



# Board of Adjustment Staff Report

Meeting Date: June 5, 2014

Subject: Special Use Permit Case No. SB14-005

Applicant(s): Verizon Wireless

**Agenda Item No.:** 8.I.

Project Summary: To install a wireless telecommunications facility (monopole), up to ±60 feet tall, within the North Valleys planning area.

**Recommendation:** **Approval with Conditions**

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## Description

**Special Use Permit Case Number SB14-005 (Lemmon Valley Verizon Wireless)** – To install a wireless telecommunications monopole, up to ±60 feet tall, to be placed within a 50' x 50' fenced area, to include three (3) sectors with four (4) eight (8) foot tall antennas per sector, six (6) RRU-12 units, a pre-fabricated 11'6" x 16'-10.5" unmanned equipment shelter, and a 48kw stand-by backup diesel generator, all other necessary ancillary equipment related thereto.

- Applicant: Verizon Wireless c/o Epic Wireless  
Attn: Andrew Lesa
- Property Owner: Randall Scott
- Location: 600 E. Patrician Drive, southwest of intersection of  
Freemont Way and E. Patrician Drive.
- Assessor's Parcel Number(s): 080-730-29
- Parcel Size: ±45.94 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 324, Communication Facilities;  
and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 34, T21N, R19E, MDM Washoe County,  
NV

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## **Project Application**

The project application may be reviewed in its entirety on the Washoe County website at [http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm)

## **Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) Article 810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

Conditions of Approval. The Conditions of Approval for this case are attached to this staff report as Exhibit A and will be included with the Action Order.

Variances. As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variances as set out in WCC Section 110.804.25.

Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in WCC Section 110.324.75 which are discussed in this staff report.

Special Federal and State Rules The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement, construction or modification of wireless facilities:

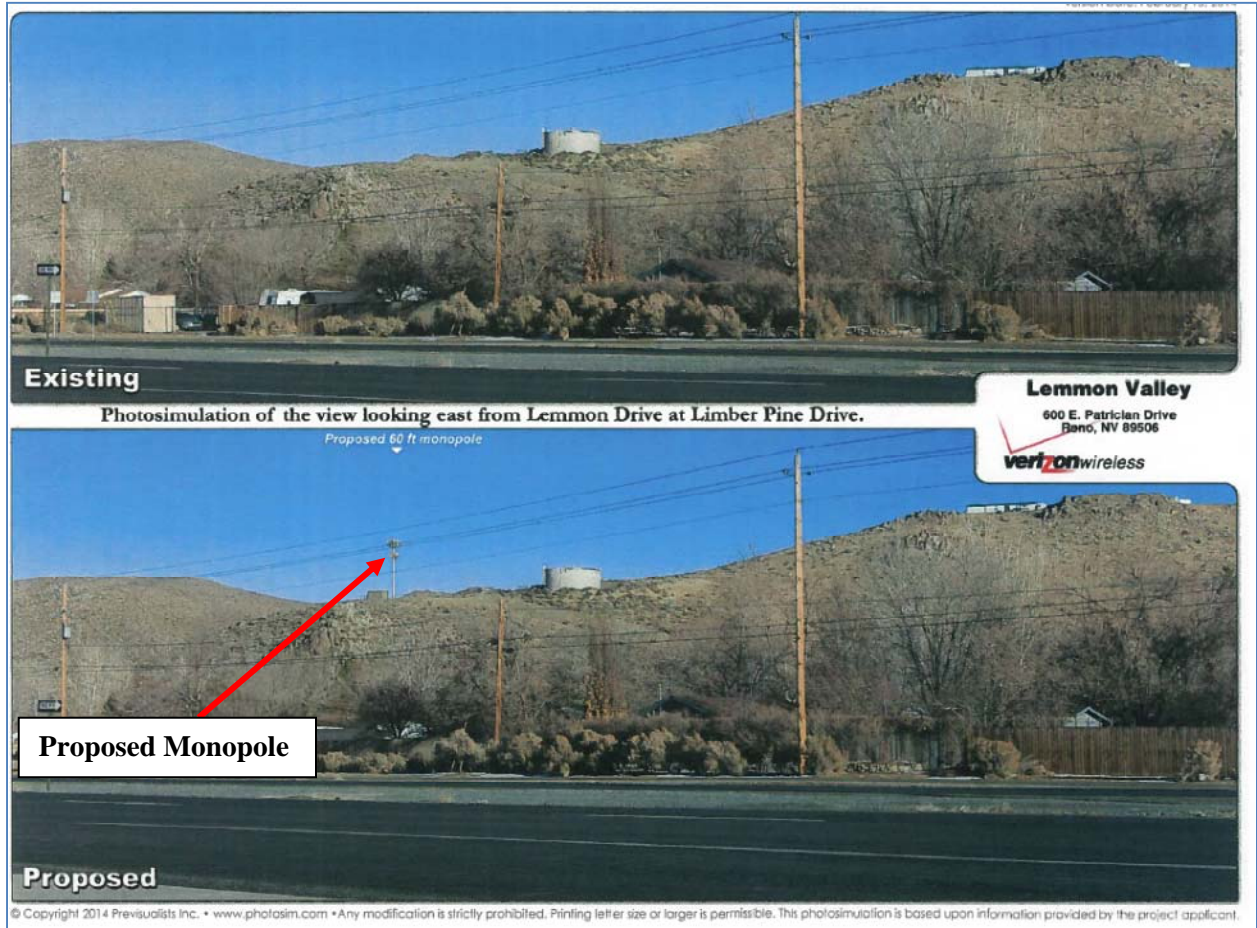
- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules);

- If we deny a request to place, construct, or modify personal wireless service facilities, we must do so in a separate writing, and the decision must be supported by substantial evidence (evidence that a reasonable mind might accept as adequate to support a conclusion) contained in a written record. State law (NRS 707.585) requires that a decision denying an application must set forth with specificity each ground on which the authority denied the approval of the application, and must describe the documents relied on by the Board in making its decision.
- We may not regulate the placement, construction and modification of personal wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

