

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: "West Zolezzi" Verizon Wireless			
Project Description: Verizon Wireless proposes a new 56' tall faux water tower within a 20' x 22' fenced lease space to include (4) sectors with (3) antenna per sector, total of 12-8' tall antennas, and (12) RRU units, co-location capability for (1) one additional carrier.			
Project Address: 2905 ARROWCREEK PARKWAY, RENO, NV 89511			
Project Area (acres or square feet): 440 s.f.			
Project Location (with point of reference to major cross streets AND area locator): Arrowcreek Golf maintenance building: Arrowcreek Pkwy between White Mountain and Alpine Frost Cts			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
152-021-03	149 ac.		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Friends of Arrowcreek		Name: Verizon Wireless c/o Epic Wireless	
Address: 2905 Arrowcreek Pkwy		Address: 650 S. Rock Blvd., #10	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-850-4471 ex 205 Fax:		Phone: Fax:	
Email:		Email: buzz.lynn@epicwireless.net	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Peterson		Contact Person: Buzz Lynn	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Verizon Wireless c/o Epic Wireless		Name: N/A	
Address: 650 S. Rock Blvd., #10		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775-852-5367 Fax:		Phone: Fax:	
Email: buzz.lynn@epicwireless.net		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Buzz Lynn		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Friends of Arrowcreek

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, _____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 152-021-03

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Wireless Cellular Communications Facility
Verizon Wireless proposes a new 56' tall faux water tower within a 20' x 22' fenced lease space to include (4) sectors with (12) 8' tall antennas per sector, (12) RRU units, and outdoor cabinets.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

East end of metal warehouse/maintenance building off Arrowcreek Pkwy and associated surrounding 10' berms provide screening for all but the top of the water tank.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Power and Telephone will be required to be brought to the Premises from POC on Arrowcreek Pkwy approximately 200' to the east end of the maintenance building on the parcel. A new 56' faux water tower will be constructed along with outdoor cabinets. Total construction should take 6-8 weeks.

4. What is the intended phasing schedule for the construction and completion of the project?

Single phase construction lasting 6-8 weeks

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The existing site is relatively removed from adjacent development and is located on a hilltop. Both characteristics are beneficial for Verizon Wireless to offer better coverage for customers while the 10' dirt berm, associated trees on top of the berm and the existing building limits visual impact to surrounding neighbors.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

Verizon Wireless will be benefiting the surrounding community by offering better cell phone coverage, capacity, and higher data speeds. Enhanced wireless coverage is not only beneficial for the safety of individuals more reliant on cell phones but also promotes economic development through enhanced wireless services provided to local businesses and work-from-home residents.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Faux water tank hides all antennas and provides an aesthetic design. Installation is already partially-hidden from any public view because of the existing berms, trees, and maintenance building, which all serve to minimize visual impact to the surrounding community.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The proposed telecommunications facility is an unmanned operation. Limited site visits are required for maintenance purposes reducing the impact to the surrounding parcels.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

N/A. Unmanned facility requires no parking

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Utilize existing berms, trees, and buildings to minimize visual impact. A Director's Waiver application regarding landscaping is concurrently made with this SUP, and has been previously reviewed by Community Development

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Emergency contact signs to be displayed on the lease compound fencing. See Drawings.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Existing



Proposed



view from Arrowcreek Pkwy looking northeast at site

verizon

288151 West Zolezzi
2905 Arrowcreek Pkwy, Reno, NV
Photosims Produced on 6-30-2016

Existing



Proposed



view from White Mountain Court looking southwest at site

Existing



Proposed



view from Alpine Frost Court looking northwest at site

verizon

288151 West Zolezzi
2905 Arrowcreek Pkwy, Reno, NV
Photosims Produced on 6-30-2016

Existing



Proposed



view from Forrest View Court looking south at site

Existing



Proposed



view from Arrowcreek Pkwy looking northeast at site

PUBLIC HEARING APPLICATION AND MEETING DATES								
PLANNING COMMISSION		BOARD OF ADJUSTMENT		AGENCY COMMENTS	ADMINISTRATIVE PERMITS		PARCEL MAP REVIEW COMMITTEE	
Intake Date	Meeting Date	Intake Date	Meeting Date	Due Date	Intake Date	BOA Mtg Date	Intake Date	Meeting Date
11/16/2015	01/05/2016			12/08/2015			12/01/2015	01/14/2016
12/15/2015	02/02/2016	12/15/2015	02/04/2016	01/05/2016	01/04/2016	02/04/2016	01/04/2016	02/11/2016
01/15/2016	03/01/2016			02/02/2016			02/01/2016	03/10/2016
02/16/2016	04/05/2016	02/16/2016	04/07/2016	03/08/2016	03/01/2016	04/07/2016	03/01/2016	04/14/2016
03/15/2016	05/03/2016			04/05/2016			04/01/2016	05/12/2016
04/15/2016	06/07/2016	04/15/2016	06/02/2016	05/05/2016	05/02/2016	06/02/2016	05/02/2016	06/09/2016
05/16/2016	07/05/2016			06/07/2016			06/01/2016	07/14/2016
06/15/2016	08/02/2016	06/15/2016	08/04/2016	07/05/2016	07/01/2016	08/04/2016	07/01/2016	08/11/2016
07/15/2016	09/06/2016			08/09/2016			08/01/2016	09/08/2016
08/15/2016	10/04/2016	08/15/2016	10/06/2016	09/06/2016	09/01/2016	10/06/2016	09/01/2016	10/13/2016
09/15/2016	11/01/2016			10/04/2016			10/03/2016	11/10/2016
10/17/2016	12/06/2016	10/17/2016	12/01/2016	11/03/2016	11/01/2016	12/01/2016	11/01/2016	12/08/2016
11/15/2016	01/03/2017			12/06/2016			12/01/2016	01/12/2017
12/15/2016	02/07/2017	12/15/2016	02/02/2017	01/05/2017	01/03/2017	02/02/2017	01/03/2017	02/09/2017

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	Planning					Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	
REVERSION TO ACREAGE (See Note 5)								
Not Tahoe	\$51	-	\$215	-	\$26	-	-	\$292
Tahoe	\$51	-	\$215	-	-	-	-	\$266
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined							
SPECIAL USE PERMIT								
Residential								
Not Tahoe	\$1,162	\$200	\$65	-	\$203	\$244	\$118	\$1,992
Tahoe	\$1,162	\$200	\$65	-	-	\$244	\$118	\$1,789
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162
Commercial, Industrial, Civic								
Minor (See Note 7)	\$2,165	\$200	\$130	-	\$203	\$244	\$118	\$3,060
Major (See Note 7)	\$2,165	\$200	\$520	-	\$203	\$244	\$118	\$3,450
Tahoe Minor (See Note 7)	\$2,165	\$200	\$130	-	-	\$244	\$118	\$2,857
Tahoe Major (See Note 7)	\$2,165	\$200	\$520	-	-	\$244	\$118	\$3,247
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (See Note 5)								
No System	\$803	\$200	\$345	-	\$68	\$776	\$269	\$2,461
1 System (Sewer)	\$803	\$200	\$345	-	\$153	\$331	\$269	\$2,101
1 System (Water)	\$803	\$200	\$345	-	\$153	\$776	\$269	\$2,546
2 Systems	\$803	\$200	\$345	-	\$203	\$331	\$269	\$2,151
Tahoe (Sewer)	\$803	\$200	\$345	-	-	\$331	\$269	\$1,948
Sun Valley (No WC Utilities)	\$803	\$200	\$345	-	\$51	\$331	\$269	\$1,999
TENTATIVE SUBDIVISION MAP (See Notes 5 & 6)								
No System	\$2,422	\$200	\$1,299	\$129	-	\$1,016	\$193	\$5,259
1 System (Sewer)	\$2,422	\$200	\$1,299	\$129	\$2,039	\$374	\$193	\$6,656
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$129	\$1,019	\$1,016	\$193	\$6,278
2 Systems	\$2,422	\$200	\$1,299	\$129	\$3,059	\$374	\$193	\$7,676
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$129	-	\$374	\$193	\$4,617
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422

**Verizon Wireless • Proposed Base Station (Site No. 288151 “West Zolezzi”)
2905 Arrowcreek Parkway • Reno, Nevada**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 288151 “West Zolezzi”) proposed to be located at 2905 Arrowcreek Parkway in Reno, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas within a tall structure to be sited at 2905 Arrowcreek Parkway in Reno. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

**Verizon Wireless • Proposed Base Station (Site No. 288151 “West Zolezzi”)
2905 Arrowcreek Parkway • Reno, Nevada**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Borges Architectural Group, Inc., dated July 13, 2016, it is proposed to install twelve Andrew Model SBNHH-1D45C directional panel antennas within a cylindrical enclosure, configured to resemble a water tank, on a structure to be sited behind the large storage building in the maintenance yard* for the Arrowcreek Country Club golf course located at 2905 Arrowcreek Parkway in Reno. The antennas would employ up to 4° downtilt, would be mounted at an effective height of about 52 feet above ground, and would be oriented in groups of three toward 0°T, 70°T, 140°T, and 210°T. The maximum effective radiated power in any direction would be 17,980 watts, representing simultaneous operation at 8,210 watts for AWS, 6,760 watts for PCS, and 3,010 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. There are reported no other wireless telecommunications base stations at the site or nearby, although the drawings indicate that additional antennas for another carrier could be accommodated at a lower elevation within the enclosure.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.017 mW/cm², which is 2.7% of the applicable public exposure limit. The maximum calculated exposure level on the roof of the adjacent building is 1.3% of the public

* Located off Arrowcreek Parkway north of Alpine Frost Court.

