supporting well thought out projects which provide housing, amenities, and economic development to make our County more self-sustaining and a place we want to live and work.

Mr. Smith has addressed water issues, including the flooding of Lockwood. He has had studies done to see how much water would need to be detained on the Cordevista site to mitigate the flooding in Lockwood. I am pleased that a developer would look beyond his own project to understand the interdependency of communities in our County, and how this project can help Lockwood and Rainbow Bend.

As a community, roads are a continuing concern. I understand that it takes a great deal of money to maintain good roads and that is another reason I am in support of the Cordevista development. Mr. Smith has proposed to create a foundation that will

collect funds to pay for County improvements. He has said that this money would not be just for Cordevista but would be used in my community as well. This foundation would be a great asset for the County. There are other issues with the roads that Cordevista could help solve. People commuting to work have started to take short cuts through some neighborhood to miss the traffic on I-80. Mr. Smith, by building Cordevista, will give them other options and take the traffic out of our neighborhood.

Although I don't have kids in school anymore, I am well aware of the issues that many parents face with long bus rides—I think the Cordevista project will help significantly with improving education in the County.

I think Cordevista will help solve a lot of the issues that need to be addressed in our community and in our County, and Mr. Smith is doing his best to create a quality development that brings value to our County. Somerset is beautiful, and I would expect that Cordevista will be too.

I respectfully request my letter be read into the record at the Storey County Planning Commission meeting on Thursday, May 3<sup>rd</sup>.

Sincerely,



H.B. Sprenger