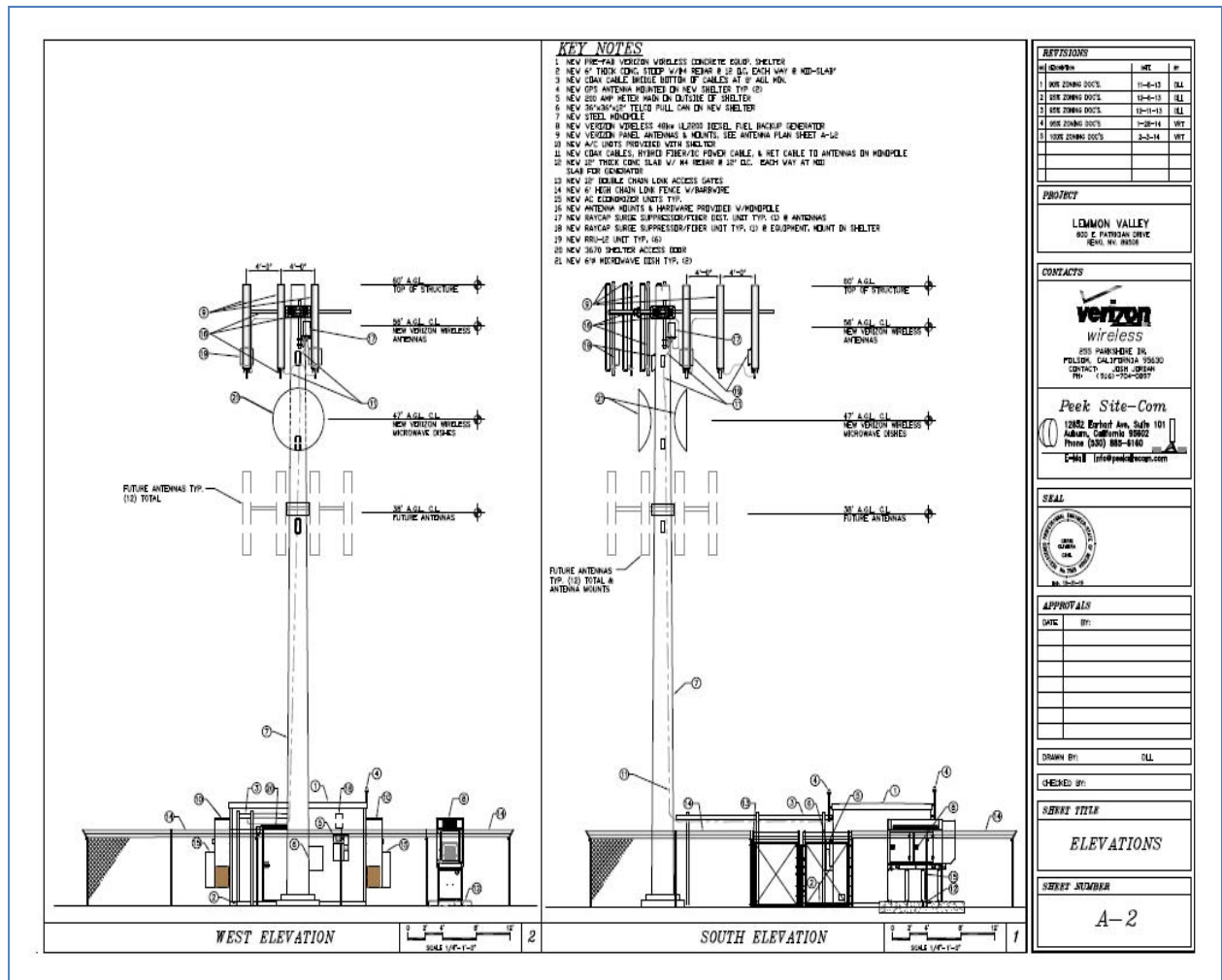
**Vicinity Map**



### Photo Simulation of Proposed Monopine



### Site Plan Elevation



**Project Evaluation**

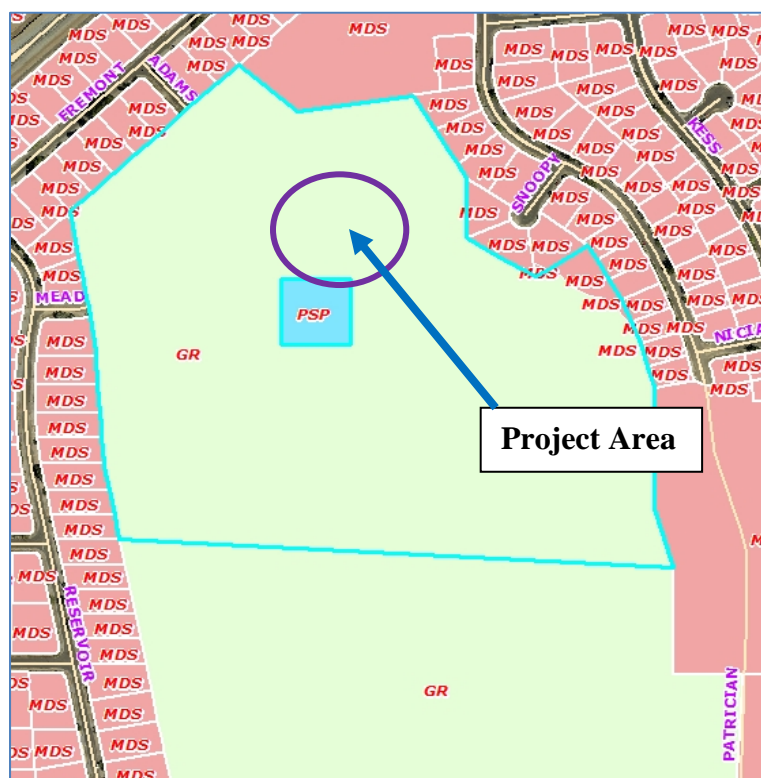
Verizon Wireless has requested this special use permit in order to place an unmanned wireless telecommunications monopole with all necessary appurtenances upon the subject property. The project site is located at 600 E. Patrician Drive within the North Valleys planning area. The 60-foot tall monopole will be equipped with 12 antennas, and have room for future collocation from one other carrier. Proposed are three (3) sectors, each accommodating four (4) antennas; six (6) remote radio units (RRU), two (2) microwave dishes, a 12 x 16 pre-fabricated equipment shelter on a 10 x 5 concrete pad, and a 48kw stand-by backup diesel generator; and all necessary ancillary equipment thereto.

The project area will encompass roughly 2,500 square feet with the monopole and all equipment placed within the enclosed and fenced project area. The enclosure will be screened with a solid 8-foot, natural stone aggregate wall in order to screen the equipment cabinet and other related equipment from view, and blend with the natural hillside. The applicant is proposing to paint the new monopole a light brown color in order to blend with the existing vegetation. The monopole overall height is proposed to be ±60.0 feet tall to top of pole as allowed per Section 110.324.40 through 110.324.75 of the Washoe County Development Code (Table 110.324.50.1)

**Existing Conditions:**

The proposed project site is approximately ±46 acres and is undeveloped. There is a Washoe County water storage tank at the top of the hill within this subject property; however it is located on its own separate ±.99-acre parcel.

The subject site is adjacent to properties zoned Medium Density Suburban (MDS) to the north, east and west, and to the south there is one large parcel zoned General Rural (GR).

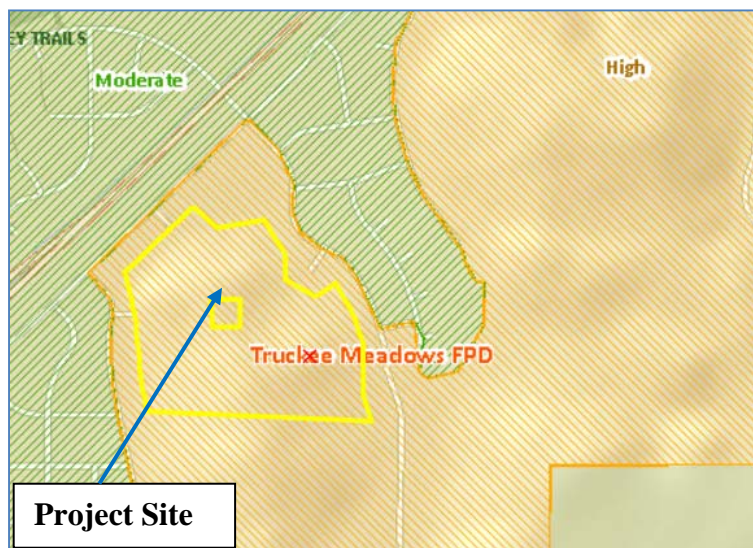




### **Analysis**

The applicant has indicated the reason for the new telecommunications tower is to offer additional capacity and provide improved wireless services for the North Valleys planning area. The increase in services will range from all types of wireless cell service, especially 911 calls, GPS services, and in-building calling and data services. The in-building services are beneficial due to the fact that landline usage has declined in recent years as more of the population is using cell phones for voice and data telecommunications rather than traditional landline communication. The increase in wireless cellular service could be beneficial in emergency situations where landlines are not available. As more and more roads do not contain call boxes, mobile services often can be the only form of communication in an emergency situation, especially in areas outside of city limits.

The subject property is identified as being located within an area of “*High*” fire danger. Consequently, the Truckee Meadows Fire Protection District (TMFPD) has provided conditions of approval for the applicant in regard to compliance with all applicable regulations of Washoe County Code 60. Compliance with the applicable portions of County Code 60 shall be determined by the TMFPD prior to the issuance of building permits.



### **Use Type**

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types.

- (i) **Communication Facilities** Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television station, radio stations, satellite dishes, antennas and wireless communication facilities. Refer to Article 324, Communication Facilities, for subcategories of communication facilities.

**Section 110.324.40 Wireless Communication/Cellular Facilities: Definitions.**

Wireless communication facilities, including antennas mounted on structures and freestanding monopoles and lattice towers and supporting equipment which are used for the commercial broadcasting/receiving of telecommunication transmissions that are regulated under the Telecommunications Act of 1996 are a principal use and are classified under the communication facilities use type in Article 304, Use Classification System. The following definitions apply to the regulation of wireless communication facilities contained in this article:

- (a) Antenna An antenna is defined for the purposes of Sections 110.324.40 through 110.324.75 as a device that transmits and/or received an electronic signal for the purposes of facilitating the communication of personal wireless services that has the meaning ascribed to it in 47 U.S.C. §332(c)(7)(C) as that provision existed on July 1, 2003.
- (5) Monopole Mounted Antenna. A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for the purposes of supporting one (1) or more antennas.

The following placement standards by type of antenna shall be complied with notwithstanding the preferred location and type of antenna enumerated in this section:

- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
  - (1) “Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.”
  - (2) Antennas shall be permitted in the General Rural (GR) and Open Space (OS) land use designations (see Open Space limitations within this article) with the placement standards depicted in Table 110.324.50.1, Antenna Placement Standards.

**Antenna Height**

The proposed monopole will be placed on a parcel of land zoned General Rural (GR), and the allowable height is 60-feet when it is located no closer than 400-feet from a residentially zoned parcel or publically paved right-of-way, whichever is closest. The proposed monopole is more than 450 feet away from the nearest residence.

Table 110.324.50.1

**ANTENNA PLACEMENT STANDARDS**

Design Standards	Distance from Residential Property						
Distance from Residentially Zoned Property or Public Paved Right of Way (closest adjacent use will be applied)	50'	200'	400'	600'	1,000'	1,500'	2,000'
Permitted Height of Pole	45'	50'	60'	70'	80'	90'	+100'
Supporting Mechanism for Antenna System	2*	2.5*	3*	4*	5*	6*	+7*

Note: \* = Specified number times diameter at base of pole equals allowed supporting mechanism for antenna system diameter.