**Verizon Wireless • Proposed Base Station (Site No. 288151 “West Zolezzi”)
2905 Arrowcreek Parkway • Reno, Nevada**

exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence[†] is 1.0% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 2905 Arrowcreek Parkway in Reno, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

August 12, 2016



William F. Hammett
William F. Hammett, P.E.

707/996-5200

[†] Located at least 140 feet away, based on photographs from Google Maps.

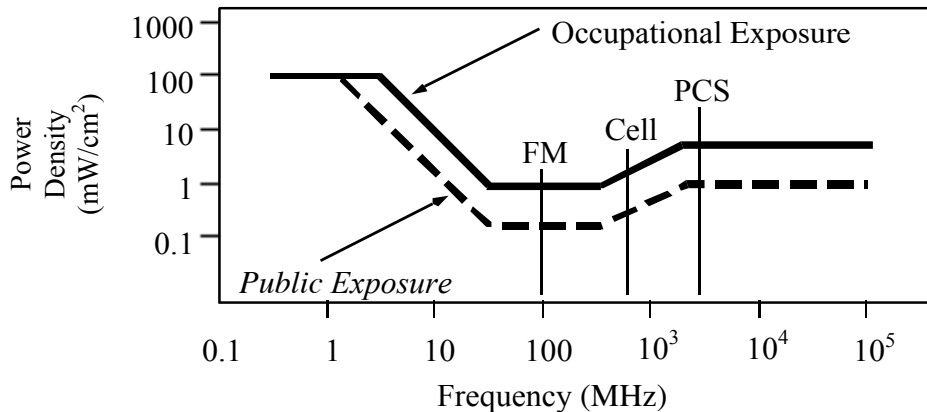


FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

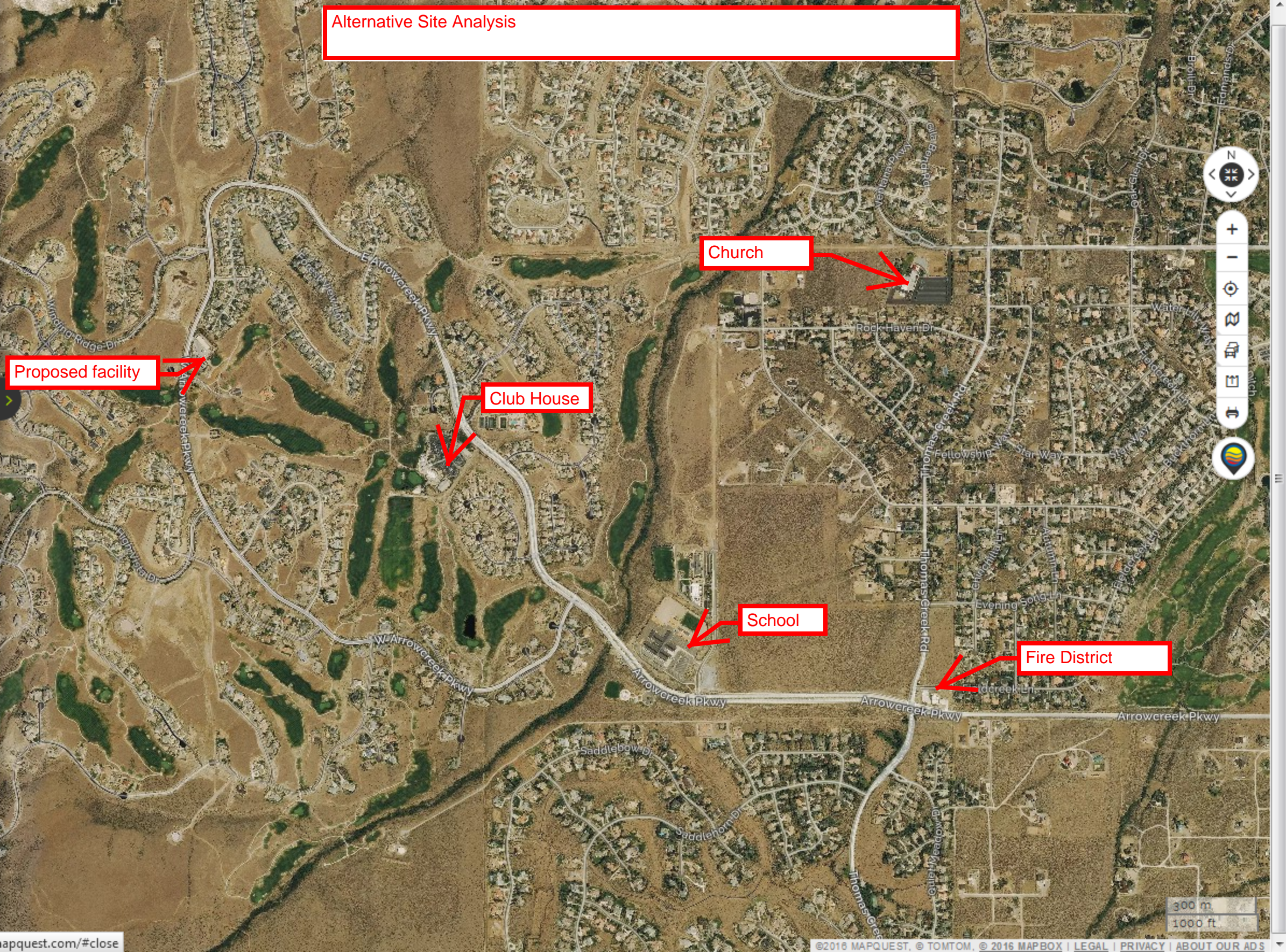
power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



