

Storey County Community Development Department

Planning Division

Austin Osborne, Senior Planner
 110 Toll Road ~ Gold Hill Divide
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| DATE | EXHIBIT | EVENT | OUTCOME |
|----------|---------|---|---|
| 5/1997 | n/a | Taormina purchased residence at Highland Ranches | |
| 10/1997 | n/a | Taormina installed first tower at 70' | Currently Labeled Tower #1 in SUP Application No. 2011-010. |
| 6/1998 | n/a | Taormina installed second tower at 50' | Currently Labeled Tower #2 in SUP Application 2011-010. |
| 6/1999 | n/a | Title 17 of Storey County Code adopted by Board of Commissioners including special use permit requirement for towers exceeding 45' | |
| 7/1999 | A | Taormina installed third tower at 32' | Building Permit No. 8416 issued |
| 11/2000 | A-1 | Taormina submitted letter to Storey County Building Department providing FCC PRB1 ruling. Asked if there was any further action necessary. | Never received a response to this letter. |
| 9/2003 | B | Taormina installed tower at 40' | Building Permit #8317 issued |
| 7/2007 | C | Taormina installed tower number 6 at 110' | Currently Labeled Tower #3 in SUP Application No. 2011-010 |
| 9/2007 | C | Taormina installed tower number 8 at 140' | Currently Labeled Tower #4 in SUP Application No. 2011-010 |
| 9/2007 | C | Taormina raised tower from 50' to 85' | Currently Labeled Tower #2 in SUP Application No. 2011-010 |
| 5/2008 | n/a | Two monopoles purchased and offloaded at bottom of driveway in view of Panamint Road | Remained at location until moved to location near residence |
| 6/2008 | C | Wet-stamped PE from Artisan Engineering submitted | Building Permit No. 8354 issued |
| 6/2008 | C | Taormina began foundation work for both monopole structures | Building Permit No. 8354 issued |
| 6/2008 | D | Received letter from Howard Depew of HROPA stating they had no jurisdiction over size or quantity of towers on parcels | Forwarded to SCBD |
| 7/2008 | E | Memorandum from DDA Laura Grant to Dean Haymore stating that Title 17 restricts height of towers to 45' | |
| 7/2008 | n/a | Taormina received permission from Inspector Shannon Gardner to pour new bases and guy anchors for existing towers that had been encroaching | Continued foundation construction for monopole tower structures |
| 7/2008 | E | Dean Haymore received letter from DDA Laura Grant stating that Storey County Code 17.12.044 is "waived" by issuance of Building Permits | Based on opinion from the DA's Office, Haymore allowed Taormina to move forward with installation of project. |
| 7/2008 | F | Dean Haymore inspected foundation work for monopole structures | Signed off inspection report but added "variance required" for towers exceeding 45' |
| ((2008)) | n/a | Dean Haymore requested legal opinion from District Attorney Harold Swafford. | Direction given to Haymore to allow tower construction |
| 7/2008 | G | Stop-Work-Order issued by Dean Haymore for both monopole towers by Dean Haymore | Ordered to apply for "variance" for towers to exceed 45' height limitation |

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| 7/2008 | n/a | Taormina raised tower #1 from 70' to 140' | Completed before Stop-Work-Order |
| 7/2008 | H | Inspection performed by PE Larry Prater for conforming 32' and 40' towers | Letter submitted to SCBD |
| 7/2008 | I | Taormina applied for building permits for the two conforming towers below 45' | Date Stamped at SCBD |
| 8/2008 | J | Applied to SCBD for post-construction permit for Tower No. 1 (140') | Application not acted upon due to pending litigation |
| 8/2008 | J | Applied to SCBD for post-construction permit for Tower No. 2 (85') | Application not acted upon due to pending litigation |
| 8/2008 | J | Applied to SCBD for post-construction permit for Tower No. 4 (110') | Application not acted upon due to pending litigation |
| 8/2008 | J | Applied to SCBD for post-construction permit for Tower No. 6 (140') | Application not acted upon due to pending litigation |
| 8/2008 | K | Series of letters back and forth between Taormina attorneys and DDA Grant | Special Use Permit Required |
| 9/2008 | A | Building Permit No. 8416 Granted or Tower #3 at 32' | Towers in Compliance |
| 9/2008 | B | Building Permit No. 8417 Granted to Tower #5 at 40' | Towers in compliance |
| 9/2008 | L | Completion signed off by SCBD on Tower #3 at 32' | Passed, no more inspections needed |
| 9/2008 | M | Completion signed off by SCBD on Tower #3 at 40' | Passed, no more inspections needed |
| 9/2008 | E | Letter from DDA Grant requiring SUP for structures over 60' in length. | Stop work Order Issued |
| 11/2008 | N | Highlands Ranches resident Buddy Morton sends Dean Haymore and County Manager Pat Whitten Nuisance Complaint Stop-Work-Order | All work since Stop-Work-Order allowed by SCBD |
| 1/2009 | O | Taormina informed by Pat Whitten of upcoming nuisance hearing requested by Buddy Morton | |
| 10/2010 | See <i>Taormina v. Storey County</i> on file with SC. | Taormina filed suit against Storey County in Federal District Court | |
| 6/2010 | <i>Taormina v. Storey County</i> | Decision of Federal District Court | Taormina to return to county and allow it to administrate SUP provisions under Title 17 for towers exceeding 45' |
| 6/2010 | <i>Taormina v. Storey County</i> | Decision of Federal District Court | County ordinance are not preempted by FCC PRB-1 Ruling if provisions exist in county code for allowing towers over 45' per granting of SUP |
| 12/2010 | See SUP Application 2011-010 | Special Use Permit Application No. 2011-010 submitted to Community Development, Planning Division | Application accepted |
| 1/2011 | n/a | Austin Osborne requested clarification of issues for final staff report | Letter submitted Storey County Planning Division |
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| 3/2011 | See minutes of 3/2/11 PC meeting | SUP Application No. 2011-010 heard by Storey County Planning Commission | Commissioners voted to recommend approval of four existing lattice towers |
| 4/2011 | See Staff Report No. 2011-010 to Commission | Submitted supplemental report to Planning Division following the Planning Commission Meeting Minutes being ratified | Acknowledged our input |
| 5/2011 | See Staff Report No. 2011-010 to Commission | Staff Report for County Commissioners Published | Supplied addenda to Planning Division |
| 5/2011 | See minutes of 5/20/11 commission meeting | Questions from Board of Commissioners about issued building permits, pending building permits, and legal matters pertaining to amateur radio towers and systems | Haymore states that all permits applied for, but not granted pending the SUP outcome, but he has all data required to act |
| 5/2011 | See minutes of 5/20/11 commission meeting | Board of County Commissioners continue agenda item until county staff provide timeline of events and related documents | |
| 5/2011 | See minutes of 5/20/11 commission meeting | Requested timeline of events and related documents submitted to Storey County Clerk's and Commissioner's Office for commissioners' packets. | |
| 5/29/2011 | This report | Timeline developed with corresponding documents and submitted to Board of Commissioners | |

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