Source: Washoe County Department of Community Development [Planning and Development].

Access/Parking

No new access or parking spaces will be required, as the facility is an unmanned facility. Verizon anticipates using the existing access road leading to the water tank, which is unpaved and 15 feet in width, for scheduled monthly maintenance. Only one (1) parking space will be necessary for the monthly maintenance employee parking.

Signage/Lighting

Signage will be as required by FAA/FCC or other jurisdictional entities. There will be no “advertisement signage.”

Landscaping

The applicant has indicated that there will be no landscaping due to the site being located within a rocky, sloped, undeveloped area which contains no trees, only native sage grasses and rocks. Consequently, the applicant is requesting a *Modification of Standards* to the landscaping requirements, citing lack of water for irrigation as the extenuating circumstances preventing compliance with the landscaping requirements. Section 110.412.05 (d) Review of Extenuating Circumstances of the Development Code allows the applicant to apply for the Director’s Modification.

Visual Impacts

The request by Verizon Wireless to add a telecommunications monopole is consistent with the standards of *Article 324, Communication Facilities*, of the Washoe County Development Code. The proposed telecommunications tower will be painted a brown color in order to blend with the natural, hilly topography of the subject site.

### **Radio Frequency and Environmental Impacts**

Under federal law (47 U.S.C. 332 (c) (7) (B) (iv)), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board “shall not consider the environmental effects of radio frequency emissions” in rendering a decision of approving or denying this special use permit.

### **North Valleys Citizen Advisory Board**

The proposed project was sent to the Citizen Advisory Board for their review and comment. However, the next CAB meeting is not until June 9, 2014. Staff has received comments from the CAB members, which are attached to this report as Exhibit E. Comments received include:

- Robert Conrad: “I would like to ensure the process for this project is public and citizens have an opportunity to participate, especially in case there are any potential, negative impacts to nearby residences. That said, the project has my support (also, I am a Verizon Wireless customer).”
- Jean Harris: “I do not live near this parcel but drove by to see where it’s located. There is a large metal shop building already on the site with two small buildings. The parcel appears to lay directly behind a residential neighborhood with a few homes on Nicia St. and perhaps a few on E. Patrician Dr. having a line of sight. Where the project monopole will be located on the 45 acres may have more or less of an impact on the line of sight. The local residents may have an issue regarding this project, but not living nearby I can’t say one way or the other.”
- Ray Laka: “I have no issues or concerns on this project. It seems that the proposed antenna will be located near an existing water tank and an AT&T installation. This is roughly in the center of an undeveloped 45 acre parcel. I am submitting this to confirm that I have reviewed the application and have no objections to the project.”

Staff has received several phone calls from citizens inquiring about the project. They had no objections, and were in support of said project. No other correspondence has been received.

### **Reviewing Agencies**

The following agencies/Individuals received a copy of the project application for review, comments and/or conditions:

- Washoe County Building & Safety
- Washoe County Engineering & Capital Projects – Land Development
- North Valleys Citizen Advisory Board
- Washoe County District Health

- Deputy District Attorney Greg Salter
- Truckee Meadows Fire Protection Districts
- Washoe County Sheriff's Office
- Regional Transportation Commission

The following is a brief **summary** received of each agency's comments and/or recommended conditions of approval and their contact information. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

Washoe County Planning and Development addressed site and screening, and FCC licensure/radio frequency emissions requirements.

- Contact: Sandra Monsalve, AICP, 775.328.3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

Washoe County Engineering and Capital Projects Division – Land Development addressed construction improvement plans and grading.

- Contact: Leo Vesely, 775.328.2040, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)

District Health Department, Environmental Health had no conditions or concerns.

- Contact: Wesley Rubio, 775.328.2381, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)

Truckee Meadows Fire Protection District addressed compliance with Washoe County Code 60 requirements, as applicable.

- Contact: Amy Ray, 775.326.6005, [ARay@tmfpd.us](mailto:ARay@tmfpd.us)

Washoe County Sheriff's Office reviewed the application for assurances that the new site does not interfere with 800 MHz radio system.

- Contact: Duane Meyer, 775.328.3354, [dmeyer@washoecounty.us](mailto:dmeyer@washoecounty.us)

## **REQUIRED FINDINGS**

### Findings required by WCC Section 110. 810.30 for a Special Use Permit:

1. **Consistency.** *That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;*

Staff Comment: Staff has reviewed the Master Plan and the North Valleys Area Plan and has not identified any provisions that are offended by the project.

2. **Improvements.** *That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;*

Staff Comment: The proposed project is in compliance with Division Seven.

3. **Site Suitability.** *That the site is physically suitable a for a telecommunications facility (monopole) for the intensity of such a development;*

Staff Comment: The telecommunications pole will be painted a light brown or similar earth tone color in order to blend with the natural environment.

4. **Issuance Not Detrimental.** *That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.*

Staff Comment: Based on the requirements of the FCC, the "Electromagnetic Frequency (RF) exposure level due to the proposed site is well below the maximum allowable by FCC Regulations. The site fully complies with FCC rules and regulations.

5. **Effect on a Military Installation.** *Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.*

Staff Comment: There is no military installation nearby.

**Findings required by Section 110.324.75, for a telecommunications facility.**

6. ***That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development [Planning and Development] and/or his/her authorized representative;***

Staff Comment: Staff has reviewed all of the standards and conclude that the standards have been met.

7. ***That public input was considered during the public hearing review process; and***

Staff Comment: The Board has heard and considered public comment during the public hearing. Under federal law (47 U.S.C. 332 (c) (7) (B) (iv), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying this special use permit.

8. ***That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.***

Staff Comment: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will blend with existing natural, landscape of the subject parcel. Per the North Valleys Area Plan *Development Suitability* Map, the monopole will not be placed on a "protected ridgeline," and will be placed adjacent to an existing County water tank, which will thereby lessen the visual impacts.

**Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB14-005 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration:

**Motion**

*I move to adopt all of the eight findings listed in the staff report and based on those findings approve Special Use Permit Case No. SB14-005 for Verizon Wireless, subject to the conditions contained in Exhibit A to the Staff Report. The Findings are adopted based on individual consideration of information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. Counsel for the Board and the Board Secretary are hereby directed to prepare a written Action Order consistent with this motion.*

## REQUIRED FINDINGS

### Findings required by WCC Section 110.810.30, for a Special Use Permit:

1. **Consistency.** *That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;*
2. **Improvements.** *That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;*
3. **Site Suitability.** *That the site is physically suitable a for a telecommunications facility (monopole) for the intensity of such a development;*
4. **Issuance Not Detrimental.** *That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.*
5. **Effect on a Military Installation.** *Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.*

### Findings required by Section 110.324.75, for a telecommunications facility.

6. *That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development [Planning and Development] and/or his/her authorized representative;*
7. *That public input was considered during the public hearing review process; and*
8. *That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.*

### Appeal Process

As provided in WCC Section 110.810.50, an appeal to the Board of County Commissioners may be taken within ten days from the filing of the Action Order.

xc: Property Owner: Randall Scott, 600 E. Patrician Drive, Reno, NV 89506.  
Applicant: Verizon Wireless c/o Epic Wireless, Attn: Andrew Lesa, 8700 Auburn Folsom Road, Suite 400, Granite Bay, CA 95746.



# EXHIBIT A



## Conditions of Approval

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Special Use Permit Case Number SB14-005

The project approved under Special Use Permit Case Number SB14-005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 5, 2014. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division of the Washoe County Community Services Department.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**
- **Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

#### **Washoe County Planning and Development**

1. The following conditions are requirements of the Planning and Development Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

**Contact:** Sandra Monsalve, AICP, 775.328.3608, smonsalve@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.

- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of a building permit, the applicant shall provide Certification by a competent professional that the facility complies with Federal Communications Commission regulations for radio frequency emissions and plan for periodic recertification of compliance.
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of 12 consecutive months.
- g. All new fencing installed as part of this project shall include, at a, minimum, vinyl slats and provide 100% visual screening of all ancillary equipment and all appurtenances. Slats and or rock/stone shall be of a color to match the surrounding buildings. Fencing materials shall be non-reflective, and eight (8) feet maximum height.
- h. The equipment shelter and cabinets shall be of a color so as to blend with the surrounding natural and built background and siding shall be of natural materials or shall replicate the look of natural materials, including wood, stone, rock or split face block.
- i. The monopole tower shall not exceed 60-feet in maximum height (grade to top of pole), as approved under this special use permit, case number SB14-005.
- j. The telecommunications tower owner shall be responsible for maintenance of the tower structure, all antennae, and related appurtenances and equipment for said site, including all screening materials.
- k. The following **Operational Conditions** shall be required for the life of the project:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.

3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division staff to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Washoe County Building & Safety Division**

2. The following condition is a requirement of the Washoe County Building & Safety Division, which shall be responsible for determining compliance with this condition.

**Contact:** Don Jeppson, 775.328.2020, dcjeppson@washoecounty.us

- a. The applicant(s) shall be required to obtain all necessary building permits, prior to the construction of the telecommunications tower and all necessary appurtenances/ancillary equipment.

