

MASTER PLAN AMENDMENT / PUBLIC HEARING

Planning Commission

Board of Commissioners

Storey County Building & Planning
P.O. Box 526 ~ Virginia City NV 89440
Phone: (775) 847-0966 Fax: S(775) 847-0935

Table with 3 columns: Completed Package Received, Scheduled on Agenda for, Project #. Header: OFFICIAL USE ONLY

SUBJECT PROPERTY:

APN(s): 04-151-06, 04-201-05, & 04-211-06 Lot: Blk:
Address: 7690 Town Square Way, Reno, NV 89523 Location:
Current Requested Current Requested
Acreage: 6800/1800 8600 Flood Zone: N/A
Zoning: Special Mix use/PUD Industrial Seismic Category: N/A

APPLICANT:

Name(s): Virginia Highlands, LLC, a Nevada Limited Liability Co.
Mailing Address: 7690 Town Square Way, Reno, NV 89523
Phone Number(s): (775) 323-1405

Applicant's Certificate

I, G. Blake Smith, President of SR, Inc., its manager (Applicant) hereby states that the owner in fee of the above described property, has full knowledge of this application for a MASTER PLAN AMENDMENT / PUBLIC HEARING. All the facts as stated herein, are correct to the best of my knowledge and belief.

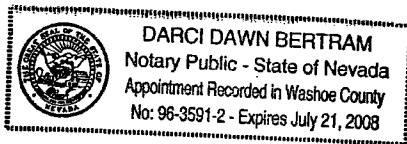
Applicant's Signature: [Signature] Date: 02/26/07

STATE of Nevada)
) SS:

COUNTY of Washoe)

On this 26th day of February in the year 2007, personally appeared before me G. Blake Smith and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.

Witness by my hand and official seal:



[Signature]
Notary Signature

Project #: _____

Legal **OWNER**: VIRGINIA HIGHLANDS, LLC 6800 Acres
(Parcels: 04-151-06; 04-201-05)

Mailing Address: 7690 Town Square Way, Reno, NV 89523

Phone Number(S): (775) 323-1405

Owner's Certificate

I, G. Blake Smith, President of SR, Inc.
its managing partner Owner in fee of the above described property, states that this application for a ZONE CHANGE / PUBLIC HEARING, has been made with my full knowledge and consent and that the facts stated above are true to the best of my knowledge.

Owner's Signature: [Signature]
(may be Owner's agent if corporation or company)

Executed on February 26 2007, at Reno, NV

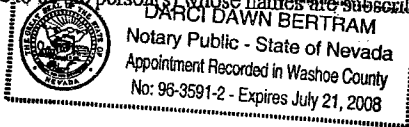
Signed: _____ Print: G. Blake Smith

STATE of Nevada)
) SS:

COUNTY of Washoe)

On this 26th day of February in the year 2007, personally appeared before me

G. Blake Smith and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.



Witness by my hand and official seal:
[Signature]

Legal **OWNER**: GATEWAY COMPANY, L.L.C., A Nevada LLC 1800 Acres
(Parcel: 004-211-06)

Mailing Address: 13355 Noel Road, #1315, Dallas, TX

Phone Number(S): (972) 934-5115 75240

Owner's Certificate

I, Fritz Duda Company, a Texas Corporation, its Manager
Fritz Duda, President Owner in fee of the above described property, states that this application for a ZONE CHANGE / PUBLIC HEARING, has been made with my full knowledge and consent and that the facts stated above are true to the best of my knowledge.

Owner's Signature: [Signature]
(may be Owner's agent if corporation or company)

Executed on February 26 2007, at 13355 Noel Rd. Dallas, Tx

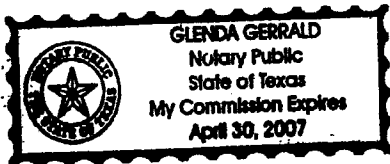
Signed: Glenda Gerrald Print: Glenda Gerrald

STATE of Texas)
) SS:

COUNTY of Dallas)

On this 26 day of February in the year 2007, personally appeared before me

Fritz L. Duda and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.



Witness by my hand and official seal:
[Signature]

Project #: _____

Legal **OWNER:** VIRGINIA HIGHLANDS, LLC 6800 Acres
(Parcels: 04-151-06, 04-201-05)

Mailing Address: 7690 Town Square Way, Reno, NV 89523

Phone Number(S): (775) 323-1405

Owner's Certificate

I, G. Blake Smith, President of SR, Inc.
its managing partner, Owner in fee of the above described property, states that this application for a ZONE CHANGE / PUBLIC HEARING, has been made with my full knowledge and consent and that the facts stated above are true to the best of my knowledge.

Owner's Signature: _____
(may be Owner's agent if corporation or company)

Executed on February 26 2007, at Reno, NV

Signed: _____ Print: G. Blake Smith

STATE of Nevada)

COUNTY of Washoe) SS:

On this 26th day of February in the year 2007, personally appeared before me G. Blake Smith and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.

Witness by my hand and official seal:

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Mailing Address: 13355 Noel Road, #1315, Dallas, TX

Phone Number(S): (972) 934-5115 75240

Owner's Certificate

I, Fritz Duda Company, a Texas Corporation, its Manager
Fritz Duda, President, Owner in fee of the above described property, states that this application for a ZONE CHANGE / PUBLIC HEARING, has been made with my full knowledge and consent and that the facts stated above are true to the best of my knowledge.

Owner's Signature: By: F. Duda
(may be Owner's agent if corporation or company)

Executed on February 26 2007, at 13355 Noel Rd. Dallas, Tx

Signed: Glenda Gerrald Print: Glenda Gerrald

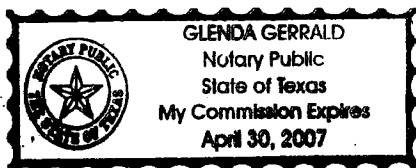
STATE of Texas)

COUNTY of Dallas) SS:

On this 26 day of February in the year 2007, personally appeared before me Fritz L. Duda and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.

Witness by my hand and official seal:

Glenda Gerrald



Project #: _____

PREPARER(s): THE PLANNING CENTER

Mailing Address: 147 W. ELECTION RD.

