

Storey County Planning Commission  
Post Office Drawer "D"  
Virginia City, Nevada 89440

RE: Cordevista Development

March 26, 2007

Dear Commissioners:

As property owners and residents of the Virginia City Highlands Ranches, we are writing to ask that you vote "No," regarding the change of zoning for the Cordevista Development. Our main objections to the development are as follows:

1) A slow growth plan should be a part of Storey County development. We know from twenty years of living in the Highlands, that proper planning can avoid a myriad of ills. The Highlands itself should not have been re-zoned for one acre parcels, as we now know there is a severe water shortage that may reach drastic proportions in the future. This forestry-zoned property can realistically support only 10-40 acre development, if there is water. Cordevista plans to bring in water from outside sources, but the developer cannot even name these "sources."

2) Slow growth is the only way the county can competently manage the infrastructure to support new families. As was seen in the Highlands, the county was called upon for more fire protection, police protection, schools, road maintenance, county employees and more, to deal with so many new residents. Cordevista is many, many more times bigger than the Highlands, and rather than new homes being built on an average of a dozen a year, it would be more along the lines of hundreds per year! This would be a huge strain on county services. We believe that the increase in property taxes collected would not off-set costs of increased police and fire protection as well as county services and a larger school system. There would be no advantage to the county, or enhanced quality of living for its residents with Cordevista.

3) The property where Cordevista is proposed has many archeological sites that need to be preserved. It also shares a property line with the main petroglyph site. There is no way these valuable elements of history can be preserved with thousands of people living on top of, and next to them. The property is also a year-round grazing ground for hundreds of wild horses. Where are these horses to go?

4) Even though the developer states that traffic from Cordevista will not travel down Lousetown Road to Cartwright Road and vice versa, we disagree. This is the most logical route if one is traveling south to Virginia City, south Reno, or Carson City. People bought property in the Highlands and built their homes there in order to be away from traffic. This would decrease property values and eliminate the main reason Highland's residents have for living here.

There are more reasons than these to oppose Cordevista, but we're sure you will read them in letters from others. Please do the right thing. Do not change the zoning for Cordevista and do implement a slow-growth initiative for this county so that large-scale developers stay out of Storey County.

Sincerely,



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