**Washoe County Engineering and Capital Projects Division - Land Development:**

3. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

**Contact:** Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with Best Management Practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the recorded easement shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

**Truckee Meadows Fire Protection District**

4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact:** Amy Ray, Fire Marshal, 775.326.6005 [aray@tmfpd.us](mailto:aray@tmfpd.us)

- a. All requirements of Washoe County Code Chapter 60 that applies to this facility shall be met. This includes, but is not limited to:
  - i. A 20 foot access to the facility not to exceed a 10% slope,
  - ii. Fire sprinkler system shall be required for the building per the Wildland Urban Interface (WUI) Code, as applicable.

\*\*\* End of Conditions \*\*\*

## GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, AND PROJECT MANAGER. (C.C.)
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUM'S OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. STAMPED ORIGINALS SHALL NOT BE USED FOR REDLINE PURPOSES.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL ENSURE THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. SITE SHALL BE SECURED, SAFE AND CLEAN UPON COMPLETION OF WORK EACH DAY.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
- THE CONTRACTOR SHALL FURNISH SANITARY FACILITIES PRIOR TO START OF WORK.
- ALL SITE CONSTRUCTION, AND SITE CONDITIONS FROM MOBILIZATION TO DEMOBILIZATION SHALL BE IN STRICT ACCORDANCE WITH CAL-OSHA, 24 HOURS EACH DAY.



wireless

# LEMMON VALLEY

600 E. PATRICIAN DRIVE  
RENO, NV. 89506

PROJECT NUMBER: 2012783967  
LOCATION NUMBER: 260420

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S.	1-28-14	VRT
5	100% ZONING DOC'S	2-3-14	VRT

**PROJECT**

**LEMMON VALLEY**  
600 E. PATRICIAN DRIVE  
RENO, NV. 89506

**CONTACTS**

255 PARKSHORE DR.  
FOLSOM, CALIFORNIA 95630  
CONTACT: JOSH JORDAN  
PH: (916) 704-0897

**Peek Site-Com**

12852 Earhart Ave, Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitocom.com

**SEAL**

APPROVALS	
DATE	BY:

DRAWN BY: DLL

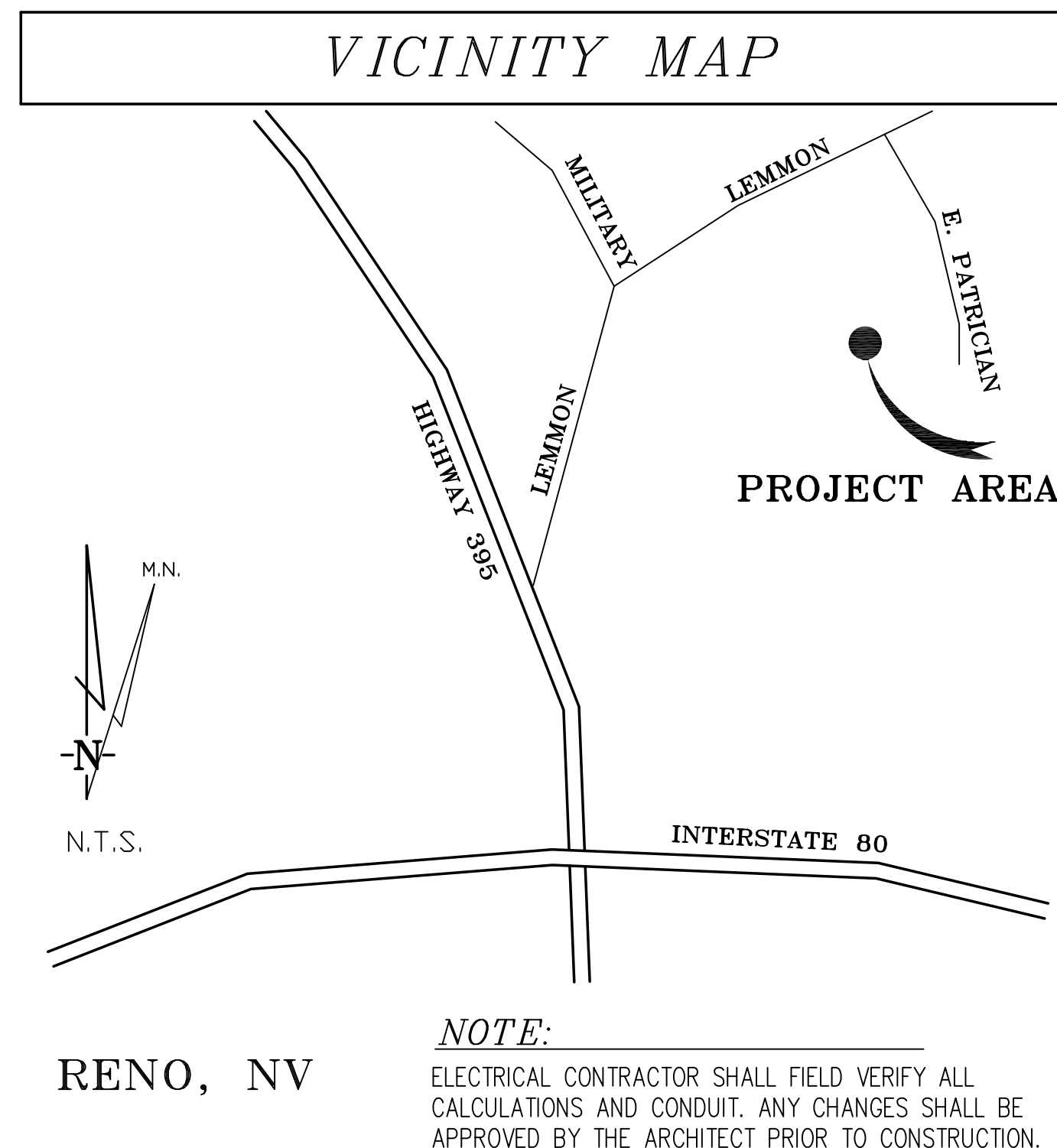
CHECKED BY:

**SHEET TITLE**

**TITLE SHEET**

**SHEET NUMBER**

**T-1**



PROJECT SUMMARY	
SITE NAME:	LEMMON VALLEY
SITE ADDRESS:	600 E. PATRICIAN DRIVE RENO, NV. 89506
OWNER:	RANDALL R. & SANDRA L. SCOTT 1300 LATIGO DRIVE HENDERSON, NV. 89002
SITE CONTACT:	JOSH JORDAN 916-704-0897
APPLICANTS ADDRESS:	VERIZON WIRELESS 255 PARKSHORE DR FOLSOM, CA 95630
ASSESSORS PARCEL NUMBER:	080-730-29
CURRENT ZONING:	GENERAL RURAL
<b>DRIVING DIRECTIONS:</b>	
1. HEAD SOUTH ON 9TH ST TOWARD J ST	GO 0.1 MI
2. TURN RIGHT ONTO K ST	GO 400 FT
3. TURN RIGHT ONTO 8TH ST ABOUT 1 MIN	GO 0.2 MI
4. TURN LEFT ONTO I ST ABOUT 1 MIN	GO 0.3 MI
5. TURN RIGHT ONTO THE I-5 N/STATE HWY 99 RAMP TO REDDING/YUBA CITY	GO 0.3 MI
6. TURN RIGHT ONTO I-5 N/STATE HWY 99 N ABOUT 2 MINS	GO 2.3 MI
7. TAKE THE EXIT ONTO I-80 E TOWARD RENO ENTERING NEVADA ABOUT 2 HOURS 3 MINS	GO 132 MI
8. TAKE EXIT 15 TO MERGE ONTO I-580 N/US-395 N TOWARD SUSANVILLE ABOUT 1 MIN	GO 0.8 MI
9. CONTINUE ONTO US-395 N ABOUT 5 MINS	GO 5.9 MI
10. TAKE EXIT 74 FOR LEMMON DRIVE	GO 0.4 MI
11. TURN RIGHT ONTO LEMMON DR ABOUT 4 MINS	GO 2.4 MI
12. TURN RIGHT ONTO E PATRICIAN DR DESTINATION WILL BE ON THE RIGHT ABOUT 58 SECS	GO 0.2 MI
600 E PATRICIAN DR, RENO, NV 89506	7.5 mi TOTAL 145 MI

PROJECT CONSULTANTS	
<b>ENGINEERING FIRM:</b> PEEK SITE-COM 12852 EARHART AVE, SUITE 101 AUBURN, CA 95602 (530) 885-6160	<b>SURVEY</b> GEL ENGINEERING 1226 HIGH STREET AUBURN, CALIFORNIA 95603 Tel. (530) 885-0426
<b>CONSTRUCTION MANAGER</b> JOSH JORDAN EPIC WIRELESS 8700 AUBURN FOLSOM ROAD SUITE 400 GRANITE BAY, CALIFORNIA 95746 (916) 704-0897	<b>LEASING MANAGER</b> NATHAN GIGUIERE EPIC WIRELESS 8700 AUBURN FOLSOM ROAD SUITE 400 GRANITE BAY, CALIFORNIA 95746 (916) 248-6312