Phone Number(s): 801 456 3883

Declaration of Preparer(s)

I/We declare under penalty of Perjury that the information provided herein is, to the best of my/our knowledge, true, correct, and complete.

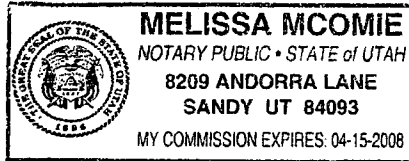
Executed on FEBRUARY 26 2007, at 6:45 PM

Signed: [Signature] Print: CORY A. SHUPE

STATE of UTAH)

COUNTY of Salt Lake) SS:

On this 26 day of February in the year 2007, personally appeared before me Cory A. Shupe and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.



Witness by my hand and official seal:

Melissa Mcomie

PREPARER(s): _____

Mailing Address: _____

Phone Number(s): _____

Declaration of Preparer(s)

I/We declare under penalty of Perjury that the information provided herein is, to the best of my/our knowledge, true, correct, and complete.

Executed on _____ 200__, at _____

Signed: _____ Print: _____

STATE of _____)

COUNTY of _____) SS:

On this _____ day of _____ in the year 200__, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.

Witness by my hand and official seal:

Project #: _____

PROJECT DESCRIPTION: A detailed description of the project and analysis of any impacts as a result of the project and mitigation measures proposed.

SEE ATTACHED APPLICATION

(Insert your Description OR use the above with additional sheet(s) if necessary.)

Storey County
MASTER PLAN AMENDMENT APPLICATION INCLUSIONS

SEE ATTACHED APPLICATION

NRS 278.160 Subject matter of master plan.

1. Except as otherwise provided in subsection 4 of NRS 278.150 and subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:

- (a) Community design.
- (b) Conservation plan.
- (c) Economic plan.
- (d) Historical properties preservation plan.
- (e) Housing plan. The housing plan must include, without limitation:
 - (1) Inventory of housing conditions.
 - (2) Inventory of affordable housing.
 - (3) Analysis of demographic characteristics.
 - (4) Present and prospective need for affordable housing.
 - (5) Analysis of any impediments to the development of affordable housing.
 - (6) Analysis of the characteristics of the land
 - (7) Analysis of the needs / methods for the construction of affordable housing.
 - (8) Plan for maintaining and developing affordable housing.
- (f) Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land:
 - (1) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts.
 - (2) Acquisition and use of land that is under federal management.
- (g) Population plan.
- (h) Public buildings.
- (i) Public services and facilities.
- (j) Recreation plan.
- (k) Rural neighborhoods preservation plan.
- (l) Safety plan.
- (m) School facilities plan.
- (n) Seismic safety plan.
- (o) Solid waste disposal plan.
- (p) Streets and highways plan.
- (q) Transit plan.
- (r) Transportation plan.

(See attached for full detail)

THE FOLLOWING ITEMS MUST ALSO BE SUBMITTED WITH THIS APPLICATION:

- a. **PLOT PLAN:** Must show subject site, existing buildings, proposed building abutting streets and alleys, driveways, parking and property ownership within a 300 foot radius of the exterior boundaries of the property. Preferred that drawing is done to scale; must have measurements of property and setbacks clearly labeled. Large-scale drawings may be needed, however, please provide an 8½ X 11 and/or 11 X 17 size drawings for mailing purposes. SEE LEGAL DESCRIPTIONS "Exhibit A"
 - b. **PROPERTY OWNERS:** On attached page, list names and mailing addresses of owners of property within 300 feet or the 30 closest from any point on the exterior boundary of the lot of parcel for which Master Plan Amendment is sought as shown by the latest assessment roll of the County. (*Assessor's Office*) SEE KATHLEEN AT PLANNING DEPARTMENT
 - c. **PROPERTY TAX RECEIPT:** Receipt showing taxes are paid current on subject property. (*Clerk's Office*) SEE ATTACHED
 - d. **PERSONAL PROPERTY TAX RECEIPT:** Receipt proving assessments are paid current for Personal property, only if applicable. (*Assessor's Office*) THERE IS NO PERSONAL PROPERTY INVOLVED
 - e. **VICINITY MAP:** An 8½ X 11 and 11 X 17 vicinity map of the project showing its general relationship with existing roads serving the project site to include north arrow and scale. (*Assessor's Office*)
SEE ATTACHED APPLICATION
11. **JUSTIFICATION STATEMENT:** Statement of justification for the Special Use/Public Hearing as required by Title 17. Any person seeking issuance of a Master Plan Amendment shall file a request and shall present evidence to the Planning Commission as defined by all the following:
- a. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and
 - b. That the use of the property owner for such purposes will not result in material damage or prejudice to other property in the vicinity, and
 - c. That all owners of real property within 300 feet OR the 30 closest of the exterior limits of the property involved, as shown of the latest Assessor's ownership maps, have been enclosed or listed on page 5 of this document so that they may be notified of the intended use of such property and proposed construction of alteration of any building.

Storey County
MASTER PLAN AMENDMENT APPLICATION INCLUSIONS

NRS 278.160 Subject matter of master plan.

1. Except as otherwise provided in subsection 4 of NRS 278.150 and subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:

(a) **Community design.** Standards and principles governing the subdivision of land and suggestive patterns for community design and development.

(b) **Conservation plan.** For the conservation, development and utilization of natural resources, including, without limitation, water and its hydraulic force, underground water, water supply, solar or wind energy, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.

(c) **Economic plan.** Showing recommended schedules for the allocation and expenditure of public money in order to provide for the economical and timely execution of the various components of the plan.

(d) **Historical properties preservation plan.** An inventory of significant historical, archaeological and architectural properties as defined by a city, county or region, and a statement of methods to encourage the preservation of those properties.

(e) **Housing plan.** The housing plan must include, without limitation:

(1) **An inventory of housing conditions, needs and plans and procedures for improving housing standards and for providing adequate housing.**

(2) **An inventory of affordable housing in the community.**

(3) **An analysis of the demographic characteristics of the community.**

(4) **A determination of the present and prospective need for affordable housing in the community.**

(5) **An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.**

(6) **An analysis of the characteristics of the land that is the most appropriate for the construction of affordable housing.**

(7) **An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.**

(8) **A plan for maintaining and developing affordable housing to meet the housing needs of the community.**

(f) **Land use plan.** An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan:

(1) **Must address, if applicable, mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts.**

(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.

