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**Patrick J. Flanagan**

April 2, 2007

Storey County Planning Commission  
P.O. Box 526  
Virginia City, NV 89440

Re: 2007-049 Master Plan Amendment – Virginia Highlands, LLC  
2007-050 Zone Change – Virginia Highlands, LLC

**RECEIVED**

**APR 04 2007**

**STOREY COUNTY  
PLANNING**

Dear Gentlemen and Ladies:

Due to health conditions, I will not be able to attend the hearing on the above matters scheduled for April 5<sup>th</sup>. However, I do wish to express my full opposition to both of these proposals. I am a landowner in the Highlands and will be negatively affected by this project.

The proposal is not an appropriate use for this area and is not consistent with what was originally approved in the Master Plan. It still is not an appropriate use. When I bought property in this county, I depended upon the intent of the Master Plan and the need to preserve forestry and wild lands for the animal population that exists up here. I also bought based on the ability to see the stars at night without urban light pollution. The proposal is not consistent with these priorities. This project also will impact negatively my quality of life and should not seriously be considered.

In the event that you decide otherwise, I would expect that you protect my investment in Storey County and my belief in the Master Plan. In any approval, I would expect that you provide that the developer compensates all of us in the Highlands for the negative impacts the development will have upon our investments.

Such compensation that should be considered:

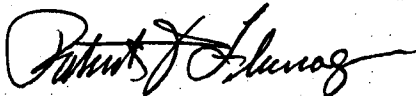
1. The development will be completely energy independent, i.e. using self contained solar or wind for sources of energy to support the development. This will keep energy costs and emergency costs down for the County. Any excess energy generated will be donated to the County to lower property taxes. All exterior lighting will be minimalized or eliminated if possible.
  2. The development will be water independent and not use any water supply that is adjacent to or affecting ground aquifers that the VC Highlands residents depend upon. In fact, the development must add to the existing water supply above and beyond the development's needs as a form of compensating negative impacts. All construction will be designed with gray water recapture systems.
  3. Sufficient areas must be preserved to protect wild-life migration and the petroglyphs; Special systems must be implemented to protect the petroglyphs from damage and to maintain them for the enjoyment of all. Special attention should be made for the wild horse population and their ability to graze.
  4. The developer must, at his expense, build the appropriate county support facilities for schools, fire and police, and include a trust fund for operating those facilities for an appropriate amount of time. The developer must guarantee to the County that property taxes will generate a 10% surplus to reduce all impacts to existing residents of Storey Co. in compensation for the negative impacts on these residents.
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5. The development must create a trust fund to be managed by the County to rectify any problems that result from the development in the above considerations. This is for the time when the developer is finished and leaves or goes out of business.

Thank you in advance for your consideration in this matter. I do not wish to see the development proceed due to these negative impacts upon my investment, but, if you do approve the development, I expect you to all make sure that I and others are sufficiently compensated for the negative impacts that the development will have upon our investments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patrick J. Flanagan".

Patrick J. Flanagan

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