PROJECT DESCRIPTION:	
A.	CONSTRUCT A NEW 6' TALL CHAIN LINK FENCED 50'x50' LEASE AREA FOR VERIZON WIRELESS
B.	PLACE A NEW 11'-6"x16"-10 1/2" VERIZON WIRELESS PRE-FABRICATED CONCRETE UNMANNED COMMUNICATION SHELTER IN THE NEW FENCED LEASE AREA
C.	PLACE A NEW VERIZON WIRELESS U/L 2200 - 48KW GENERAC STAND-BY DIESEL GENERATOR WITH U/L 142-210 GALLON DIESEL BELLY TANK ON NEW 5'X10' CONC. SLAB.
D.	PLACE A NEW 60' TALL STEEL MONOPOLE
E.	PLACE (3) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS/SECTOR IN (3) SECTORS FOR A TOTAL OF (9) ANTENNAS.
F.	INSTALL (6) ERICSSON RRU-12 UNITS
G.	INSTALL (12) RUNS OF 1 5/8" COAX CABLES, INSTALL (2) HYBRID CABLE & (1) RET CABLE.
H.	INSTALL (2) NEW 6' M/W DISHES

SHEET INDEX	
T-1	TITLE SHEET
C-1	SITE SURVEY
A-1	SITE PLAN
A-1.1	SITE PLAN
A-1.2	DETAILS
A-2	ELEVATION
<b>ACCESSIBILITY DISCLAIMER</b>	

FACILITY IS AN UNMANNED TELECOMMUNICATIONS FACILITY AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, SECTION 1123.2, EXCEPTION 1.

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

Verizon Wireless  
 Project Name: Lemmon Valley

Project Site Location: 600 E. Patrician Drive  
 Reno, NV 89506  
 Washoe County

Date of Observation: 10-24-13

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL  
 post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole Tower

Coordinates (Centerline Proposed Tower)  
 Latitude: N 39° 38' 22.50" (NAD83) N 39° 38' 22.82" (NAD27)  
 Longitude: W 119° 50' 05.81" (NAD83) W 119° 50' 02.12" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 5096' 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: 10-24-13

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: 080-730-29

CURRENT ZONING: GENERAL RURAL

LANDLORD(S): RANDALL R. & SANDRA L. SCOTT  
 1300 LATIGO DRIVE  
 HENDERSON, NV 89002

SITE CONTACT: JOSH JORDAN  
 916-704-0897

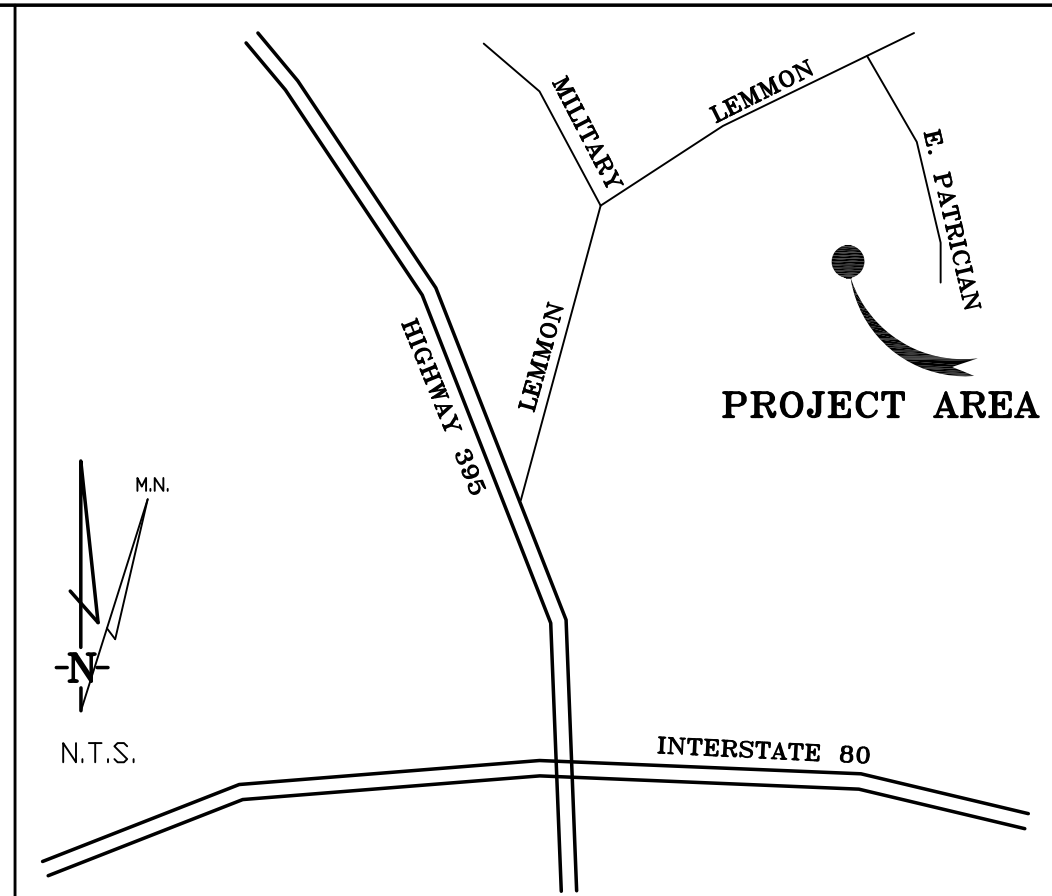
Lease Area Description

All that certain lease area being a portion Parcel 55 as is shown on that certain Land Map No. 79, Sheet "G", Washoe County Records, and being located in the SE 1/4 of Section 34, Township 21 North, Range 19 East, M.D.B. & M. being more particularly described as follows:

Commencing at a found centerline monument in box set at the centerline intersection of Freemont Way and Patrician Drive as is shown on that certain Tract Map No. 962, Washoe County Records, from which a similar monument at the centerline intersection of said Freemont Way and Reservoir Street bears South 47°35'15" West 1648.80 feet; thence from said point of commencement South 09°49'22" West 1241.41 feet to the True Point of Beginning; thence from said point of beginning South 70°17'54" East 50.00 feet; thence South 19°42'06" West 50.00 feet; thence North 70°17'54" West 50.00 feet; thence North 19°42'06" East 50.00 feet to the point of beginning.

Together with a non-exclusive easement for utility purposes being six feet in width the centerline of which is described as follows: beginning at the midpoint on the Southwesterly boundary of the above described lease area and running thence South 39°16'00" West 114 feet more or less to the existing power and telephone facilities.

Also together with an easement for access purposes fifteen feet in width from the above described lease area over and across the existing traveled way as shown on the "Overall Project Area" to the public right of way.



RENO, NV VICINITY MAP

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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.