(g) **Population plan.** An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.

(h) **Public buildings.** Showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.

(i) **Public services and facilities.** Showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefor, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145.

(j) **Recreation plan.** Showing a comprehensive system of recreation areas, including, without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds and other recreation areas, including, when practicable, the locations and proposed development thereof.

(k) **Rural neighborhoods preservation plan.** In any county whose population is 400,000 or more, showing general plans to preserve the character and density of rural neighborhoods.

(l) **Safety plan.** In any county whose population is 400,000 or more, identifying potential types of natural and man-made hazards, including, without limitation, hazards from floods, landslides or fires, or resulting from the manufacture, storage, transfer or use of bulk quantities of hazardous materials. The plan may set forth policies for avoiding or minimizing the risks from those hazards.

(m) **School facilities plan.** Showing the general locations of current and future school facilities based upon information furnished by the appropriate local school district.

(n) **Seismic safety plan.** Consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking or to ground failures.

(o) **Solid waste disposal plan.** Showing general plans for the disposal of solid waste.

(p) **Streets and highways plan.** Showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof; building line setbacks; and a system of naming or numbering streets and numbering houses, with recommendations concerning proposed changes.

(q) **Transit plan.** Showing a proposed multimodal system of transit lines, including mass transit, streetcar, motorcoach and trolley coach lines, paths for bicycles and pedestrians, satellite parking and related facilities.

(r) **Transportation plan.** Showing a comprehensive transportation system, including, without limitation, locations of rights-of-way, terminals, viaducts and grade separations. The plan may also include port, harbor, aviation and related facilities.

2. The commission may prepare and adopt, as part of the master plan, other and additional plans and reports dealing with such other subjects as may in its judgment relate to the physical development of the city, county or region, and nothing contained in NRS 278.010 to 278.630, inclusive, prohibits the preparation and adoption of any such subject as a part of the master plan.

[Part 8:110:1941; A. 1947, 834; 1943 NCL § 5063.07]—(NRS A 1973, 141, 1242, 1825; 1989, 149; 1991, 954, 1402; 1995, 2226; 1997, 3249; 1999, 2471, 3367; 2001, 742, 1680; 2005, 1589, 1820)

NRS 278.210 Adoption of master plan and amendments by commission: Notice; hearing; neighborhood meeting; resolution; frequency of certain amendments; attested copies; certification by electronic means.

1. Before adopting the master plan or any part of it in accordance with NRS 278.170, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time and place of which must be given at least by one publication in a newspaper of general circulation in the city or county, or in the case of a regional planning commission, by one publication in a newspaper in each county within the regional district, at least 10 days before the day of the hearing.

2. Before a public hearing may be held pursuant to subsection 1 in a county whose population is 100,000 or more on an amendment to a master plan, including, without limitation, a gaming enterprise district, if applicable, the person who requested the proposed amendment must hold a neighborhood meeting to provide an explanation of the proposed amendment. Notice of such a meeting must be given by the person requesting the proposed amendment to:

(a) Each owner, as listed on the county assessor's records, of real property located within a radius of 750 feet of the area to which the proposed amendment pertains;

(b) The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the area to which the proposed amendment pertains, to the extent this notice does not duplicate the notice given pursuant to paragraph (a); and

(c) Each tenant of a mobile home park if that park is located within a radius of 750 feet of the area to which the proposed amendment pertains.

→ The notice must be sent by mail at least 10 days before the neighborhood meeting and include the date, time, place and purpose of the neighborhood meeting.

3. Except as otherwise provided in NRS 278.225, the adoption of the master plan, or of any amendment, extension or addition thereof, must be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission. The resolution must refer expressly to the maps, descriptive matter and other matter intended by the commission to constitute the plan or any amendment, addition or extension thereof, and the action taken must be recorded on the map and plan and descriptive matter by the identifying signatures of the secretary and chairman of the commission.

4. Except as otherwise provided in NRS 278.225, no plan or map, hereafter, may have indicated thereon that it is a part of the master plan until it has been adopted as part of the master plan by the commission as herein provided for the adoption thereof, whenever changed conditions or further studies by the commission require such amendments, extension or addition.

5. Except as otherwise provided in this subsection, the commission shall not amend the land use plan of the master plan set forth in paragraph (f) of subsection 1 of NRS 278.160, or any portion of such a land use plan, more than four times in a calendar year. The provisions of this subsection do not apply to:

(a) A change in the land use designated for a particular area if the change does not affect more than 25 percent of the area; or

(b) A minor amendment adopted pursuant to NRS 278.225.

6. An attested copy of any part, amendment, extension of or addition to the master plan adopted by the planning commission of any city, county or region in accordance with NRS 278.170 must be certified to the governing body of the city, county or region. The governing body of the city, county or region may authorize such certification by electronic means.

7. An attested copy of any part, amendment, extension of or addition to the master plan adopted by any regional planning commission must be certified to the county planning commission and to the board of county commissioners of each county within the regional district. The county planning commission and board of county commissioners may authorize such certification by electronic means.

[10:110:1941; 1931 NCL § 5063.09]—(NRS A 2001, 1682, 2805, 2816; 2005, 185, 1591)

NRS 278.220 Adoption of master plan by governing body: Notice; hearing; procedure for changes in plan. Except as otherwise provided in subsection 4 of NRS 278.150 and NRS 278.225:

1. Upon receipt of a certified copy of the master plan, or of any part thereof, as adopted by the planning commission, the governing body may adopt such parts thereof as may practicably be applied to the development of the city, county or region for a reasonable period of time next ensuing.

2. The parts must thereupon be endorsed and certified as master plans thus adopted for the territory covered, and are hereby declared to be established to conserve and promote the public health, safety and general welfare.

3. Before adopting any plan or part thereof, the governing body shall hold at least one public hearing thereon, notice of the time and place of which must be published at least once in a newspaper of general circulation in the city or counties at least 10 days before the day of hearing.

