

Mailed  
4/2/07

# Cordevista

A Master Planned Mixed Use Community

**Virginia City Town Hall Meeting**  
**Wednesday\*, July 11, 2007**  
**5:30 p.m.**  
**Piper's Opera House, Virginia City**

Dear Virginia City, Gold Hill and Silver City Residents,

Please accept our invitation to attend a Town Hall Meeting and learn more about Cordevista, an all inclusive master planned community envisioned within Storey County. Previous Town Hall and Planning Commission Meetings have been held for the residents in and around Lockwood, Virginia City Highlands and Mark Twain. These meetings have been informative and helpful in understanding what the wants and needs of Storey County residents are. We invite you to attend the Virginia City Town Hall Meeting to learn more about what we believe is the best and highest use of the Cordevista property.

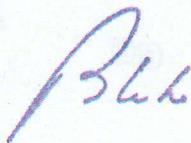
We would also like to take this opportunity to invite you on a bus tour of the Cordevista property, a light lunch and a tour of Somerset, a mixed use master planned community in west Reno developed by the Cordevista development team. The bus tour is planned for Saturday, July 14, 2007, from 9:00 a.m. to 2:00 p.m. Reservations are necessary and can be made by calling Darci Bertram at 775.323.1405, ext. 120.

The Cordevista property is approximately 8,600 acres and is surrounded on three sides by the Tahoe Reno Industrial Park property. The property is located, as the crow flies, 9 miles from Virginia City, 3.9 miles from Lockwood and 4.3 miles from the Virginia City Highlands firehouse. Cordevista is isolated in a large valley and will have no impact on existing communities.

As the developers of Cordevista, we are seeking a zone change from Special Industrial Use to Mixed Use for our property. The mixed use zoning classification will enable us to build a community that will provide offices, retail and housing to support the phenomenal job growth at the Tahoe Reno Industrial Park. If the requested zone change is not approved, the land will be developed within its current zoning. The current Special Industrial zoning allows for hazardous waste, chemical and ammunition manufacturing, treatment, storage and open air testing.

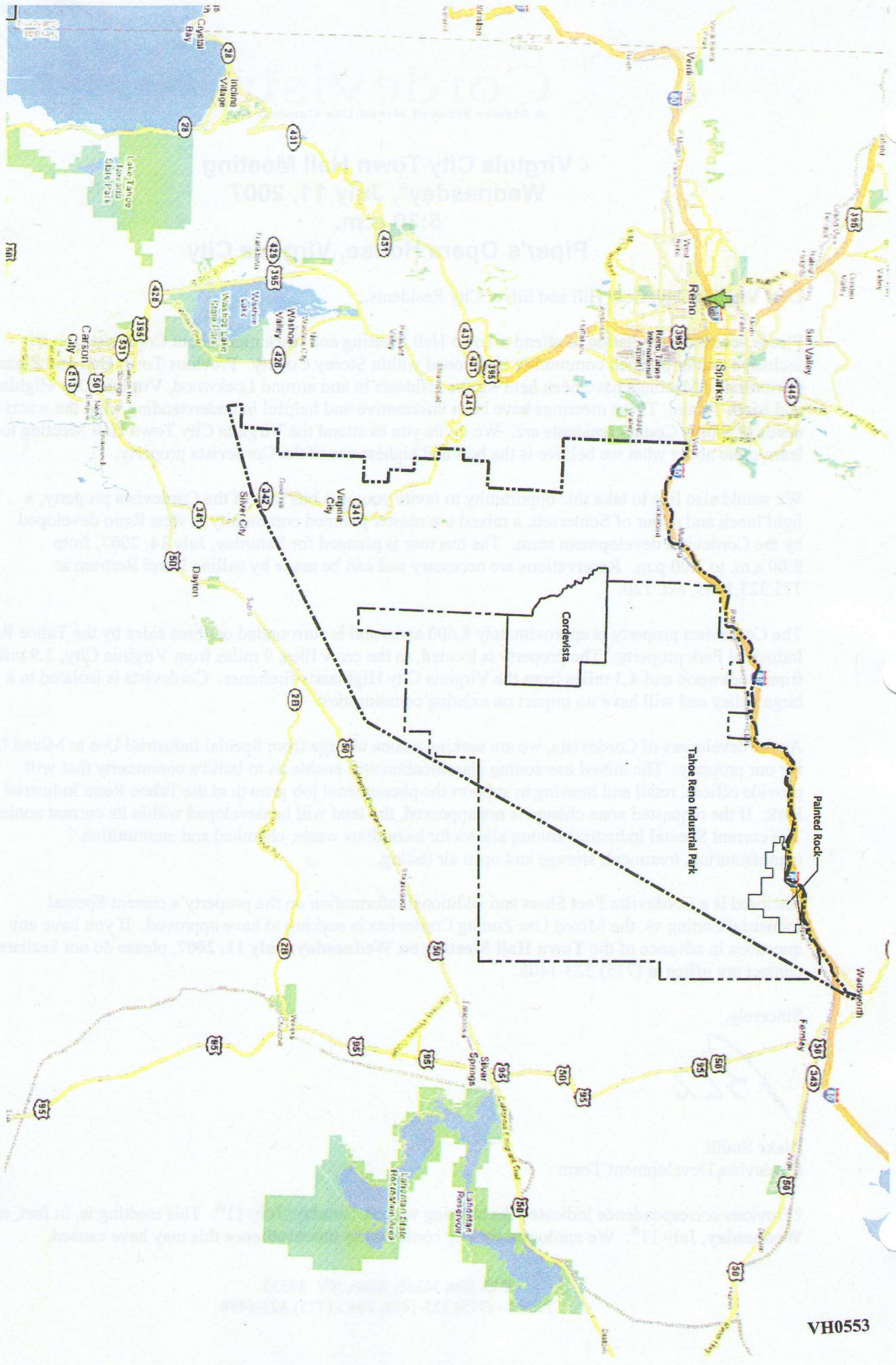
Enclosed is a Cordevista Fact Sheet and additional information on the property's current Special Industrial Zoning vs. the Mixed Use Zoning Cordevista is seeking to have approved. If you have any questions in advance of the **Town Hall Meeting on Wednesday, July 11, 2007**, please do not hesitate to contact my office at (775) 323-1405.