Alternative Site Analysis



Proposed facility

Church

Club House

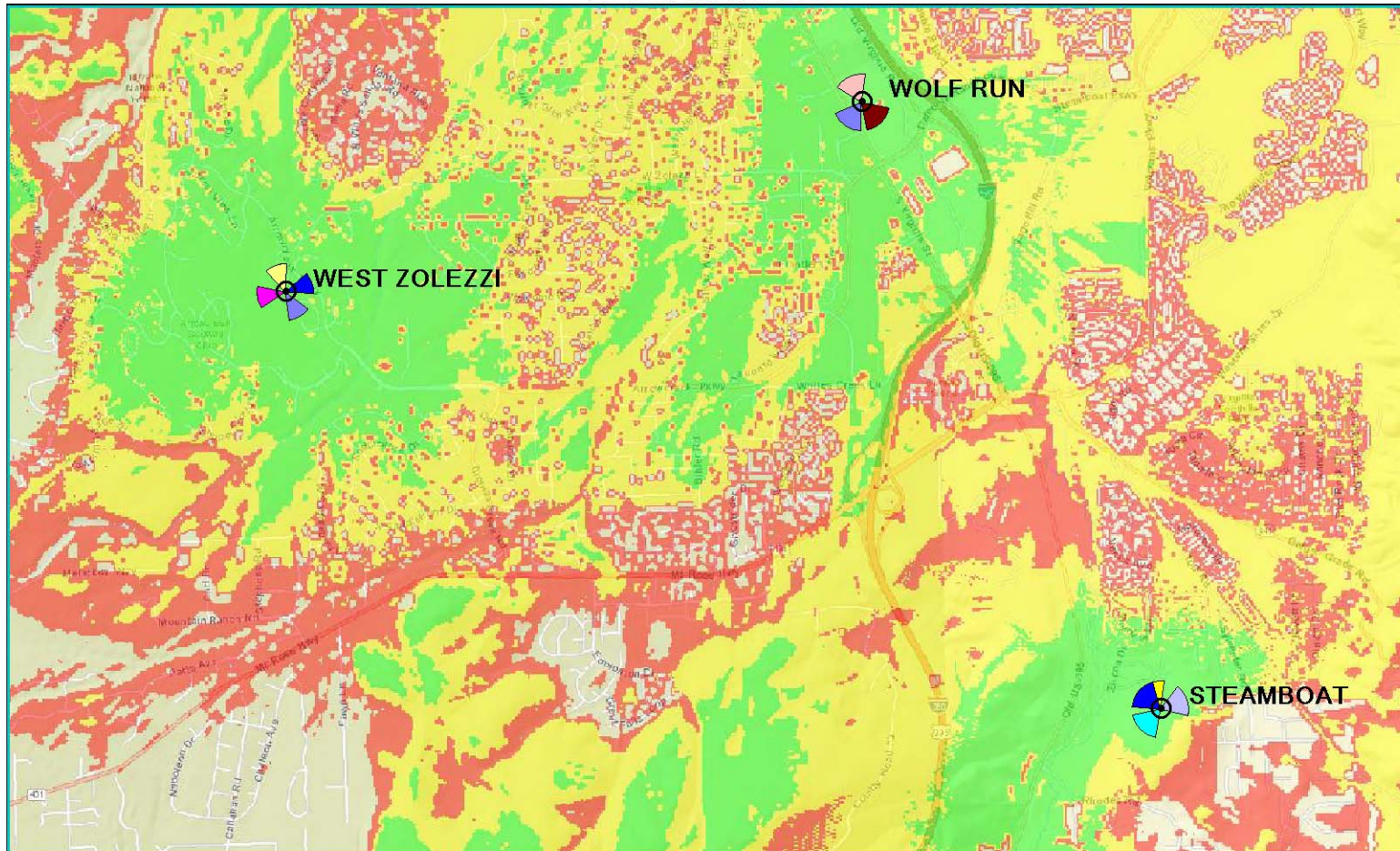
School

Fire District

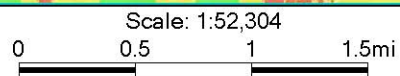
WEST ZOLEZZI Coverage Maps



AFTER COVERAGE



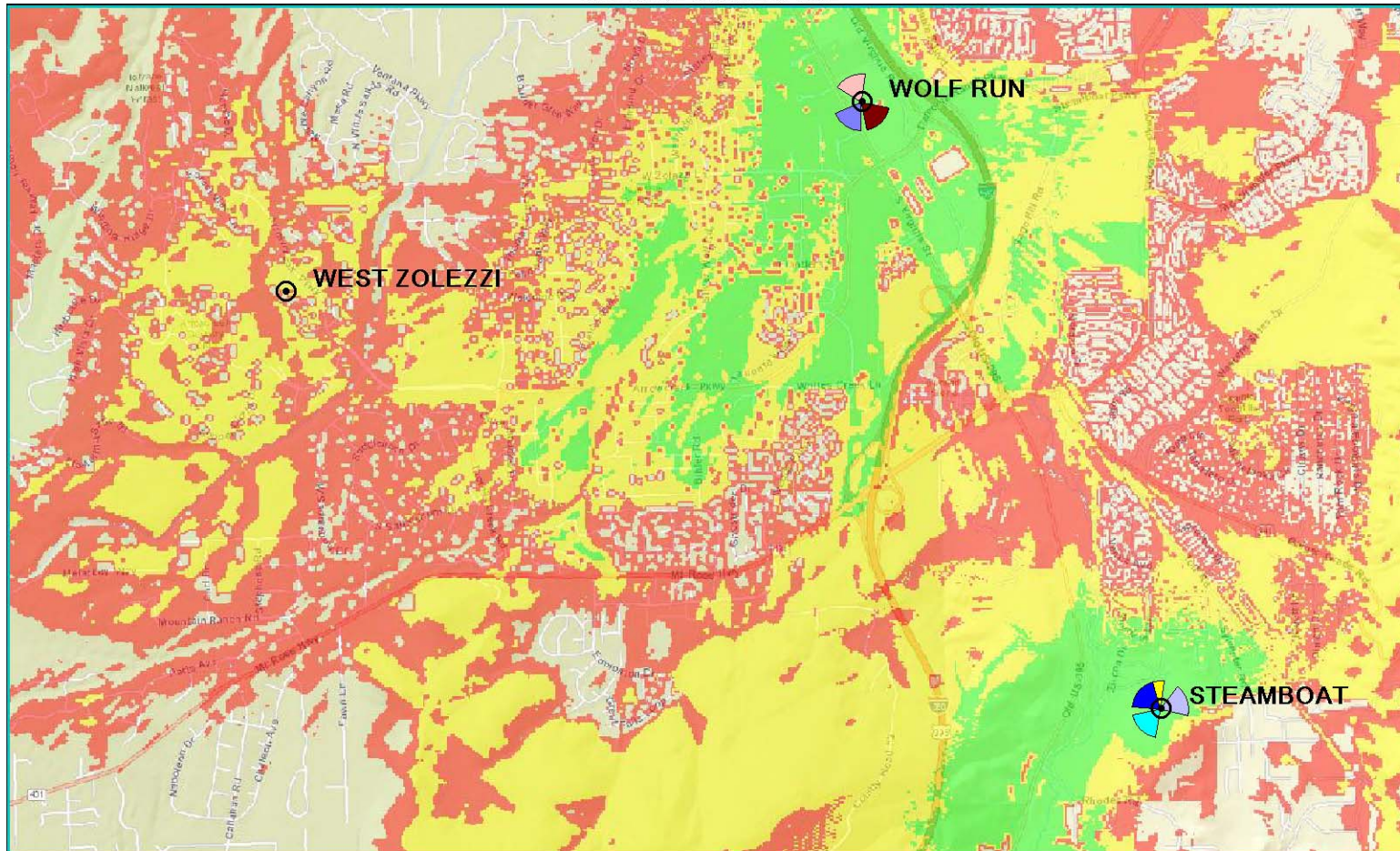
- LTE: RSRP - After Coverage
- Best Signal Level (dBm) ≥ -80
 - Best Signal Level (dBm) ≥ -90
 - Best Signal Level (dBm) ≥ -100



WEST ZOLEZZI Coverage Maps



BEFORE COVERAGE



- LTE: RSRP - Existing Coverage
- Best Signal Level (dBm) ≥ -80
 - Best Signal Level (dBm) ≥ -90
 - Best Signal Level (dBm) ≥ -100

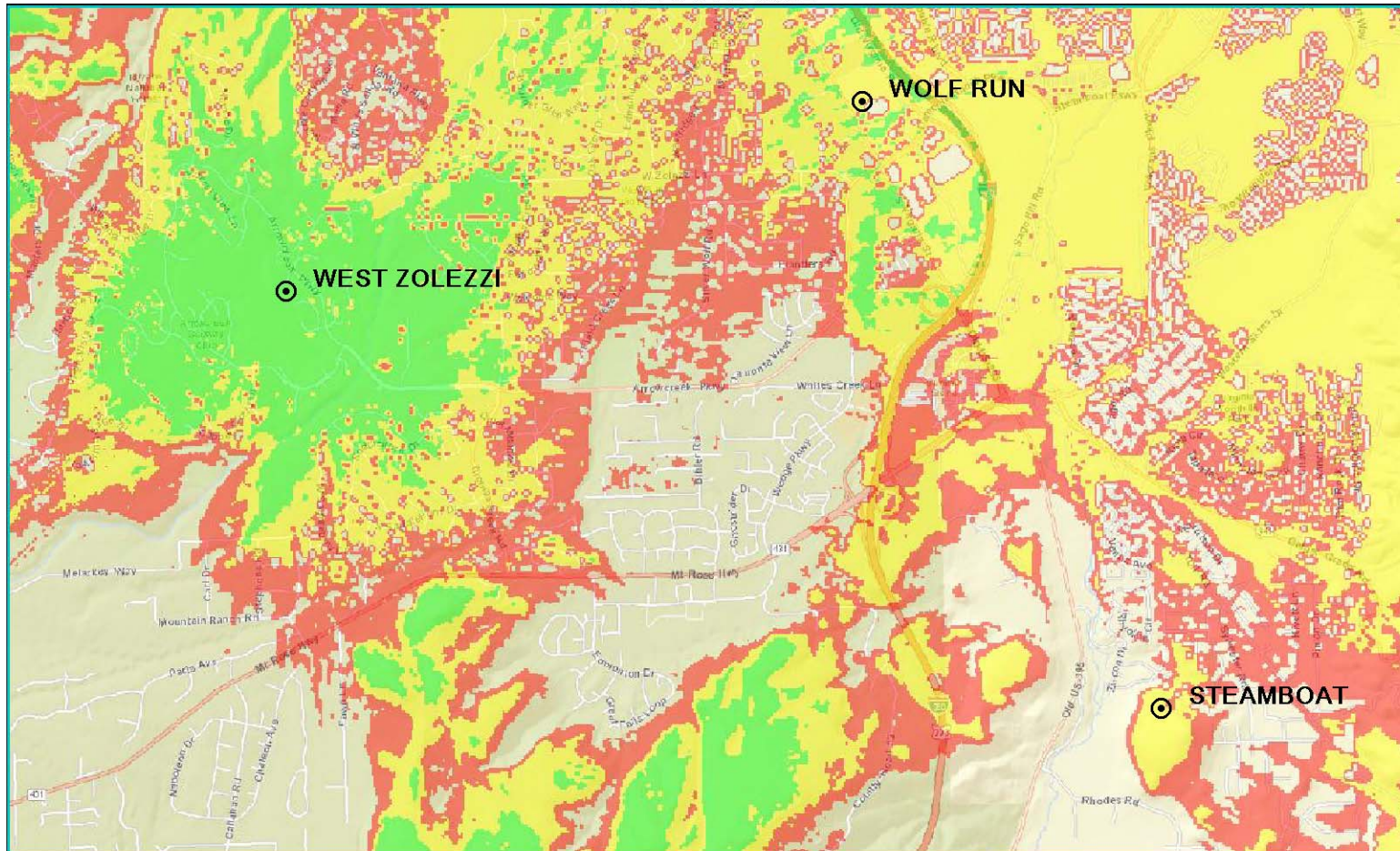
Scale: 1:52,304



WEST ZOLEZZI Coverage Maps



SITE COVERAGE



- LTE: RSRP - Site Coverage
- Best Signal Level (dBm) ≥ -80
 - Best Signal Level (dBm) ≥ -90
 - Best Signal Level (dBm) ≥ -100

Scale: 1:52,304



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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASA5REG
ALPHARETTA, GA 30009-7630

Table with Call Sign (KNLH442), File Number, and Radio Service (CW - PCS Broadband).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

REFERENCE COPY

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**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: SACRAMENTO VALLEY LIMITED PARTNERSHIP

ATTN: REGULATORY
SACRAMENTO VALLEY LIMITED PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASAS5REG
ALPHARETTA, GA 30009-7630

Call Sign KNKA462	File Number
Radio Service CL - Cellular	
Market Numer CMA171	Channel Block B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0002972149

Market Name Reno, NV

Grant Date 02-05-2008	Effective Date 10-04-2012	Expiration Date 01-22-2018	Five Yr Build-Out Date	Print Date
---------------------------------	-------------------------------------	--------------------------------------	-------------------------------	-------------------

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
-----------------	-----------------	------------------	----------------------------------	--------------------------------------	---

1 39-35-02.7 N 119-48-09.7 W

Address: SUN VALLEY AND 1ST AVENUE

City: RENO **County:** WASHOE **State:** NV **Construction Deadline:**

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	33.400	240.200	187.100	226.200	275.300	145.000	-314.400	125.200
Transmitting ERP (watts)	62.000	62.000	62.000	62.000	62.000	62.000	62.000	62.000

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASA5REG
ALPHARETTA, GA 30009-7630

Table with Call Sign (WQGB213), File Number, and Radio Service (AW - AWS) details.