4. No change in or addition to the master plan or any part thereof, as adopted by the planning commission, may be made by the governing body in adopting the same until the proposed change or addition has been referred to the planning commission for a report thereon and an attested copy of the report has been filed with the governing body. Failure of the planning commission so to report within 40 days, or such longer period as may be designated by the governing body, after such reference shall be deemed to be approval of the proposed change or addition.

[Part 11:110:1941; A 1947, 834; 1943 NCL § 5063.10]—(NRS A 2001, 1683; 2005, 186)

EXHIBIT A
LEGAL DESCRIPTION

All that certain real property situate in the County of Storey, State of Nevada, described as follows:

PARCEL 1:

Sections 31 and 32, Township 19 North, Range 22 East, M.D.B.&M., Sections 4, 5, 6, 7, 8, 9, 16, 17 & 18, Township 18 North, Range 22 East, M.D.B.&M.

PARCEL 2:

Easements 60 feet wide across Sections 20, 21, 22, 23, 25, 26, 27, 35 & 36, in Township 19 North, Range 21 East and Section 1 in Township 18 North, Range 21 East for purposes of ingress and egress of pedestrians and vehicles and for the installation, maintenance and repair of any and all utilities necessary to the full use and enjoyment of Parcel 1, as granted in document recorded November 10, 1988, in Book 67, Page 248, as Document No. 62530; July 11, 1989, in Book 71, Page 490, as Document No. 63629 which document was also recorded October 4, 1989 in Book 73, Page 320, as Document 64112, and as amended by document recorded September 5, 1990, in Book 80, Page 220, as Document No. 66297, all of Official Records of Storey County, State of Nevada.

APN's: 4-151-06 and 4-201-05 – 6,800 ACRES

PARCEL 3:

Parcel 2 of Parcel Map No. 105960 for Storey County Properties, LLC, according to the Map thereof, filed in the office of the County Recorder of Storey County, State of Nevada on February 9, 2007, as Document No. 105960.

(originally being a portion of APN's 4-131-06 and 4-211-02 and now known as 4-211-06) – 1,800 ACRES

Virginia Highlands LLC
7690 Town Square Way
Reno, NV 89523
775-323-1405

FIRST INDEPENDENT BANK OF NEVADA
PO Box 11100
Reno, NV 89510
94-206/1212

2641

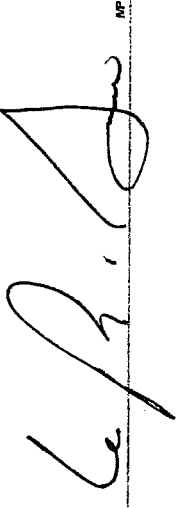
2/26/2007

PAY TO THE ORDER OF Storey County Building & Planning

\$**1,000.00

One Thousand and 00/100***** DOLLARS

Storey County Building & Planning
110 Toll Road-Gold Hill Divide
PO Box 526
Virginia City, NV 89440



MEMO Master Plan Amendment

⑆002641⑆ ⑆121202062⑆ 013015888⑆

Virginia Highlands, LLC

Storey County Building & Planning

2641

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/26/2007	Bill		1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

FIB Checking Account Master Plan Amendment

1,000.00

17-200 212	100000		9751	12/6/07	Virginia Highlands LLC	Master Plan Amendment	<i>[Signature]</i>
BANK TRANSIT NUMBER	\$ CHECKS	\$ CASH	R	DATE	NAME	DESCRIPTION	RECEIVED BY

IF **ENCIRCLED**
INDICATES CASH
RETURNED FOR
ADJUSTMENT TO
NET AMOUNT OF
ACTUAL PAYMENT

09751

↑
INVALID
WITHOUT
SIGNATURE

STOREY COUNTY BUILDING DEPARTMENT

P.O. BOX 526
VIRGINIA CITY, NEVADA 89440
TELEPHONE: 702-847-0966

RETAIN THIS RECEIPT
FOR YOUR RECORDS

[Signature]

SIGNATURE

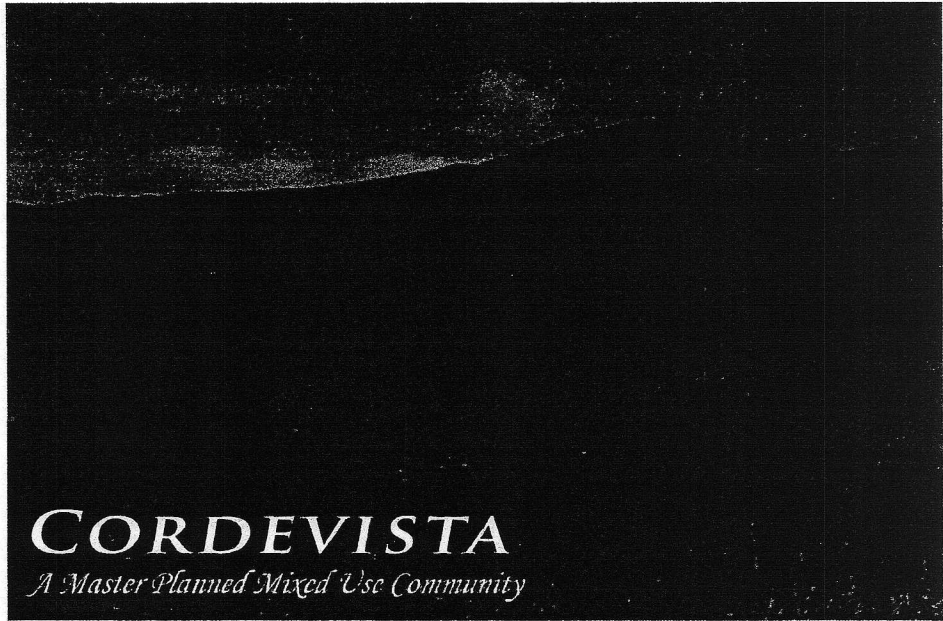
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Project Background

