

Current Zoning vs Proposed Zoning



Current Special Industrial Zoning — (vs) — 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.