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st-4th Build-out Dates.

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users...

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof...

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASA5REG
ALPHARETTA, GA 30009-7630

Call Sign WQJQ694	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 07-27-2016	Expiration Date 06-13-2019	Print Date
Market Number REA006	Channel Block C	Sub-Market Designator 0	
Market Name West			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY #150 - GASA5REG
ALPHARETTA, GA 30009

Call Sign WQVP219	File Number
Radio Service AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 04-08-2015	Effective Date 04-16-2015	Expiration Date 04-08-2027	Print Date
Market Number BEA151	Channel Block J	Sub-Market Designator 0	
Market Name Reno, NV-CA			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY #150 - GASA5REG
ALPHARETTA, GA 30009

Call Sign WQVP252	File Number
Radio Service AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 04-08-2015	Effective Date 04-16-2015	Expiration Date 04-08-2027	Print Date
Market Number CMA171	Channel Block G	Sub-Market Designator 0	
Market Name Reno, NV			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Alternative Site Analysis

DEVELOPMENT APPLICATION FOR VERIZON SITE "WEST ZOLEZZI"

APN 152-021-03

2905 ARROWCREEK PARKWAY, RENO, NV 89511

The West Zolezzi search ring is located in Washoe County Nevada west of Interstate 580 and north of Highway 431. The search ring is comprised of high-end residential properties, a private school, and a golf course. The search ring has varying topography with limited trees. Only one viable candidate was identified that would meet RF's coverage objective. A private school, Sage Ridge, was considered as an alternative candidate that would have met RF's coverage objective but the private school council ultimately decided they were not interested. Other property within the search ring consisted of high-end residential development that was not suitable for a new cell facility and the Home Owners Association (HOA) for that residential development. The HOA also expressed disinterest. Verizon Wireless considered multiple other sites, which ultimately did not work. To wit:

- 1) Fire District – This is an existing Fire House located at Thomas Creek Dr. and Arrowcreek Pkwy. Ground space limitations did not allow for an ideal foot print without VZW interfering with fire operations or detrimentally decreasing the parking ratio. Further, radio engineers determined this location could not adequately cover the desired coverage and capacity gaps.
- 2) School (Sage Ridge) – The private school council ultimately decided they were not interested.
- 3) Church – This is an existing church at Thomas Creek Dr. and Zolezzi Ln. Radio engineers determined that this site was too far from the desired center of the search ring and would not achieve the coverage or capacity objective.
- 4) Arrowcreek Golf Clubhouse – Within the Arrowcreek community, set back from the rights of way with minimum visibility to the surrounding community. This was a suitable candidate from a coverage and capacity objective, with willing a willing landlord, and an SUP application was filed. However, some adjacent neighbors and club members expressed strong desire not to locate there after the application was filed. Further discussion with both Community Development and Friends of Arrowcreek ensued, from which a decision was made to propose a different location on the same parcel.

Thus, the selection of a location at the maintenance building at the west end of the golf course was selected.

PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON SITE “WEST ZOLEZZI”

APN 152-021-03

2905 ARROWCREEK PARKWAY, RENO, NV 89511

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the Reno Nevada region north of Highway 431 and west of Interstate 580, and for purposes of this application specifically in the Arrowcreek community. Verizon would like to increase coverage and capacity in the area by locating a new telecommunications facility in order to increase and improve coverage and capacity for both current and potential customers. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This tower will help alleviate an area of poor coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes to develop a wireless facility at 2905 Arrowcreek Parkway. The proposed location of the tower is set within an unutilized portion of this parcel and will be designed to comply with Washoe County wireless design guidelines. The proposed Verizon communications facility will be located within a 20' x 22' fenced compound including: outdoor equipment cabinets and a 56' faux water tower design that will accommodate (4) sectors with (2) antennas per sector, (8) remote radio units (RRU's) and (2) microwave dishes. The tower will also accommodate (1) future carrier's antenna centerline.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce, recreation, and public safety.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with applicable standards. Verizon Wireless is requesting approval of their proposed facility without further landscaping requirements under an associated Director's Modification. The location of the facility is at the top of Arrow Creek Country Club

golf course lot at the western edge of the 149 ac. parcel, adjacent the golf course maintenance building, making ground-level and bottom-half of the proposed monopine invisible to the public. Existing landscape and trees present on the existing berm that surrounds the facility. Verizon is proposing to use a stucco-faced equipment wall to better blend with the established buildings on the parcel and surroundings.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

FUTURE COLLOCATION OPPORTUNITIES

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate up to (1) carrier and its associated ground equipment.

LIGHTING

Unless tower lighting is required by the FAA there will be no additional lighting.

NOISE

De minimus white noise from electronic devices within the fenced Premises is expected. A backup generator, quiet as it is (63db at 23'), is not being requested in this application. Non-native noise will be nearly undetectable.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

Verizon Wireless is proposing to build a monopine tower to look like a natural pine tree to blend in with the existing trees and buildings adjacent the Arrowcreek Country Club clubhouse and cart storage/repair facility at the confluence of existing landscape and parking lot.

MAINTENANCE AND STANDARD GENERATOR TESTING

Verizon will not be installing a standby diesel generator at this cell site.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.



PROJECT : West Zolezzi - New Build

2905 ARROWCREEK PKWY
RENO, NV 89511

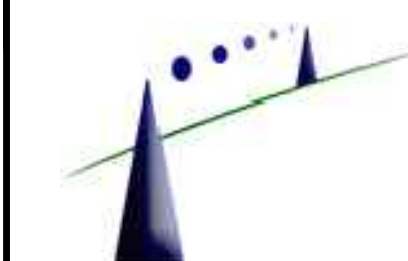
LOCATION NO: 288151

PREPARED FOR



295 Parkshore Drive
Folsom, California 94630

Vendor:



8700 Auburn Folsom Road, Suite 400
Granite Bay, California 95746

Project Address:

2905 Arrowcreek Pkwy
Reno, NV 89511

Architect:



PROJECT NO: 20141021630

LOCATION NO: 288151

DRAWN BY: B.K.W.

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
B	08/03/16	100% ZD Submittal
A	07/13/16	90% ZD Submittal