Project Location
Justification Statement

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Community Design
Conservation Plan
Economic Plan
Historical Properties Preservation Plan
Housing Plan
Land Use Plan
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Public Services and Facilities
Recreation Plan
Rural Neighborhoods Preservation Plan
Safety Plan
School Facilities Plan
Seismic Safety Plan
Solid Waste Disposal Plan
Streets and Highways Plan
Transit Plan
Transportation Plan

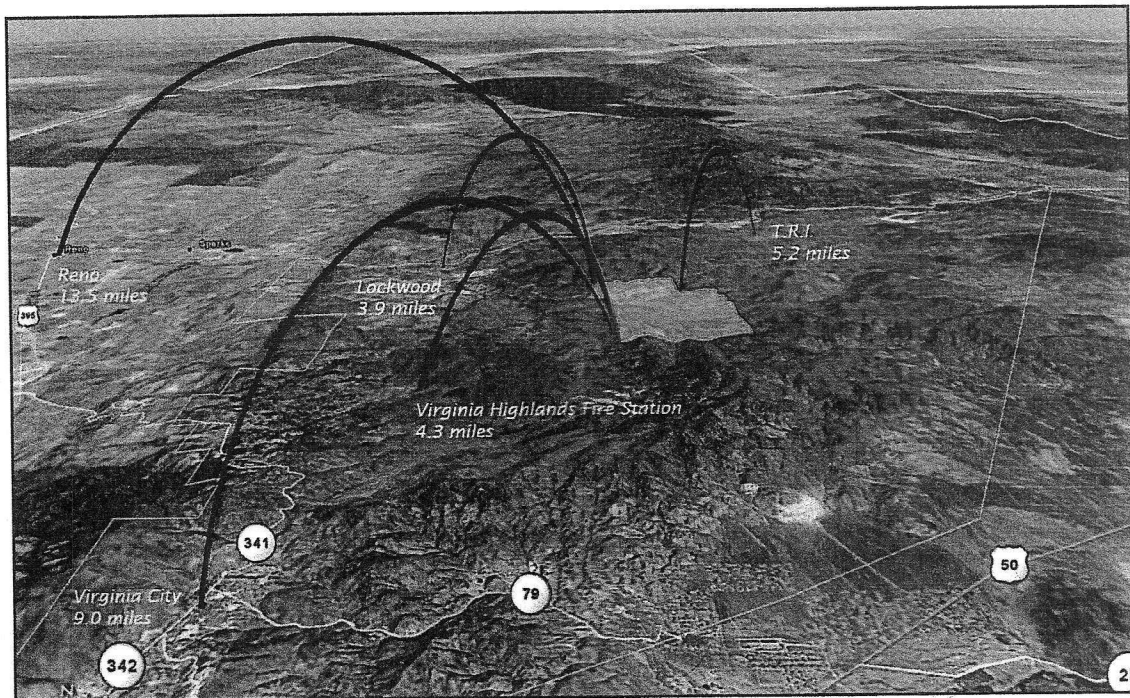


Master Plan Amendment Application

Project Background

Project Location

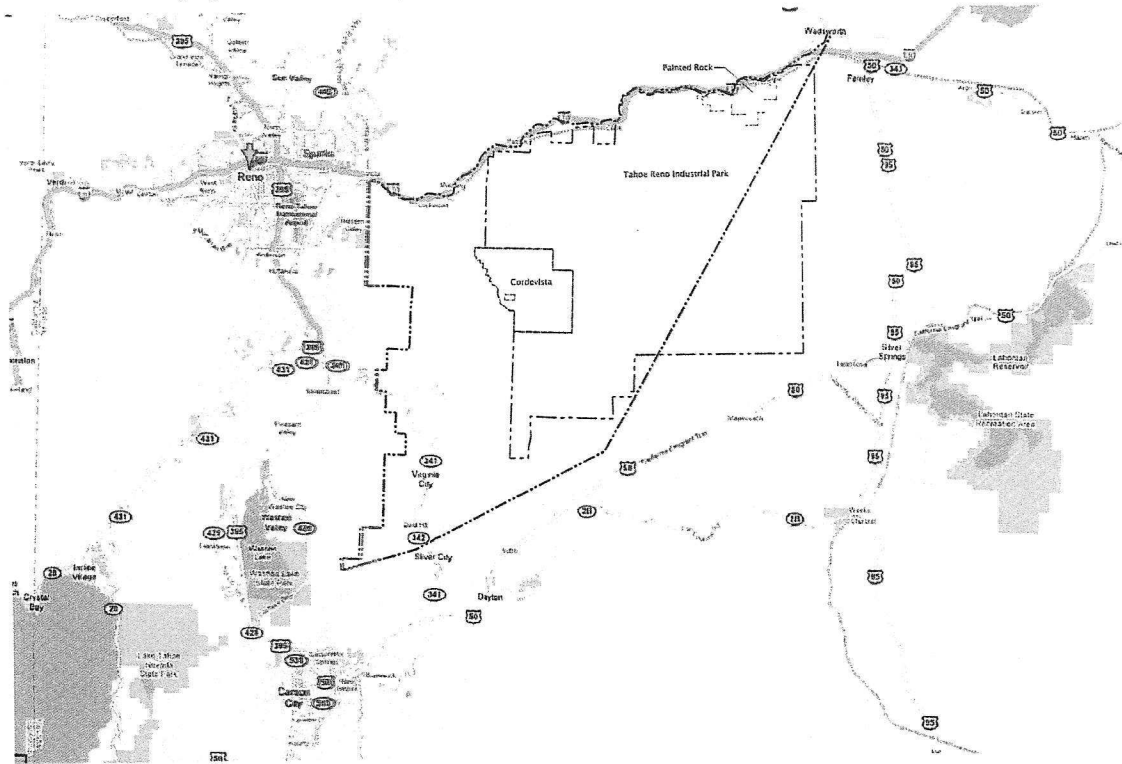
Cordevista is located in a secluded valley within the Virginia Range adjacent to Long Valley Creek in Storey County, Nevada. The project area consists of approximately 8,600 acres. It is encompassed to the North, East, and South by the Tahoe-Reno Industrial Center (TRI). It is 3.9 miles from Lockwood, 4.3 miles from Virginia Highlands fire house, and 5.2 miles from TRI currently built facilities. The land to the West is privately owned by Storey County Properties Partnership. Cordevista is isolated and will have no impact on any existing communities.