Sincerely,



Blake Smith  
Cordevista Development Team

\*Previous correspondence indicated the meeting was on Tuesday, July 11<sup>th</sup>. This meeting is, in fact, on **Wednesday, July 11<sup>th</sup>**. We apologize for any confusion or inconvenience this may have caused.



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# THE FACTS NOT THE RUMORS



- **ZONE CHANGE**

Cordevista is proposing a zone change from Special Industrial (IS), Heavy Industrial (HI), and a very small portion of Forestry (F) to a Planned Unit Development (PUD). The current zoning of the property allows for such things as Ammunition Manufacture testing and storage, Chemical Manufacture testing and storage, plus numerous other Hazardous and Explosive material testing and storage. The proposed mixed use of commercial and residential is a better use of the land.



- **40-45% OF DEDICATED OPEN SPACE**

Using the best community design practices, Cordevista will cluster housing which will allow 40 - 45% of the property to be dedicated as open space. This type of open space provides large contiguous tracts of natural landscape as well as community parks.



- **CONTROL LOCKWOOD FLOODING**

Over 50% of all the water that travels towards Lockwood can be controlled within the Cordevista development. The water captured and detained during a storm will be released slowly, helping to prevent flooding in Lockwood.



- **PROVIDE WATER SIZING INFRASTRUCTURE CAPABLE OF SUPPORTING VIRGINIA CITY HIGHLANDS IF NEEDED**

The Cordevista community will be served by a water importation system, not by utilizing any ground water. Cordevista will not use ground water and will not tap into the aquifer that supplies VCH or Lockwood. This new water system has the potential to be used by the VCH residents.



- **NEW SCHOOLS**

As the Cordevista community develops, it will provide necessary school facilities. Many students will no longer have to be bused for hours to VC for their education. This is a definite benefit to the health, safety, and welfare of Storey County residents.



- **STOREY COUNTY COMMUNITY FOUNDATION**

The purpose of the Storey County Community Foundation is to provide financial resources to preserve and develop cultural resources within Storey County and to assist with infrastructure development and repair in Lockwood, Virginia City, and the Virginia City Highlands. A fee will be generated by the sale of every residential property within Cordevista creating millions of dollars for Storey County. This is not a TAX but rather a donation from Cordevista for the benefit of all Storey County citizens.