DEPT	APPROVED	DATE
A&C		
RE		
INT		
EE/IN		
OPS		
EE/OUT		

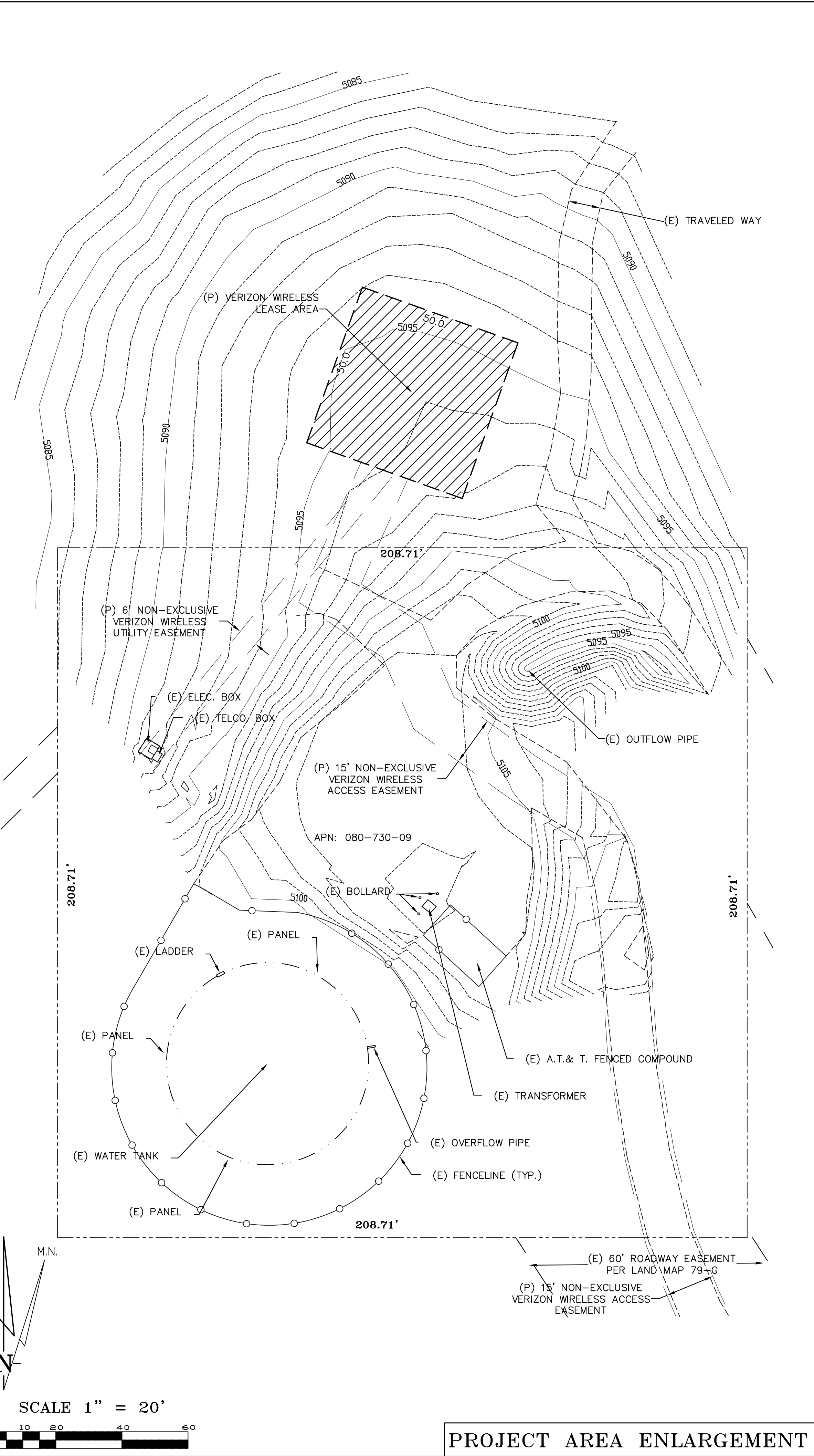
Surveyor  
**GEIL ENGINEERING**  
 ENGINEERING \* SURVEYING \* PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 Phone: (530) 885-0426  
 Fax: (530) 823-1309

Architect

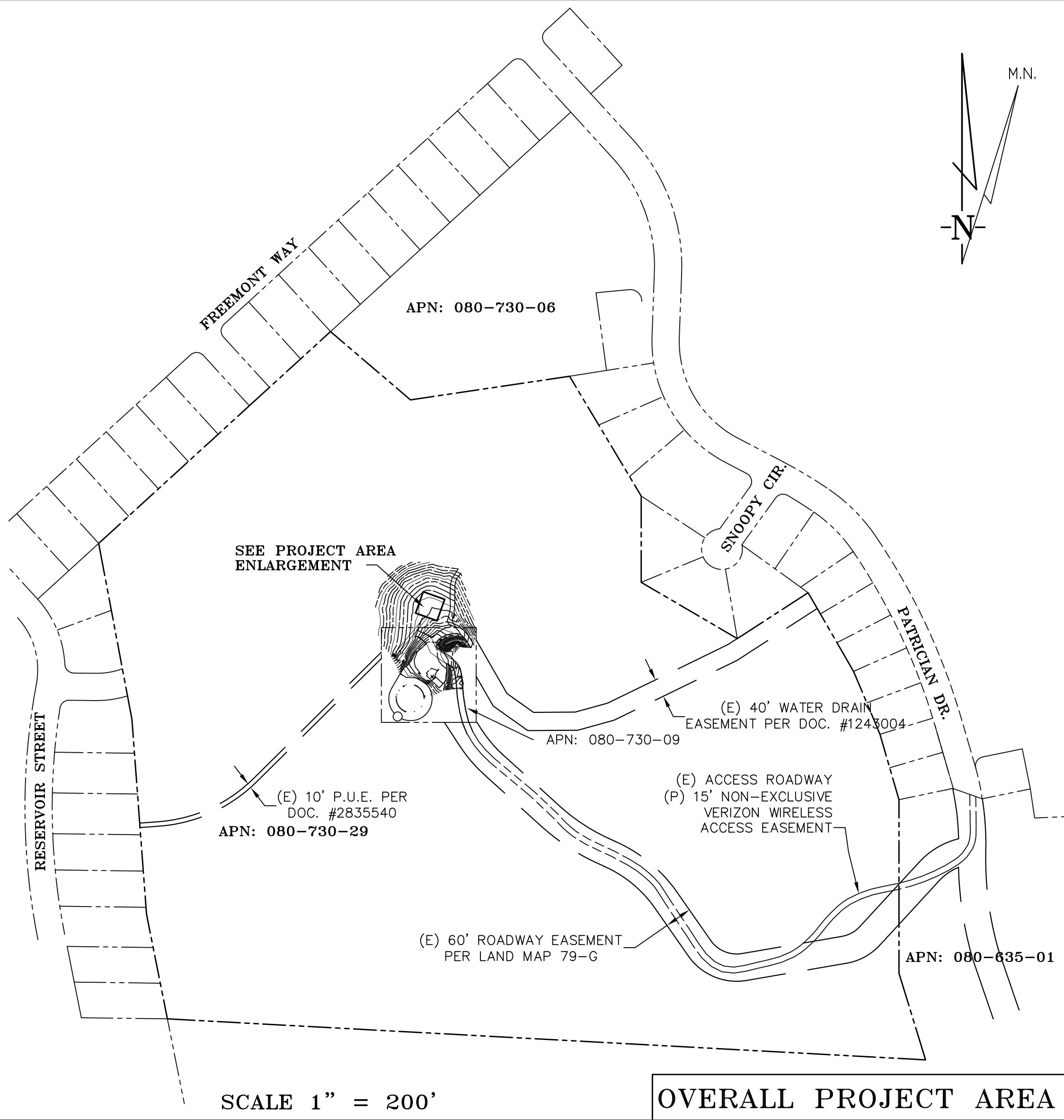
LEMMON VALLEY  
 600 E. PATRICIAN DR.  
 RENO, NV 89506  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

REVISIONS	REV	DATE	DESCRIPTION
10-28-13			Preliminary Drawing
	REV		
	REV		
	REV		
	REV		

Sheet  
**C-1**



PROJECT AREA ENLARGEMENT



OVERALL PROJECT AREA







**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S	1-28-14	VRT
5	100% ZONING DOC'S	2-3-14	VRT

**PROJECT**

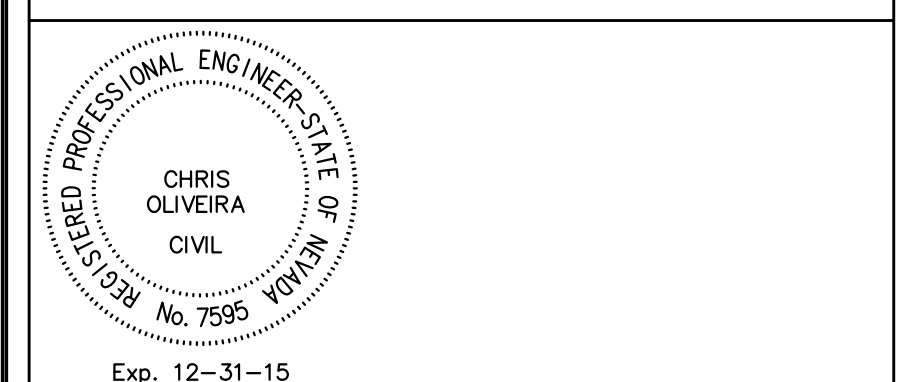
**LEMMON VALLEY**  
 600 E. PATRICIAN DRIVE  
 RENO, NV. 89506

**CONTACTS**

**verizon**  
*wireless*  
 255 PARKSHORE DR.  
 FOLSOM, CALIFORNIA 95630  
 CONTACT: JOSH JORDAN  
 PH: (916)-704-0897

**Peek Site-Com**  
 12852 Earhart Ave, Suite 101  
 Auburn, California 95602  
 Phone (530) 885-6160  
 E-Mail info@peeksitcom.com

**SEAL**



**APPROVALS**

DATE	BY:

