

Storey County Master Plan

Adopted: December 20, 1994

Cordevista

A Master Planned Mixed Use Community

Statement of Master Plan compliance

1.2 Land Use Master Plan Development

"A Master Plan is not a zoning ordinance. It carries no penalties under the law, rather it is a guide to development. It sets forth a view of the future, a direction for development growth and a guide for community action."

"to define geographic growth areas, and to direct growth in all parts of the county"

Master Plan Development

Cordevista is consistent with the goals and objectives of the Storey County Master Plan. Usage of the word "growth" indicates that the Master Plan is based upon the assumption that growth and change will occur. The objective of the Master Plan is to define and direct where that growth should occur. Cordevista is consistent with the goals and objectives of the Storey County Master Plan. Commercial and residential development should be near the areas where jobs/employment occurs. Cordevista and TRI are adjacent to each other and provide a necessary jobs/housing balance.

Chapter 8 - Cultural Resources

Goal 3: "Protect the petroglyphs from vandalism"

Cultural Resources

Cordevista has pledged to assist the county in its effort to protect the petroglyphs from vandalism. The developer has spent 4 months documenting all cultural resources in the area. A strategic plan to protect the major petroglyphs sites as a national treasure will accompany the PUD submittal. Cordevista is currently discussing the possibility of additional land donations, as well as a strategy to protect the county owned and other significant petroglyphs sites within Cordevista.

Chapter 9 - Land Use

Goal 3: "Provide for the orderly development of the largest undeveloped area in the county North and East of Virginia City and the South of the Truckee River."

Goal 3.1: "Working with regional economic development authorities, private land owners and state government agencies, initiate a study of the resources of this area and its potential for residential, industrial, recreational or other types of development."

Land Use

Cordevista is located within the area identified in the Master Plan as having future development potential. The land uses described in the Cordevista application are consistent with the Storey County Master Plan. Due to the terrain and topography of Storey County there remains only a few areas that are developable. Cordevista land contains 48%+/- of all the remaining developable land (slopes less than 18%) in all of Storey County. Cordevista fulfills the residential component of Goal 3.1 of the Master Plan.

4.3 Growth Prospects

"Industrial growth along Highway 50 and Interstate 80, and in-migration from Washoe County, Carson City, and the State of California could increase the rate of population growth over the forecasts prepared by the State Demographer."

Growth

This statement anticipates the direct correlation between industrial development (TRI) and population growth. The Storey County Master Plan recognizes the need to establish a responsible jobs/housing balance. Significant industrial development has occurred within TRI and Storey County, therefore population increase is eminent. Cordevista is supplementary and complimentary of the county's decision to increase industrial development.

4.5 Land Inventory

"there is a large amount of land in the North-Central section of the county which is in private ownership and has considerable development potential."

Land

Cordevista is "THE" large amount of land in the North-Central section of the county which is in private ownership and has considerable development potential. Cordevista land contains 48%+/- of all remaining developable land in all of Storey County.

9.1 Existing Land Uses and Community Design

9.1.5 The Great Interior: "To the southwest of Lockwood (between Lockwood and Hidden Valley on the east side of Truckee Meadows) is an area of rolling hills which could be residentially developed in the future. Access from Largomarsino Canyon would need to be provided and any planned projects would probably require the importation of water. While development in this area is probably beyond the time frame of the present plan, county officials should be aware of the area's developmental potential."

Land Uses and Community Design

Cordevista is consistent with Master Plan design objectives for the Great Interior regarding residential development, improved access and the importation of water.