Justification Statement

For the past two decades the project site was considered isolated enough from other residential areas in Storey County that the County created a Special Industrial (IS) zone classification for the property. This zone designation allows ammunition manufacture, testing and storage, chemical manufacture, testing and storage, airbag and other passive restraint system manufacture, testing and storage, explosive, propellant, and pyrotechnic manufacture, testing and storage, ignitors and ignition systems manufacture, testing and storage, etc... In essence the zone designation allows hazardous uses to occur in an isolated location. The TRW Company's operation, which manufactured explosive modules for automobile air bags, took advantage of the zoning and occupied the site for several years. That operation no longer exists and a change in ownership coupled with a dramatic shift in County land uses has produced a situation where a change in land use on this site makes sense.

In July 1999 the Tahoe Reno Industrial Center (TRI) obtained the required zoning from Storey County to allow heavy industrial development to occur on their 102,000 acre site. Storey County and this project are effectively in the heart of all of Northern Nevada.



In February of 2000 the Development Agreement was approved granting entitlement from the County to begin developing the first phase of the six phase project. Each phase will contain approximately 5,000 acres of heavy industrial and manufacturing use and produce approximately 100,000,000 square feet of buildings, creating an estimated 30,000 to 35,000 jobs per phase. When the sixth and final phase of the TRI project is complete there will be approximately 600,000,000 square feet of building for a projected 180,000 to 210,000 employees on the 30,000 acre site. The success of TRI is evidenced by the rapid absorption of the first phase. To date, the County has received applications that will in essence complete sales of phase one in 7 years; 13 years ahead of schedule. Currently, as of February 2007, 6,000,000 square feet of buildings are in the Storey County Building department for building permit approval which will produce an anticipated 8,000 new jobs by December 2008. The existence of TRI changes the land use potential of the Cordevista site as there is a great need in Storey County to provide mixed uses of office, retail, and housing for the current and future employees that will work within TRI and the County. The surrounding Counties have discussed and are requesting that Storey County deliver a balance of office, retail, and housing for all the growth in TRI.

The vision for this project is to create a self sustaining mixed use development that will assist Storey County in maintaining a balance between the rapid growth in employment and the need for office, retail, housing, and amenities. This community will supply commercial/retail, civic, parks, trails, and other land uses for its residences. It will provide essential utilities and services

including water, power, & sewer, and will not rely upon existing Storey County developments for these resources.

No roads will be built to Virginia Highlands or Lockwood. The primary road will be a newly developed road to TRI. The existing dirt road to Lockwood will be gated and used only for emergency access only. There is potential for two new alternate roads from the project site. One road may head West towards Reno and the other may head North to the Mustang Exit area. It is important to understand that neither of these roads will connect to Virginia Highlands or Lockwood or produce traffic that will affect the traffic volumes within existing Virginia Highlands, Virginia City, and Lockwood neighborhoods.

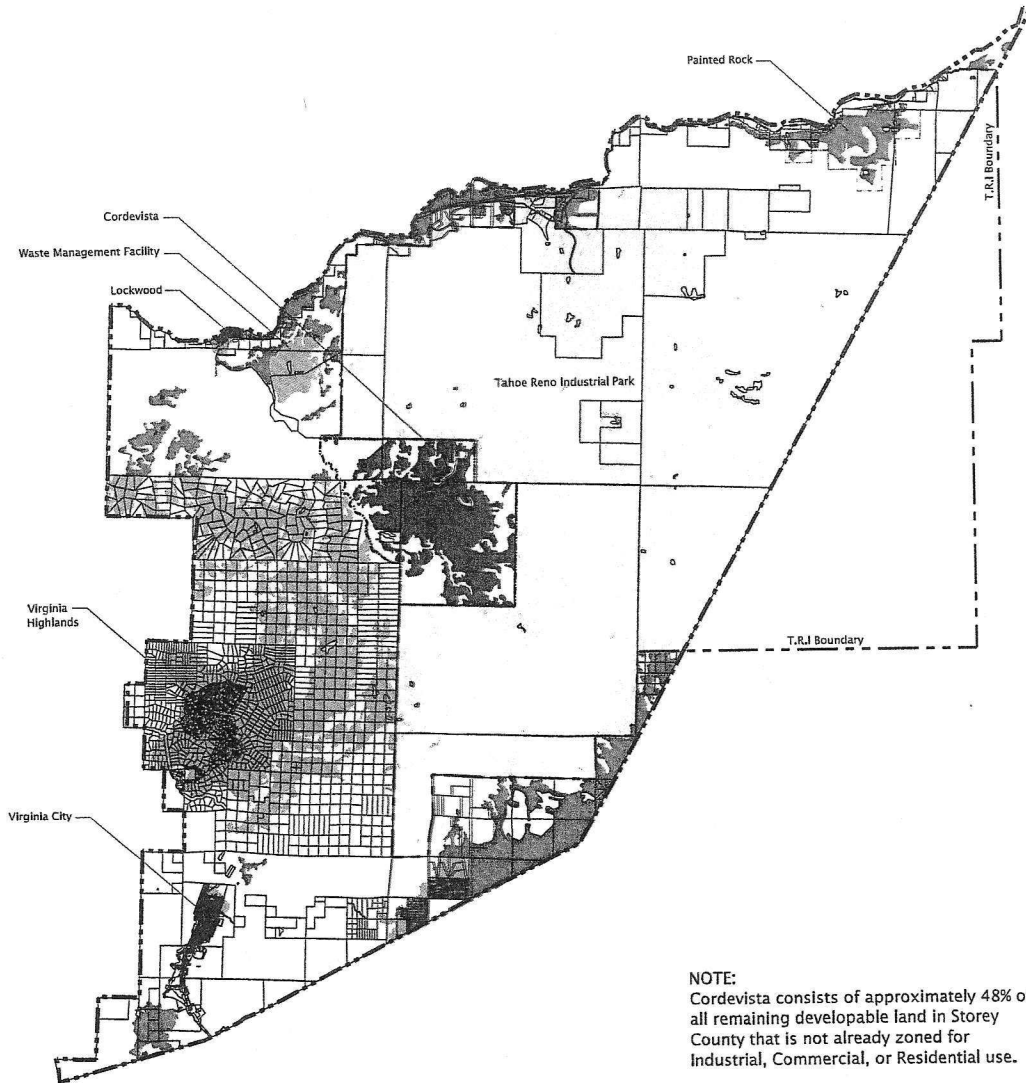
Water for this project will be imported from other sources and not from ground water basins from the Virginia Highlands or Lockwood areas. The ground water supply for existing Storey County residents will not be affected in any negative way as a result of this project. In fact, with current development technology and storage techniques, this project may present an opportunity to improve the amount of available water for existing residents through ground water storage and recharge practices.

