

May 7, 2007

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STOREY COUNTY  
PLANNING

To members of the Planning Commission:

First I would like to thank you for your service to Storey County, on the issue of rezoning the land for the proposed Cordevista project. It seems to me that you are giving the issue extremely thoughtful consideration, while being battered from all sides. (I'm glad I'm not you!) I have a couple of concerns about the project that I would like to take the opportunity to put before you.

I am extremely concerned that before building of any kind occur on that property, an independent study be done about any ground contamination in that area. Mr. Smith has stated that he has had a study done, however he has a vested interest, and it's difficult to have confidence in a study he has funded. No one in this county wants to end up with a cancer cluster here in the years to come, because we have taken someone's word that everything is OK.

My other concern is the quality of life in Storey County, and I'm sure it's a concern for you as well. We have a unique place here, and I'm sure that we all want to keep it that way. From looking at the master plan, I see that the area of the county where the proposed Cordevista project would be built is about the last large buildable area of the county. Development is going to happen there, but how it looks is really up to you.

The proposed Cordevista project would change the entire character of our county. We would have a large urban area in a small rural county. The fact that Reno is growing by

leaps and bounds makes it even more important that we are careful about how we proceed.

Mr. Smith has made a large number of promises and has also made threats about what would happen if this zoning change is approved, or not approved. All promises and threats aside, it seems to me that this project is just "too much" for this county. It might be fine in Reno or Carson City, but Storey County is just not the place for it.

Mr. Smith knew what the zoning was when he purchased the property, and took the chance that he could convince everyone his city was a good idea. He got the land cheap in the hopes that he could make a lot of money. I have no argument with making money, but I think he may have miscalculated. We live in this county for a reason. We love the lifestyle, and if we didn't we could move to Reno. I'm not an expert on zoning, but it seems to me that if that land was found to be buildable, after ground studies were done, it would be much more appropriate for 1, 5, and /or 10 acre parcels. If Mr. Smith wanted to develop the land in that way, he would still be able to make a fantastic return on his investment, and it wouldn't totally destroy our lifestyle in the process. There are also issues concerning our horses, and the native American petroglyphs, which could be easily dealt with if the parcel size was limited to 1 or more acres.

Thank you for your consideration of my concerns,

Elizabeth Bair-Shockney

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Virginia City Highlands