- **PROTECT WILDLIFE HABITAT AND CORRIDORS**

Cordevista is currently working with the State of Nevada and the University of Nevada, Reno in studying the wild horses. As Cordevista develops its land plan, it will include a plan to preserve open space for the wild horses and native wildlife. At least 40% of Cordevista will remain as open space for individuals and wild horse/wildlife habitat to enjoy.



- **PROTECTION OF PETROGLYPHS**

Cordevista is working closely with the Nevada Rock Art Foundation (NRAF - the volunteer group working to log and protect the petroglyphs) on a plan to allow public access while protecting this valuable national treasure. Cordevista will donate (to the County) select lands to the petroglyph site in order to preserve and protect all petroglyphs for future generations to enjoy.

# Cordevista

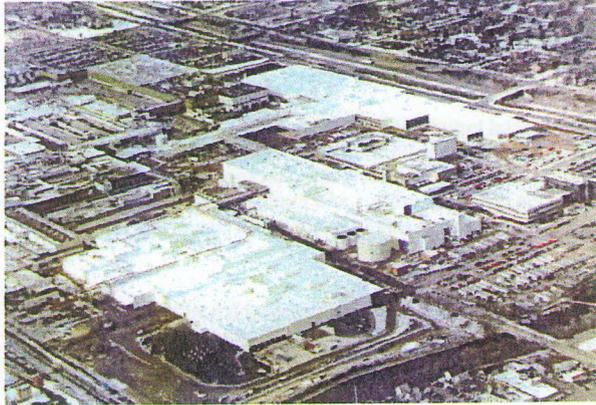
A Master Planned Mixed Use Community

 **THE  
PLANNING  
CENTER**  
136 W. 12300 SOUTH DRAPER, UT 84020  
801.553.6822 WWW.PLANNINGCENTER.COM  
Job: VR 01 - Date: JUL 2, 2007

Questions or comments, please contact Darci Bertram 775.323.1405 or dbertram@somerset.com

VH0554

# Current Zoning vs Proposed Zoning



## Current Special Industrial Zoning



## Proposed Mixed Use Zoning

Special Industrial/Heavy Industrial  
5,394 ac

Mixed Use - Planned Unit Development  
5,394 ac

Allowed uses include hazardous waste, chemical and ammunition - manufacturing, treatment, storage, and open air testing

Retail/Commercial, Office, Housing,  
Parks, Trails, and Amenities

130,000,000 +/- sf of Industrial Buildings

1 - 2 Housing units per acre

NO management or support of open space areas

40% - 45% of the land will remain open space and will be managed by Cordevista Home Owners Association (CHOA)

WELL/GROUND WATER may be used (as in the past) to service the 130,000,000 +/- sf of industrial buildings

NO WELL/GROUND WATER will be used to support the development of Cordevista. All water for Cordevista shall be imported

Virginia City Highlands and Storey County may have to fund and develop its own water importation system

Importation of a water system that Virginia City Highlands residents may have access to

Possible continued vandalism of petroglyphs

Protection and preservation of petroglyphs with CHOA assistance

NO association to manage or maintain a wildlife plan

Wildlife Management Plan managed by CHOA

Storey County will be required to provide all Sheriff and Fire services without the assistance of the developer. Land is currently zoned without a development agreement

Cordevista will assist Sheriff and Fire department with public facilities and shortfall funding services for this area

NO Community Foundation

Funding for a beneficial Community Foundation to help all of Storey County and it's Residents

Continued flooding in Lockwood

Infrastructure replacement and repair to control flooding in Lockwood

NO new schools. Continued long bus commutes for school children

New schools with safer and shorter bus commutes for school children

Ignore sound planning practices to balance retail, office, and housing with the potential 600,000,000 +/- sf of approved industrial in the Tahoe Reno Industrial Park

Use sound planning practices that will assist in providing the needed balance of retail, office, and housing for the approved Tahoe Reno Industrial Park which may employ 180,000 +/- people

**NOTE:** The current zoning of the Cordevista property allows for 130,000,000 +/- sf of industrial buildings. This combined with TRI's 600,000,000 +/- sf of industrial buildings brings the total to 730,000,000 +/- sf (this equates to 26 +/- sq miles of buildings) of industrial buildings in Storey County.

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