All environmental and cultural studies conducted on the 6,800 acres of property are complete. However, these studies have now been expanded to include the newly purchased portion of land (approximately 1,800 acres). All studies for the entire property will be complete at the time of PUD or Development Agreement submittal.

Application Inclusions

Community Design

Storey County has very few tracts of land within the entire County that are developable. This project represents 48% of all remaining developable land in the County that is not already zoned for industrial, commercial, or residential use.



Legend

	Storey County	Est. 169,300 Acres
	T.R.J. Area (includes Painted Rock area and T.R.J. Property inside Lyon County)	102,000 Acres
	Properties that have been Developed, Planned, or Lotted	18,673 Acres
	Remaining Developable Land in Storey County	11,244 Acres
	Cordevista Project/Site	5,394 Acres

It is envisioned that this project will be a mixed use master-planned community that will assist Storey County in meeting its current and future office, retail, and housing needs. The project will include a wide range of product types and will include the non-residential uses and amenities required to support a diverse population. The 8,600 acre project will be a low intensity development that will range between 1.0 to 2.0 dwelling units per gross acre. The community design will be based upon sound environmental principles that respect existing natural features and will not only preserve the historic archeological resources found in the area but make them accessible for all to enjoy. The design will emphasize sensitivity to the land and will cluster development in flat areas, avoiding steep slopes and natural drainage corridors. Trails and linear parks will be placed within the drainage corridors, linking larger parks to steep slopes, thus creating a complex open space and recreation network. More than 40% of the project will be preserved in open space. Commercial centers will be strategically located to provide convenient access to all owners and guests. Schools, parks, and other community amenities will be placed throughout the community to maximize walkability and reduce dependence upon automobile use.

Conservation Plan

In keeping with the vision and sense of place of this project all development will occur on natural slopes 18% or less. All major drainage ways will be preserved. All petroglyph areas will be protected. Views into and out of the property will be analyzed to ensure that this development does not compromise visual quality for any other community. "Dark Skies" designs will be used throughout the community to minimize any visual impacts in the evenings and maintain the "Dark Country Night Feel". All environmental and wildlife studies of the site have been completed and show that no endangered or protected species live within the project area. Careful design will ensure drainage corridors and other open space/natural areas are well connected in order to maintain possible habitat/wildlife corridors for horses, migratory birds, and other animals.

Slope

Using U.S. Geological Survey (USGS) information a slope map for the project area and the entire county was created. These maps illustrate buildable areas within Storey County that are less than 18% slope. This project is located in one of the few large open developable areas within Storey County. It contains approximately 5,394 acres that are less than 18% slope. All slopes equal to or greater than 18% will be preserved. Conserving these open space areas (approximately 3,206 acres) will ensure safe development as well as provide unobstructed vistas, wildlife habitat, and vast amounts of open space.

Drainage

The preserved drainage corridors within the project boundary reflect the 100 year storm event flood plain as determined by the Federal Emergency Management Agency (FEMA). The pre-development peak flow of the Cordevista site and the upstream contributing area is 15,162 cfs. The net increase of post-development peak flow is estimated at 1,313 cfs. This peak flow increase would require 506 acre-feet to be detained on site (Resource Concepts, Inc., Jan 2007). It is the intention of Cordevista to reduce the impact to downstream areas by retaining and detaining storm water in amounts greater than that required in order to help prevent flooding in the Lockwood Community. Preliminary hydrology studies show that approximately 10,000 cfs of the 16,536 cfs that comes through Lockwood during floods could be detained/retained within Cordevista and stop all flooding in Lockwood.

Rock Outcroppings

The rock outcroppings within the project boundary have been quantified and compiled by cultural and environmental studies. Further mapping of the site will further pinpoint the locations of these outcroppings. Preserving and incorporating the rock outcroppings into the design of the community within parks and neighborhoods will be valuable in tying the natural land form and landscape into the design, while creating a unique character within the project that will provide wonderful open spaces and opportunities for walking paths.

Wildlife

The U.S. Fish and Wildlife Service list three federally protected species that are known to occur within Storey County. They include the Bald Eagle, Lahontan cutthroat trout, and the cui-ui fish. Studies indicate that the project area **does not** contain any habitat for these species; therefore, these species will not be affected by development within the project area. (Resource Concepts, Inc. July 2006)

The wild horses currently found within the project area and throughout all of Storey County are part of the state and federally protected Comstock Herd. If it becomes necessary to relocate these horses from all or part of the area, the Nevada Department of Agriculture must be contacted (Resource Concepts, Inc. July 2006). The horses have been managed within the project area for a significant time and further management or incorporation of these horses into areas of development will be addressed during the design phases. All options in accommodating these horses shall be further explored.

Buildable Area

The total developable or buildable area for this project is approximately 5,394 acres. This number is derived from subtracting the acreage for steep slopes, the preserved drainage corridors, petro-glyph sites, and other preserved/nonbuildable land.

Economic Plan

A detailed economic study of the site will be conducted during the PUD or Development Agreement phase of the project. This study will determine the sustainable quantity of office, retail, entertainment, jobs, housing, etc. that can be supported by TRI and the project itself.

It is not feasible at this early stage in the project to provide a meaningful economic plan. However, it is the intention of Cordevista to be responsible to fund, finance, and construct all of the roads and infrastructure. This infrastructure will then be deeded over to Storey County or a newly formed General Improvement District (G.I.D.) for maintenance and care.

