

Ray Robbins
PO BOX 508
Virginia City, NV 89440

Austin Osborne
Storey County Planning Department
P.O. Box 526
Virginia City, NV 89440

Dear Austin:

I am writing you to submit my comment for the record of the Virginia City Highlands Antenna Tower Hearing, tonight March 3, 2011.

My family and I reside in the 1 acre parcels here in the Highlands since 2000. My personal opinion on the matter of the antenna towers is the following:

I find them un-attractive and un-natural in surroundings; however I have not seen any irrefutable proof that their existence affects property values directly. I only drive by the installation when I enter or exit the Highlands. Also, I do not live directly in view of them either or quite honestly only notice them when I really look for their existence. In terms of Radio Frequency Interference, my household does not appear to be affected.

Moving forward, I ask that your decisions place great emphasis on consideration of the installations future with that of immediate bordering and visually impacted properties. My personal viewpoints are as follows:

1. The installation should be in compliance with any and all applicable codes, ordinances, and safety directives. This already may in place.
2. Any claims of RFI should be investigated and their source reconciled, eliminated, or attenuated. Not at the cost of the citizens of Storey County.
3. Any properties directly affected by improper/misplaced tie down installation should be rectified forthwith. Either the tie downs relocated, the property acquired by purchase from the tower owners/operators, or the tie downs removed from their installation.
4. An exit strategy and future expansion plans, as well as a maintenance agreement should be in place for the future of the antenna towers. If the owners either expire or sell the property, the future owners have an agreement to either maintain or remove the towers. I would hate to see the property and towers fall into disrepair or hazardous safety condition. This would also stop an unfair burden of the 10 acre association and its members to address this issue in the future.
5. I find the blinking/static tower lights on other installations highly un-attractive, disruptive, and possibly my biggest opposition to towers 200 ft and greater.

In addition to this, discussion has occurred that the 10 acres HOA is owed money for past litigation. If this is true, I ask that this matter be investigated and resolved by the parties involved. Please find this is merely my opinion and conditional support for this installation is tolerable at best. I am not pleased with the constant cry that this installation is a great benefit to emergency services, but conversely I cannot ignore the potential benefit at the time of need.

In the future, I ask that the Planning department include these types of installations, whether commercial or for hobby while planning the future development of Storey County. It is important to balance individual freedoms, plan compliance, safe installations, and ongoing maintenance for the future community members.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ray Robbins', written in a cursive style.

Ray Robbins-VCH Resident