Licenser:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

08/03/16

100% ZD Submittal

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

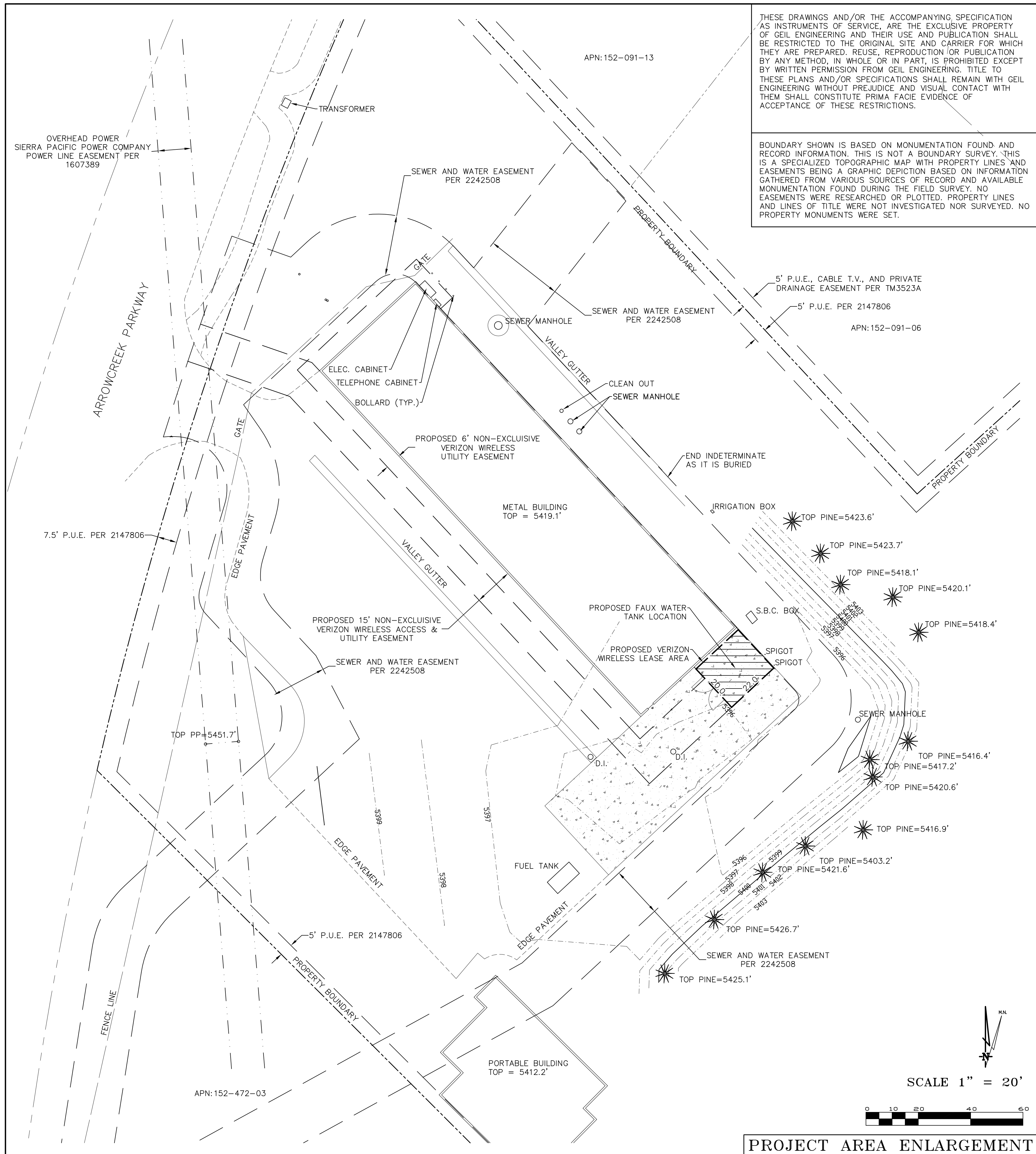
A-0

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> ADD (P) 11'-0" x 22'-0" CHAIN LINK FENCED ENCLOSURE AROUND (P) VERIZON WIRELESS OUTDOOR EQUIPMENT ON (P) 10'-0" x 20'-0" CONCRETE SLAB ADD (P) 56'-0" TALL FAUX WATER TANK W/ ACCESS LADDER & SAFETY CAGE ADD (P) H-FRAME W/ (P) METER, (P) INTERSECT W/ DISCONNECT & TELCO CABINET ADD (2) PANEL ANTENNAS PER SECTOR, AND (1) FUTURE PANEL ANTENNA PER SECTOR (4 SECTORS, 12 ANTENNAS TOTAL) ADD (2) RRUS12 WITH A2 MODULE PER SECTOR AND (1) FUTURE RRH PER SECTOR, (4 SECTORS, (12) RRUS TOTAL) ADD (4) SURGE SUPPRESSORS, (2) MOUNTED AT (P) WATER TOWER, (2) MOUNTED ON (P) H-FRAME ADD (2) HYBRID FIBER CABLES ADD (1) GPS ANTENNA 	<p>Property Information: Site Name: WEST ZOLEZZI Site Number: 20141021630 Search Ring: WEST ZOLEZZI Site Address: 2905 ARROWCREEK PKWY RENO, NV 89511 A.P.N. Number: 152-021-03 Current Use: RR Jurisdiction: WASHOE COUNTY</p> <p>Property Owner: FRIENDS OF ARROWCREEK 2905 ARROWCREEK PKWY RENO, NV 89511</p> <p>Power Agency: NV ENERGY 6226 West Sahara Avenue Las Vegas, NV 89146 ph: 1-775-473-6998</p> <p>Telephone Agency: ----- ----- ph: ----</p>	<p>Construction Mgr.: EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM ROAD, SUITE 400 GRANITE BAY, CA 95746 contact: BRETT EWING email: brett.ewing@epicwireless.net ph: (916) 844-9324</p> <p>Agent for Applicant, Planning and Zoning Mgr: EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM ROAD, SUITE 400 GRANITE BAY, CA 95746 contact: BUZZ LYNN C/O INSITE GROUP, INC., 650 S. ROCK BLVD., #10 RENO, NV 89502 email: buzz.lynn@epicwireless.net cell: (775) 852-5367</p> <p>Architect / Engineer: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: BRIAN K. WINSLOW email: brian@borgesarch.com ph: (916) 782-7200</p> <p>Structural Engineer: NORM SCHEEL STRUCTURAL ENGINEER 5022 SUNRISE BLVD FAIR OAKS, CA 95628 contact: NORM SCHEEL email: norm@nsse.com ph: (916) 536-9585</p> <p>Survey: Geil Engineering 1226 High Street Auburn, Ca 95603-5015 contact: NEIL ROHDE email: nrohde@pacbell.net ph: (530) 885-0426</p> <p>RF Engineer: VERIZON WIRELESS 255 PARKSHORE DRIVE FOLSOM, CA 95630 contact: ERICSON MALANA email: ericson.malana@verizonwireless.com ph: (925) 788-1863</p>	<p>A-0 TITLE SHEET</p> <p>C-1 OVERALL SITE PLAN & PROJECT AREA ENLARGEMENT</p> <p>A-1 OVERALL & ENLARGED SITE PLANS</p> <p>A-2 ENLARGED EQUIPMENT & ANTENNA PLANS</p> <p>A-3.1 ELEVATIONS</p> <p>A-3.2 ELEVATIONS</p>	<p>B</p> <p>B</p> <p>B</p> <p>B</p> <p>B</p> <p>B</p>																											
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2012 UNIFORM MECHANICAL CODE 2012 UNIFORM PLUMBING CODE 2012 INTERNATIONAL FIRE CODE LOCAL BUILDING CODE CITY / COUNTY ORDINANCES <p>ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS</p>	<p>VICINITY MAP</p>	<p>DIRECTIONS FROM VERIZON WIRELESS</p> <p>DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 255 PARKSHORE DRIVE, FOLSOM, CA</p> <ol style="list-style-type: none"> Head northeast on Parkshore Dr toward Coolidge Dr Turn left onto Coolidge Dr Turn left onto Glenn Dr Use the right 2 lanes to turn right onto Folsom Blvd Continue straight to stay on Folsom Blvd Continue onto Folsom-Auburn Rd Turn left onto Cavitt Stallman Rd Turn right at the 1st cross street onto Laird Rd Turn right onto Horseshoe Bar Rd Turn left to stay on Horseshoe Bar Rd Turn right to merge onto I-80 E Merge onto I-80 E Keep left to stay on I-80 E Use the right 3 lanes to take exit 15 to merge onto I-580 S/US-395 S toward Carson City Take exit 59 for Damonte Ranch Pkwy Use the right 2 lanes to turn right onto Damonte Ranch Pkwy Continue onto Arrowcreek Pkwy <p>Destination will be on the left</p>	<p>VERIZON SIGNATURE BLOCK</p> <table border="1"> <thead> <tr> <th>DISCIPLINE:</th> <th>SIGNATURE:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>SITE ACQUISITION:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>RF:</td> <td></td> <td></td> </tr> <tr> <td>MICROWAVE:</td> <td></td> <td></td> </tr> <tr> <td>TELCO:</td> <td></td> <td></td> </tr> <tr> <td>EQUIPMENT:</td> <td></td> <td></td> </tr> <tr> <td>PROJECT ADMINISTRATOR:</td> <td></td> <td></td> </tr> <tr> <td>WO ADMINISTRATOR:</td> <td></td> <td></td> </tr> </tbody> </table>	DISCIPLINE:	SIGNATURE:	DATE:	SITE ACQUISITION:			CONSTRUCTION:			RF:			MICROWAVE:			TELCO:			EQUIPMENT:			PROJECT ADMINISTRATOR:			WO ADMINISTRATOR:			
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<p>OCCUPANCY AND CONSTRUCTION TYPE</p> <p>OCCUPANCY : U (UNMANNED) CONSTRUCTION TYPE: V-B HANDICAP REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5</p>	<p>SPECIAL INSPECTIONS</p> <p>POST INSTALLED CONCRETE WEDGE ANCHORS</p>		<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>																												



Plot Date: 8/10/2016 7:50:03 AM File Name: \\s01\1414002-44 West Zolezzi - New Build - 288151 - Verizon Wireless - Title Sheet.dwg Printed By: Brian Winslow

14002-44



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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless
Project Name: WEST ZOLEZZI
Project Site Location: 2905 Arrowcreek Parkway
Reno, NV 89511
Washoe County

Date of Observation: 06-16-16
Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Faux Water Tank
Coordinates (Tank)
Latitude: N 39° 24' 56.10" (NAD83) N 39° 24' 56.42" (NAD27)
Longitude: W 119° 49' 07.79" (NAD83) W 119° 49' 04.11" (NAD27)
ELEVATION of Ground at Structure (NAVD88) 5396.5' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91.003, and that they are true and accurate to the best of my knowledge and belief.
Kenneth D. Geil Nevada PLS 13385

DATE OF SURVEY: 06-16-16
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S.13385.

LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA
BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

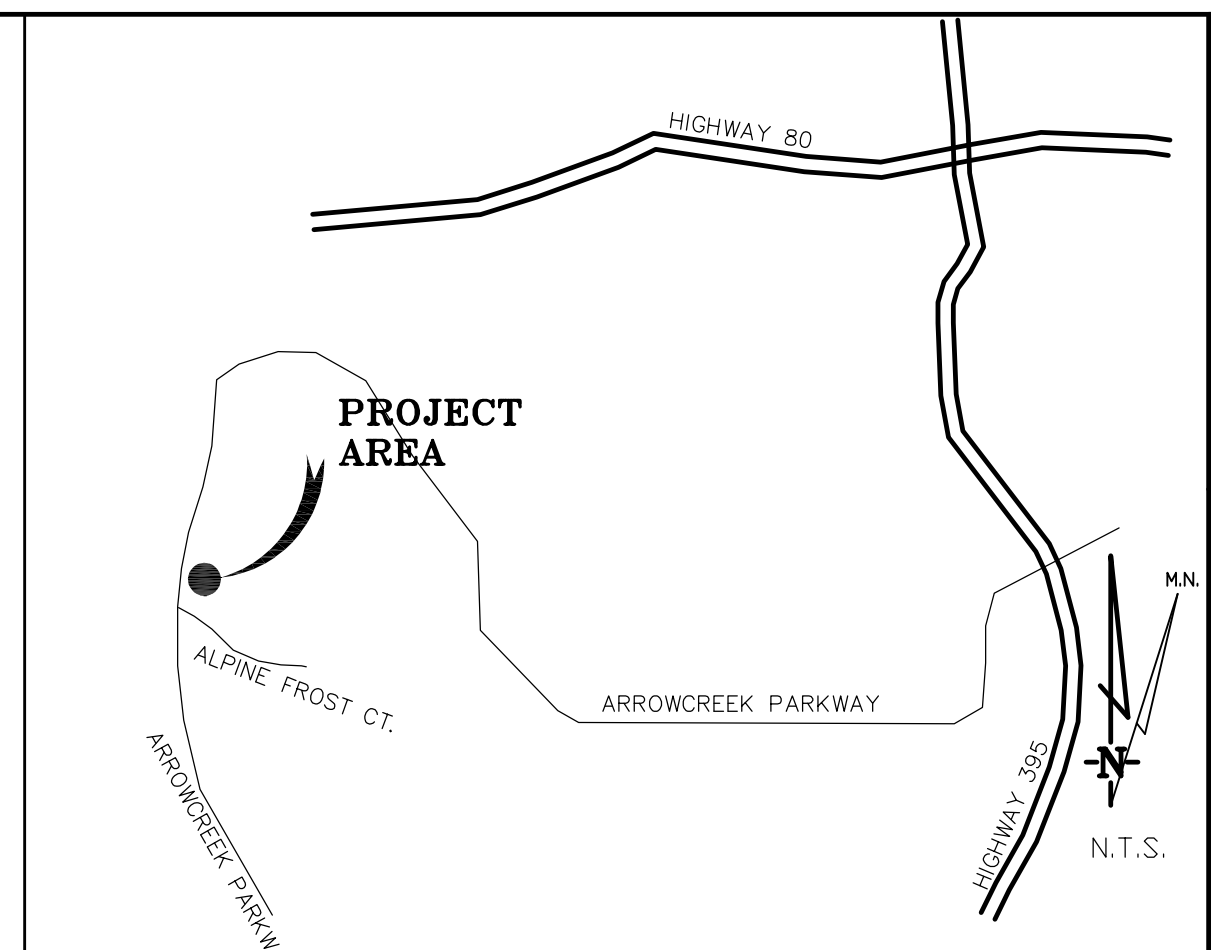
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 3.74' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 152-021-03

LANDLORD(S): FRIENDS OF ARROWCREEK LLC
2905 ARROWCREEK PARKWAY
RENO, NV 89511



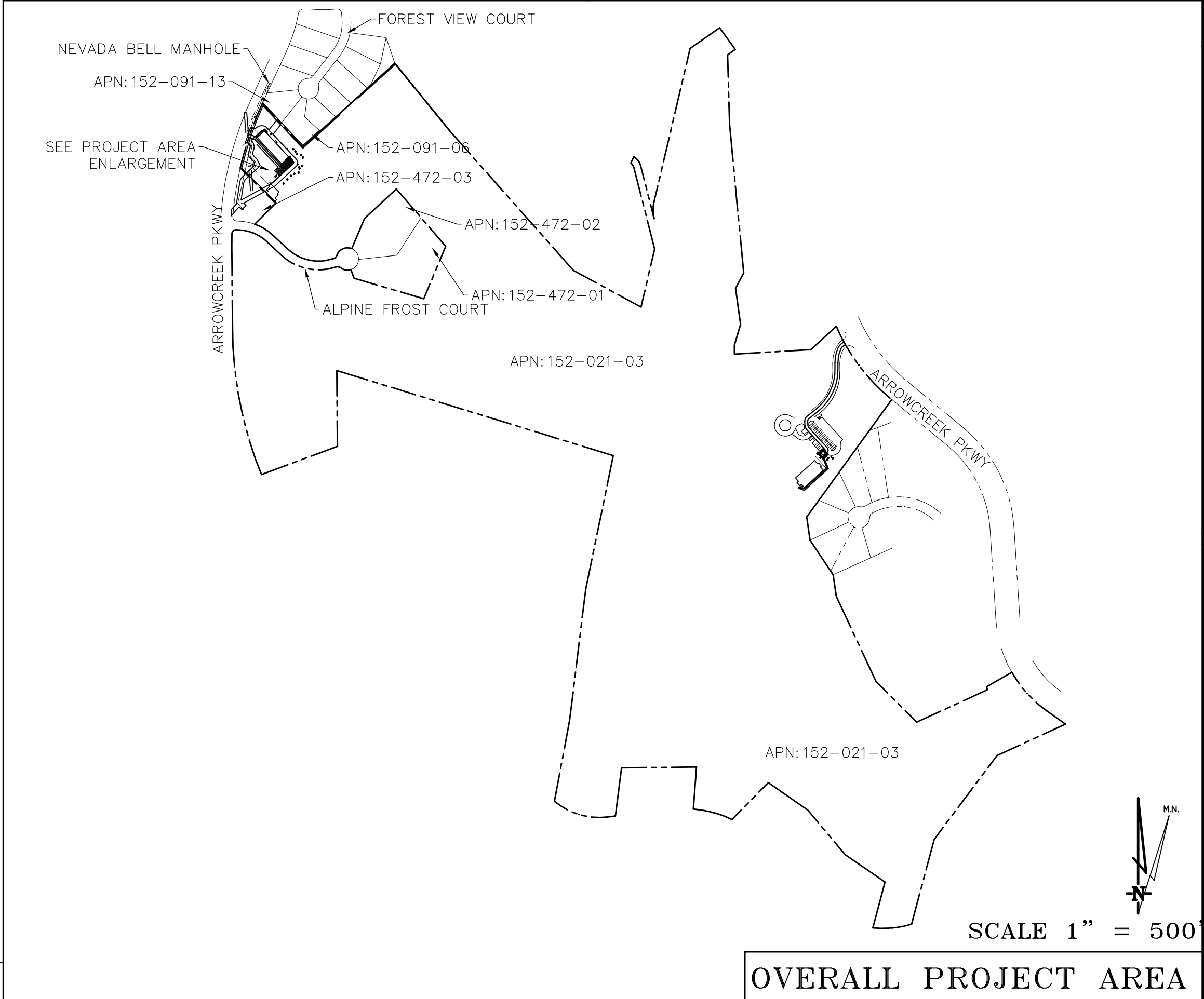
RENO, NV VICINITY MAP

Lease Area Description
All that certain lease area being a portion of Parcel 2E as is shown on that certain Record of Survey filed in the Office of the County Recorder of Washoe County, Nevada, as Record of Survey No. 4889, and being located in the City of Washoe, County of Washoe, State of Nevada, and being a portion of Section 23, Township 18 North, Range 19 East, M.D.B. & M., being more particularly described as follows:

Commencing at a standard monument in box set at the centerline intersection of Arrowcreek Parkway and Alpine Frost Court from which a 5/8" rebar and cap set at the most southerly corner of Lot 224 as is shown on that certain Tract Map filed in the Office of the County Recorder of Washoe County, Nevada, as Tract Map No. 3523A, bears North 44°31'26" East 547.09 feet; thence from said point of commencement North 42°46'56" East 440.58 feet to the true point of beginning; thence from said point of beginning North 47°05'53" East 22.00 feet; thence South 42°54'07" East 20.00 feet; thence South 47°05'53" West 22.00 feet; thence North 42°54'07" West 20.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes being fifteen feet in width the centerline of which is described as follows: beginning at a point which bears South 42°54'07" East 12.50 feet from the most Westerly corner of the above described lease area and running thence South 47°05'53" West 35.34 feet; thence North 42°54'07" West 196.28 feet; thence North 70°58'32" West 43.2 feet more or less to the public right of way more commonly known as Arrowcreek Parkway.

Also together with a non-exclusive easement for utility purposes being six feet in width the centerline of which is described as follows: beginning at a point which bears South 42°54'07" East 2.00 feet from the most Westerly corner of the above described lease area and running thence South 47°05'53" West 30.84 feet; thence North 42°54'07" West 186.37 feet; thence North 47°05'53" East 56.15 feet; thence South 42°54'07" East 17.50 feet more or less to the existing utility service connections.



DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309

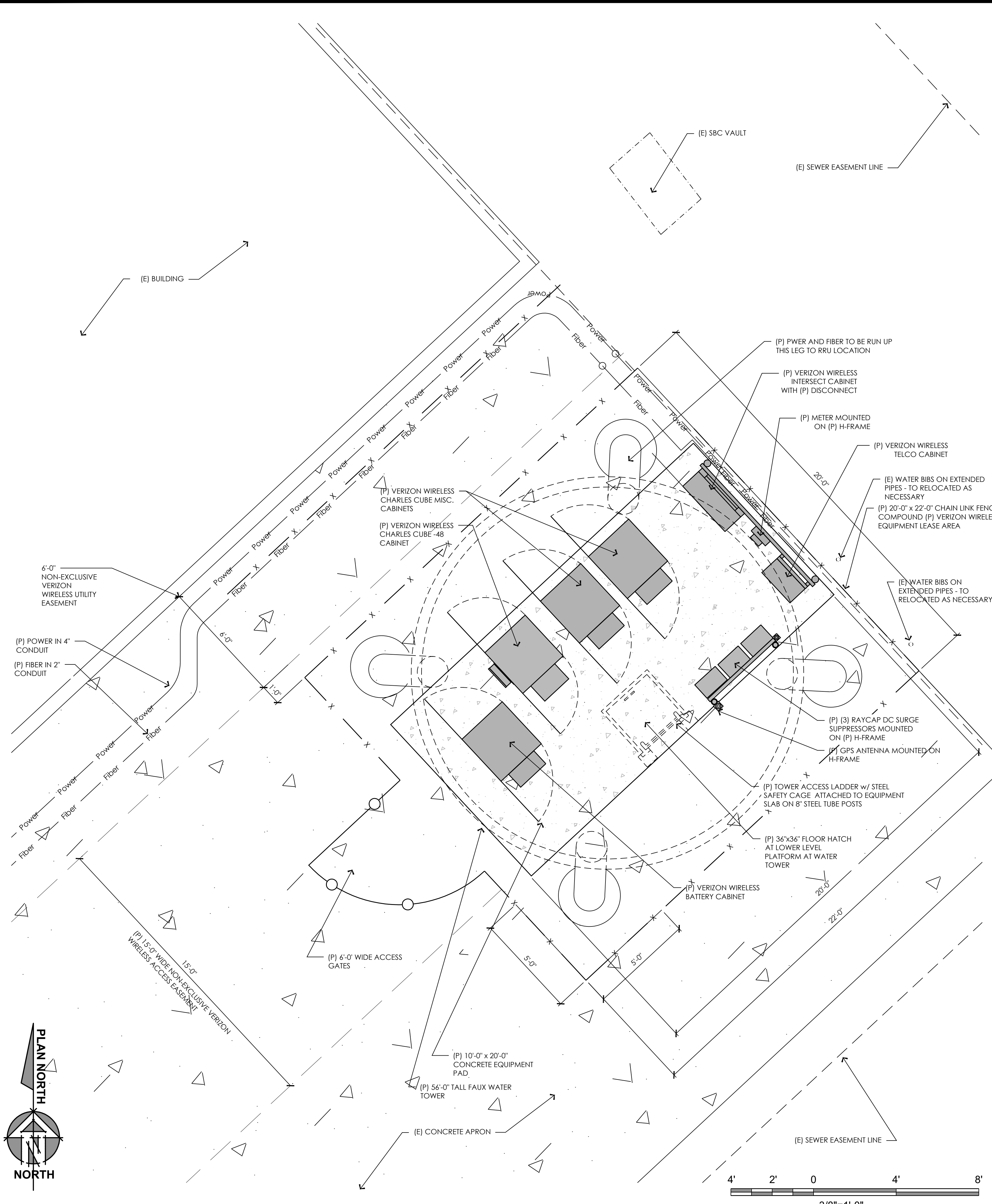
Architect
verizon wireless

WEST ZOLEZZI
2905 ARROWCREEK PARKWAY
RENO, NV 89511

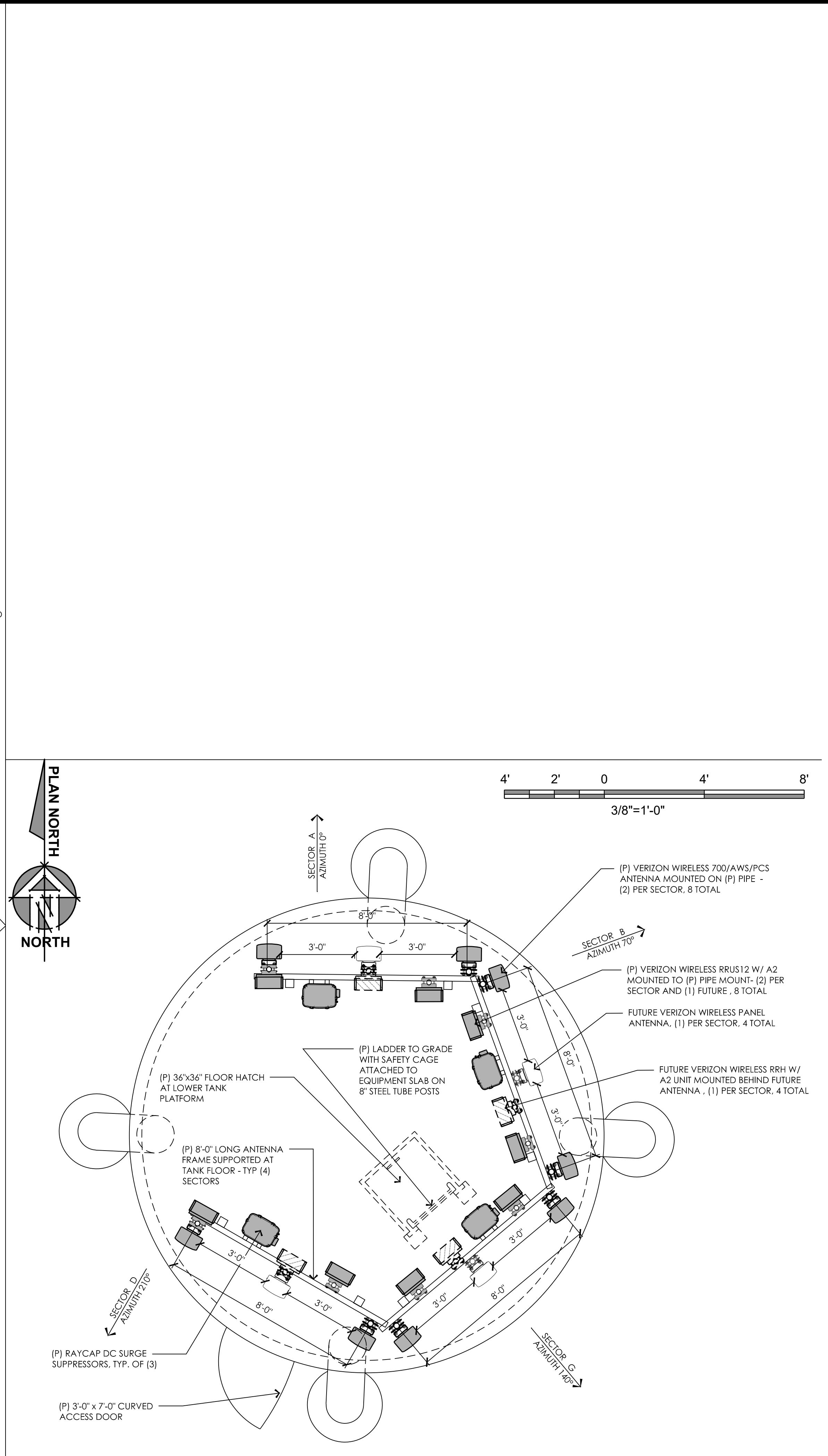
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS	NO.	DATE	DESCRIPTION
REV	06-16-16		Preliminary Drawing
REV	06-22-16		Lease Area Added
REV			
REV			
REV			
REV			

Sheet
C-1



17 ENLARGED EQUIPMENT PLAN
3/8" = 1'-0"



5 ENLARGED ANTENNA PLAN
3/8" = 1'-0"

PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 94630

Vendor:
EPIC WIRELESS GROUP INC.
8700 Auburn Folsom Road, Suite 400
Granite Bay, California 95746

Project Address:
2905 Arrowcreek Pkwy
Reno, NV 89511

Architect:
Borges
ARCHITECTURAL GROUP
PLANNING
INTERIORS
4400 STONE HARBOR DRIVE, SUITE 200
ROSELAND, CA 94668
PHONE: 916-738-7500
FAX: 916-738-7517
BORGESARCHITECT.COM

PROJECT NO: 20141021630
LOCATION NO: 288151
DRAWN BY: B.K.W.
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
B	08/03/16	100% ZD Submittal
A	07/13/16	90% ZD Submittal

Licensor:

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Issued For:
08/03/16
100% ZD Submittal

SHEET TITLE:
ENLARGED EQUIPMENT & ANTENNA PLANS

SHEET NUMBER:
A-2

Plot Date: 8/03/2016 3:24:49 PM File Name: \\S01A11-14002-44_Vent_Zoiss_288151\Sheets_A-2_Enlarged Equipment & Antenna Plans.dwg Plotted By: Brian Wozniak

14002-44

PREPARED FOR



295 Parkshore Drive
Folsom, California 94630

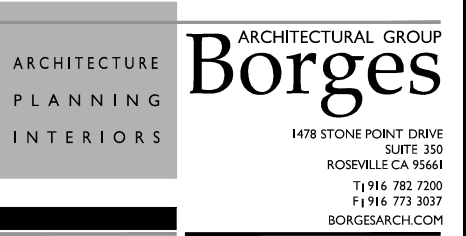
Vendor:



Project Address:

2905 Arrowcreek Pkwy
Reno, NV 89511

Architect:



PROJECT NO: 20141021630

LOCATION NO: 288151

DRAWN BY: B.K.W.