DRAWN BY: DLL

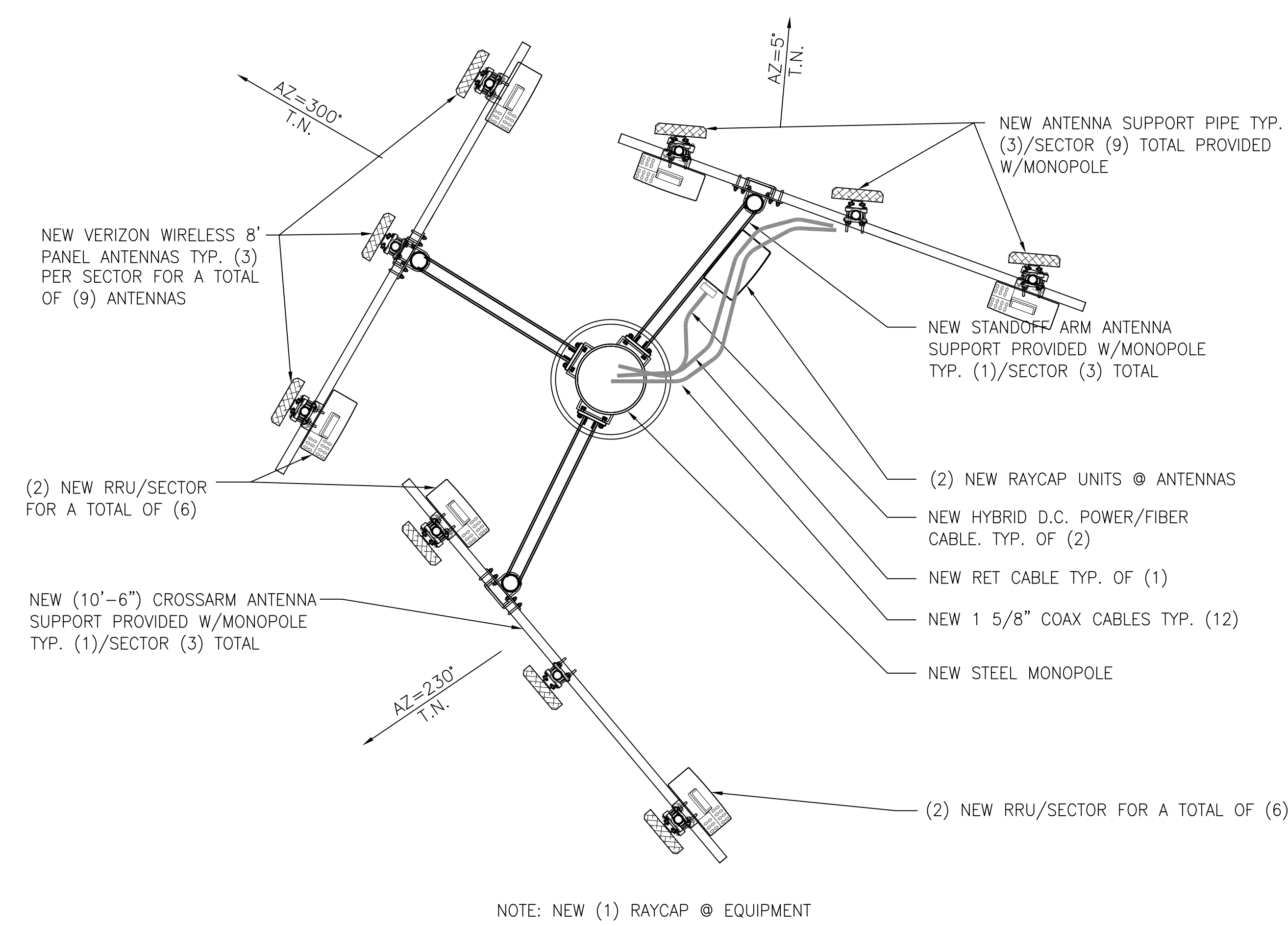
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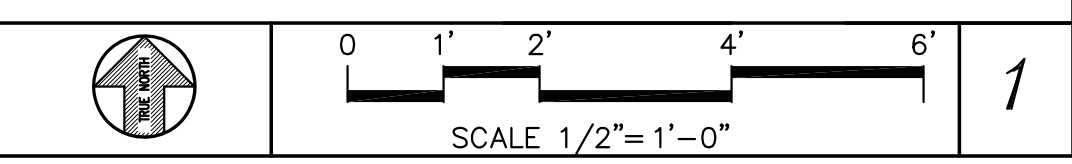
**ANTENNA LAYOUT**

**SHEET NUMBER**

**A-1.2**



**PROPOSED ANTENNA LAYOUT**



**KEY NOTES**

- 1 NEW PRE-FAB VERIZON WIRELESS CONCRETE EQUIP. SHELTER
- 2 NEW 6" THICK CONC. STOOP W/#4 REBAR @ 12" O.C. EACH WAY @ MID-SLAB\*
- 3 NEW COAX CABLE BRIDGE BOTTOM OF CABLES AT 8' AGL MIN.
- 4 NEW GPS ANTENNA MOUNTED ON NEW SHELTER TYP (2)
- 5 NEW 200 AMP METER MAIN ON OUTSIDE OF SHELTER
- 6 NEW 36"x36"x12" TELCO PULL CAN ON NEW SHELTER
- 7 NEW STEEL MONDPOLE
- 8 NEW VERIZON WIRELESS 48kw UL2200 DIESEL FUEL BACKUP GENERATOR
- 9 NEW VERIZON PANEL ANTENNAS & MOUNTS, SEE ANTENNA PLAN SHEET A-1.2
- 10 NEW A/C UNITS PROVIDED WITH SHELTER
- 11 NEW COAX CABLES, HYBRID FIBER/DC POWER CABLE, & RET CABLE TO ANTENNAS ON MONDPOLE
- 12 NEW 12" THICK CONC SLAB W/ #4 REBAR @ 12" O.C. EACH WAY AT MID SLAB FOR GENERATOR
- 13 NEW 12' DOUBLE CHAIN LINK ACCESS GATES
- 14 NEW 6' HIGH CHAIN LINK FENCE W/ BARBWIRE
- 15 NEW AC ECONOMIZER UNITS TYP.
- 16 NEW ANTENNA MOUNTS & HARDWARE PROVIDED W/MONDPOLE
- 17 NEW RAYCAP SURGE SUPPRESSOR/FIBER DIST. UNIT TYP. (1) @ ANTENNAS
- 18 NEW RAYCAP SURGE SUPPRESSOR/FIBER UNIT TYP. (1) @ EQUIPMENT. MOUNT IN SHELTER
- 19 NEW RRU-12 UNIT TYP. (6)
- 20 NEW 3670 SHELTER ACCESS DOOR
- 21 NEW 6'Ø MICROWAVE DISH TYP. (2)

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S.	1-28-14	VRT
5	100% ZONING DOC'S	2-3-14	VRT

**PROJECT**

**LEMMON VALLEY**  
 600 E. PATRICIAN DRIVE  
 RENO, NV. 89506

**CONTACTS**

**verizon**  
 wireless

255 PARKSHORE DR.  
 FOLSOM, CALIFORNIA 95630  
 CONTACT: JOSH JORDAN  
 PH: (916)-704-0897

**Peek Site-Com**

12852 Earhart Ave, Suite 101  
 Auburn, California 95602  
 Phone (530) 885-6160  
 E-Mail info@peeksitecom.com

**SEAL**

REGISTERED PROFESSIONAL ENGINEER - STATE OF CALIFORNIA  
 CHRIS OLIVEIRA  
 CIVIL  
 No. 7595  
 Exp. 12-31-15

**APPROVALS**

DATE	BY:

