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STOREY COUNTY
PLANNING

April 13, 2007

Storey County Planning Commission
Drawer "D"
Virginia City, NV 89440

Subject: Proposed Cordevista Development

I am writing to express my opposition to the request by Virginia Highlands LLC ("VHLLC") for an amendment to the Storey County Master Plan and a zoning change.

VHLLC has offered two reasons for their requests and neither of them is valid. Since their reasons are not valid, the Planning Commission has no obligation to approve the requests.

The two "reasons" as set forth in their applications are:

1. A change in ownership; and
2. A dramatic shift in County land uses

A "change in ownership" is not a valid reason for changing the Master Plan or rezoning a property. Neither the Master Plan nor the Storey County Ordinance makes any mention of "change of ownership" as a criteria for an amendment or rezoning. VHLLC was aware of the zoning for their property before they purchased the land and a simple change in ownership does not entitle them to the changes they are seeking. Thus VHLLC's first "justification" has no validity.

VHLLC also claims that there has been "a dramatic shift in County land uses". This is not true. The rationale for their claim seems to be the development of the Tahoe Reno Industrial Park (TRI). The current Storey County Master Plan anticipated this type of development as is evidenced by the following quote from the Master Plan:

"Considerable development has occurred in the River District and development is expected to continue. Planning officials should give serious consideration to development and zoning for an industrial park in this area."

In summary, VHLLC purchased their property knowing in advance their intended use did not conform to the zoning or the Master Plan and has not offered any valid reasons for granting them the changes they now seek.

Thank you,


Keith Judson