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100% ZD Submittal

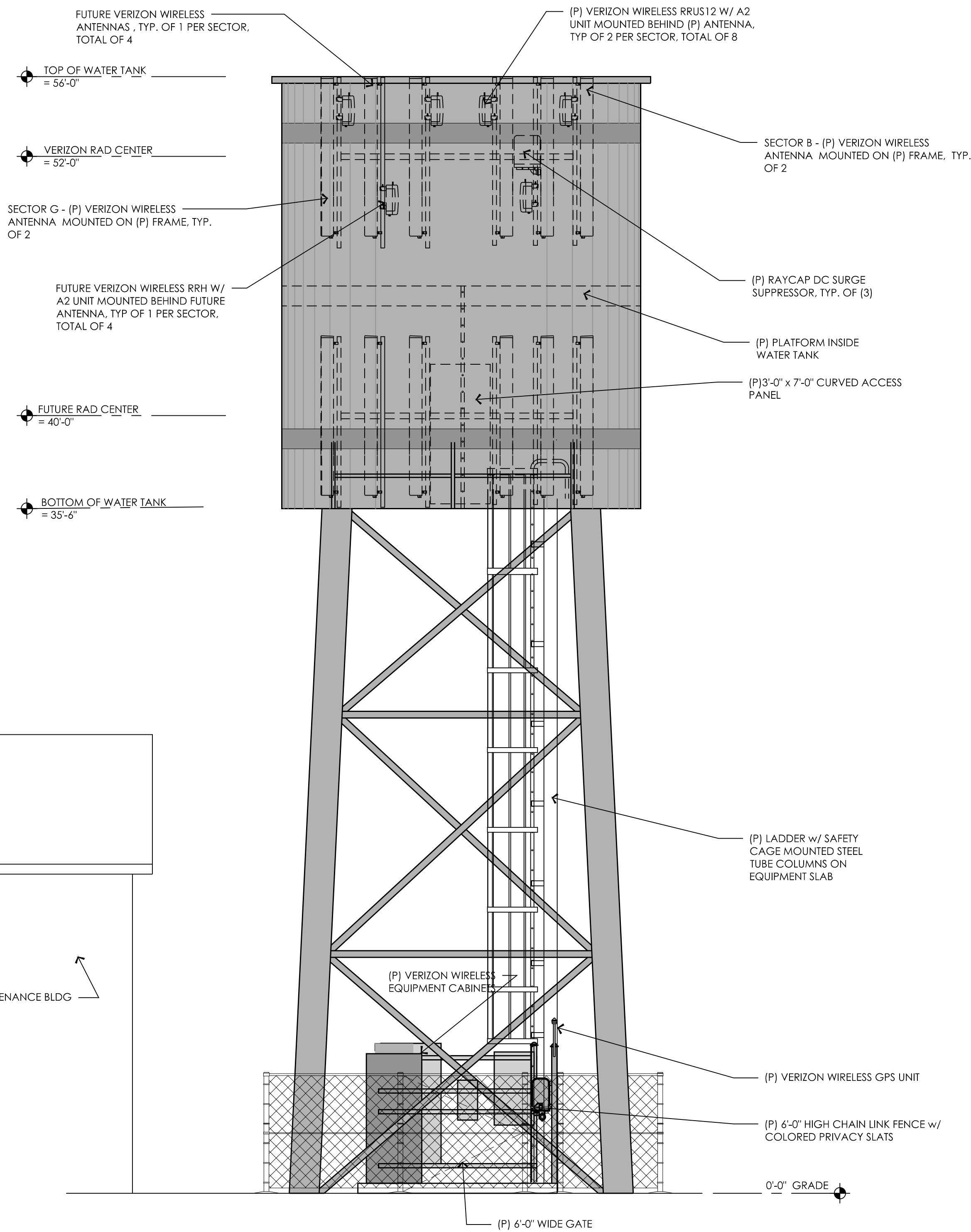
SHEET TITLE:

ELEVATIONS

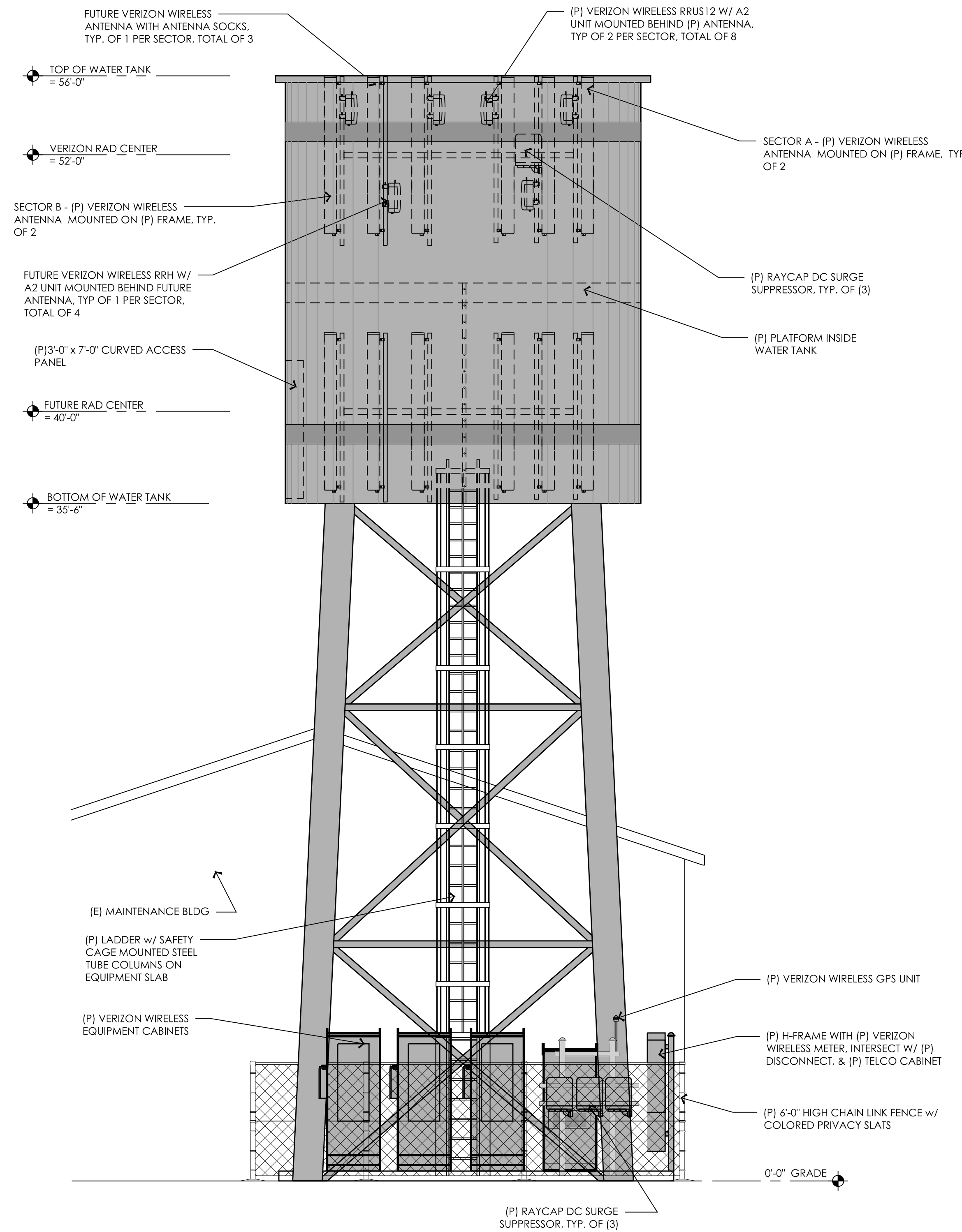
SHEET NUMBER:

A-3.1

14002-44



17 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



9 PROPOSED EAST ELEVATION
1/4" = 1'-0"

Plot Date: 8/03/2016 8:32:37 PM File Name: S:\2014\14002-44\West Tower\14002-44 West Tower.dwg Epic Wireless V:\V\14002-44\West Tower.dwg Printed By: Brian Windsor

PREPARED FOR



295 Parkshore Drive
Folsom, California 94630

Vendor:



8700 Auburn Folsom Road, Suite 400
Granite Bay, California 95746

Project Address:

2905 Arrowcreek Pkwy
Reno, NV 89511

Architect:



PROJECT NO: 20141021630

LOCATION NO: 288151

DRAWN BY: B.K.W.

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
B	08/03/16	100% ZD Submittal
A	07/13/16	90% ZD Submittal

Licenser:

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08/03/16
100% ZD Submittal

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3.2