Historical Properties Preservation Plan

No historical properties exist on the property. However, completed extensive cultural and historical studies (involving 8 people for 90 days examining every inch of land) have been conducted to understand the archaeological resources on site. (These extensive studies will be completed on the newly purchased 1,800 acres prior to the submission of the PUD or Development Agreement Application.) This full archaeological investigation has been conducted on the property by Dr.

Bob Kautz and his associates. Some archaeological sites have been identified and mapped. The significant sites will be protected and many artifacts are listed as moveable and will be consolidated into larger more significant protected areas (Proposed Protocols Related to Archaeological Resources Virginia Highlands LLC, Storey County, Nevada).

Housing Plan

A wide range of housing types and sizes are proposed within the project. Housing types may include but are not limited to the following:

- Estate Homes
- Larger lot Single Family Detached Homes
- Smaller lot Single Family Detached Homes
- Single Family Attached (Green Court, Row Housing, Condominiums, Townhomes)
- Mixed Use product (live above, etc.)

1. *Inventory of housing conditions:* No housing currently exists on the site.
2. *Inventory of affordable housing:* NA
3. *Analysis of demographic characteristics:* The demographic of this new community will be pleasantly diverse. This will be accomplished by providing housing for all levels of income as well as the necessary amenities for a self sustaining community.
4. *Present and prospective need for affordable housing:* The need for affordable housing will be addressed in this project. The need for all types of housing has increased dramatically due to the current and future job growth in Storey County.
5. *Analysis of any impediments to the development of affordable housing:* NA
6. *Analysis of the characteristics of the land:* Much of Storey County is located in rugged mountainous terrain that is not conducive to development. This project consists of one of just a few land masses within the County that will comfortably accommodate development. It is a great location for a mixed use master planned community because of its secluded mountain location.
7. *Analysis on the needs / methods for the construction of affordable housing:* To be determined.
8. *Plan for maintaining and developing affordable housing:* This community will be considered a G.I.D. and it will be funded and maintained accordingly.

Land Use Plan

The final land use plan, upon completion and submittal under a separate application for a PUD or a Development Agreement, will clearly illustrate all of the land uses with acreages and intended densities.

1. *Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts:* This is a master-planned community project with an element of mixed-use development.
2. *Acquisition and use of land that is under federal management:* NA

Population Plan

The estimated population for this project will range from 22,000 to 39,440 people depending on the approved land use plan. Based on the assumption of one job per household this population will provide housing for only as little as 5% (approximately) of the total jobs generated by TRI.

Public Buildings

This project will provide all public buildings such as governmental facilities, schools, etc. required to support the proposed population.

Public Services and Facilities

The majority of the public service and facility buildings will be financed through government assisted financing, third party financing, or developer generated fees for needed funds. The construction and design of these buildings will be consistent throughout the project. The quantity of public buildings, services, and other facilities is generated from the estimated population produced within the project area.

- Police and fire stations will be strategically located in the plan. Their location will be determined based upon 5 mile travel distance standards.
- Water storage facilities will be located based upon water pressure zone requirements to supply adequate pressures in compliance with IBC standards.
- Wastewater treatment facilities will be constructed to provide sewer treatment for the development.
- A solid waste disposal plan will be created.
- A variety of public/institutional uses will be included in the plan. These may include, but not be limited to schools, libraries, museums, churches, etc...
- Medical facilities will be included in the plan and scaled to provide for the needs of the proposed population.
- All other utilities will be provided by third parties or the developer.

Recreation Plan

Natural drainage ways and un-buildable open space areas will be protected in the plan. The recreation plan of developed amenities throughout the community will be coupled with the open space and drainage plans. Many trails, parks, and other recreation facilities (no buildings) will be located within the drainage corridors. In doing so the drainage ways can serve a dual purpose; to preserve the natural hydrological system and to provide recreational opportunities.

Much of the site (more than 40%) is being preserved in open space. This provides a unique opportunity to incorporate these areas into usable recreational areas. Uses such as a variety of trail types, parks, interpretive areas, recreation centers, educational gardens, etc. will create great opportunities for residents to enjoy the natural environment within their own community.

Rural Neighborhoods Preservation Plan

No rural neighborhoods exist on the project nor are there any within sight from the designated buildable areas on the site. No development will occur on ridge lines or slopes 18% or greater so as to protect the existing views from outside the project.

Safety Plan

Emergency access routes have been established for the project. The primary road will be a newly developed road to TRI. The existing dirt road to Lockwood will be gated and used only for emergency access. There is potential for two new alternate roads from the project site. One road may head West towards Reno and the other may head North to the Mustang Exit. It is important to understand that neither of these roads will connect to Virginia Highlands or Lockwood or produce traffic that will affect the traffic volumes within existing Virginia Highlands, Virginia City, and Lockwood neighborhoods.

School Facilities Plan

Elementary, Junior High, and High School generation factors and campus sizes will comply with Storey County standards. As the final land plan is created, a study will be performed to determine how many schools will be required.

Seismic Safety Plan

During development review, earthquake hazards will be taken into consideration and proper precautions will be followed to insure safe development. Fault lines as well as any other geological hazards located within the project will be mapped.

Solid Waste Disposal Plan

A solid waste disposal plan will be created based upon the population generated within this project and County requirements.

Streets and Highways Plan

The developer will work closely with Storey County to insure that the County's long term street and highway plans that are related to this project are implemented.

Transit Plan

We are unaware of any public transit within Storey County at this time. However, a bus system supplying an alternative mode of transportation for the County should be discussed during the PUD or Development Agreement Stage considering the potentially large number of trips going into TRI from areas of development.

Transportation Plan

Three access points have been established for the project. The primary point of access will be a newly developed road to TRI, located at the North East corner of the property. This access point has a direct connection to the USA Parkway within TRI and I-80. The existing dirt road to Lockwood will be gated and used only for emergency access only. The two alternative access points are new alternate roads from the project site. One road may head West towards Reno and the other may head North to the Mustang Exit. It is important to understand that neither of these roads will connect to Virginia Highlands or Lockwood or produce traffic that will affect the traffic volumes within existing Virginia Highlands, Virginia City, and Lockwood neighborhoods.