

Reply Exhibit 2

Reply Exhibit 2

Reply Exhibit 2

Storey County
110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City, NV 89440



Community Development
planning@storeycounty.org
(775) 847-0966 ~ Fax (775) 847-0935

July 27, 2010

Re: Variance for height limitation of communications tower

Dear Mr. Taormina:

Thank you for your recent submittal to request a Storey County Development Application (enclosed) for a Variance to maintain a radio communications tower(s) beyond the height limitation set forth by Chapter 17.12.044 of the County Code (enclosed).

Pursuant to the Code, "Radio, television, and other communications masts may extend not more than forty-five (45) feet above grade level, provided that the same may be safely erected and maintained at such a height in view of surrounding conditions and circumstances".

A Variance to said height limitation in accordance with Chapter 17.60 of the Code (enclosed) may be issued by the Board of Storey County Commissioners, with a recommendation by the Planning Commission, when there are no findings of substantial detriment to the public good or impairment of the intent and purpose of any ordinance or resolution under such conditions as the board may deem necessary to assure that the general purpose and intent of this ordinance will be observed, public safety, and welfare secured and substantial justice done.

Storey County fully intends to provide equitable treatment and full "due process" rights to its citizens. With that regard, we are pleased to provide you the required application for your requested Variance. Once the completed application has been received by the Storey County Community Development Department, staff will review its contents and present a motion to the Planning Commission based on findings related to the proposal. During that time, you will be informed of the public hearing process which will follow.

Please do not hesitate to contact me anytime if you have further questions or concerns.

Very sincerely,

Austin Osborne
Senior Planner, Storey County

Enclosures: (1) Storey County Codes 17.12.044 and 17.60; and (B) Development Application