

**From:** "James Hoeft" <interim@magiteklltd.com>  
**Date:** Mon, 2/28/2011 8:55:01 PM  
**To:** "planning"  
**Cc:** "vc1ranch" <xxx1@yyy.zzz>; <xxx2@yyy.zzz>; "Ron Carrete"  
<xxx3@yyy.zzz>; <xxx4@yyy.zzz>  
**Subject:** SUP 2011-010

Storey County Planning Commissioners:

The Highland Ranches Property Owners Association (HRPOA) Board of Directors, at its last general meeting, was requested to submit an opinion to be considered by the Storey County Planning Commission at its hearing regarding the proposed Special Use Permit (SUP) 2011-010, by Thomas Taormina for the erection of antennas. The HRPOA board objects to the County granting the SUP at all; however, if the two proposed motions are the only options, we strongly object to Proposed Motion B.

The Board is also curious why only four existing towers are applicable to the SUP when Figure 4 of the staff report clearly indicates five towers above 45 feet. If Proposed Motion A is accepted, the Board requests that only two of the existing five towers be allowed to remain.

The current, and past, HRPOA Covenants, Conditions, and Restrictions (CC&Rs), require approval of all plans prior to the issuance of any building permits.

Although the Storey County Building Department is not bound by this, the property owner is; and in the past the Building Department has cooperated with the HRPOA in this regard. No plans have been submitted to the HRPOA for approval for any of the towers constructed, nor for the proposed towers.

The Board requests that all liens against the property be satisfied prior to granting the SUP.

Sincerely,

James Hoeft  
President  
HRPOA Board of Directors