DRAWN BY: DLL

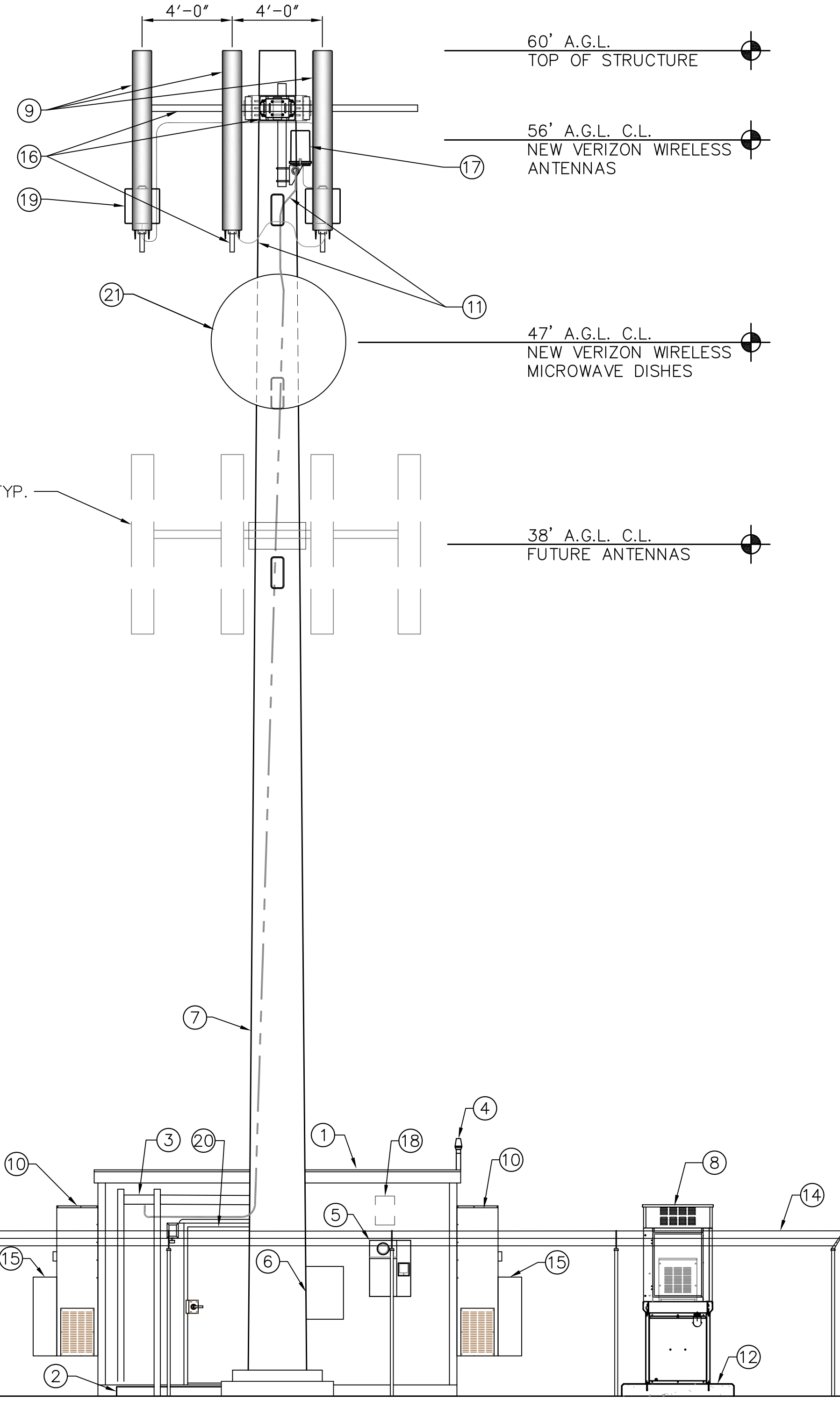
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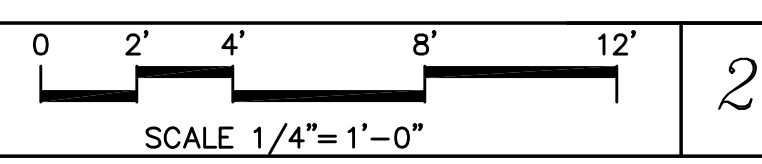
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**SHEET NUMBER**

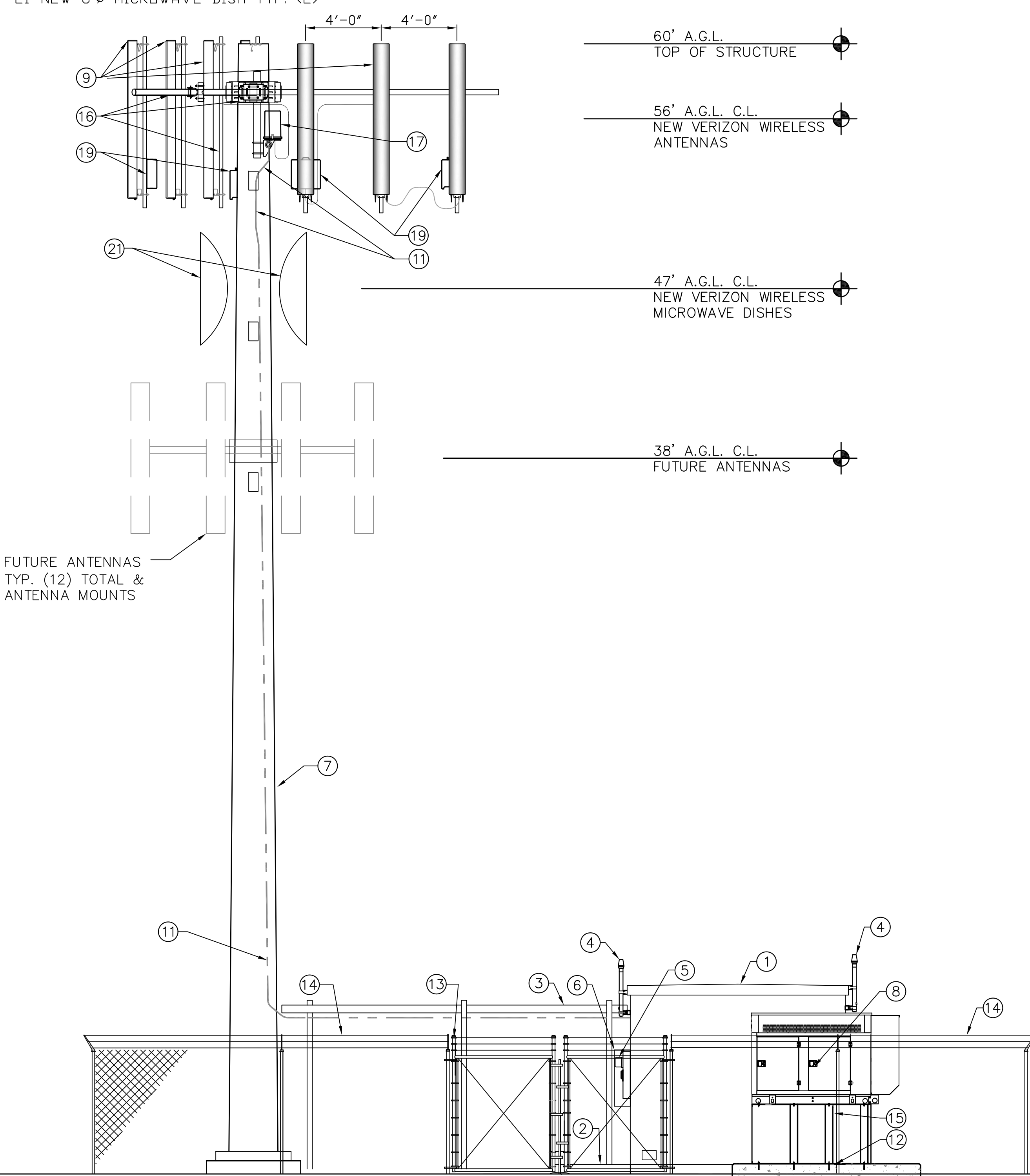
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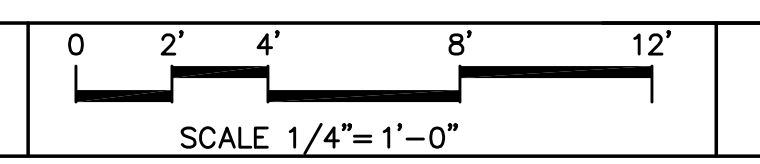
**WEST ELEVATION**



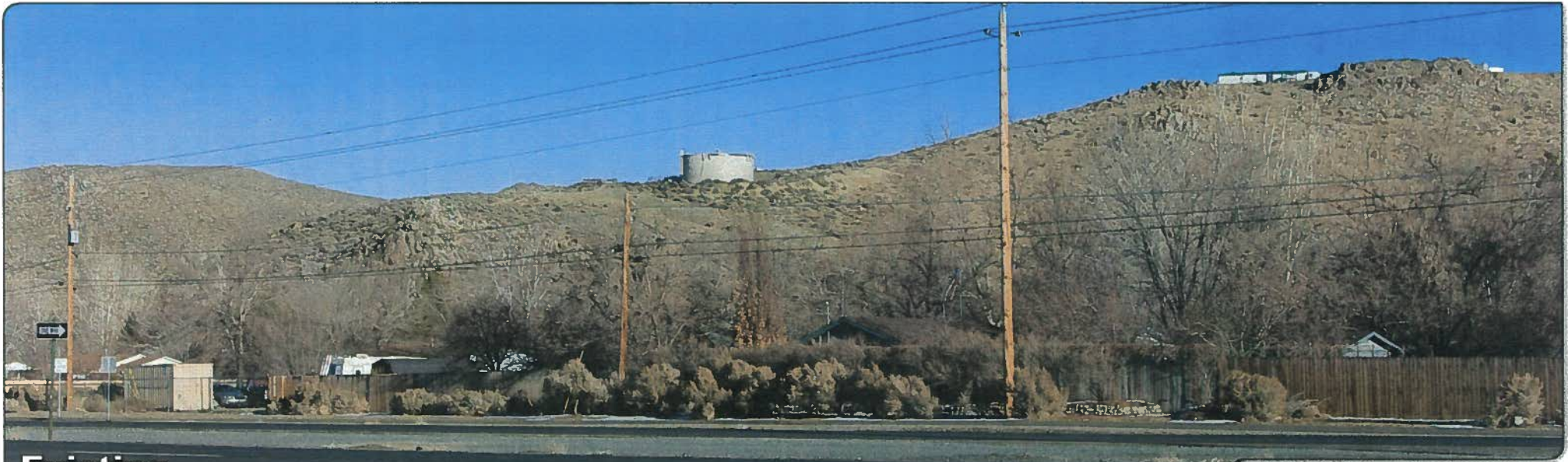
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**SOUTH ELEVATION**



1



**Existing**

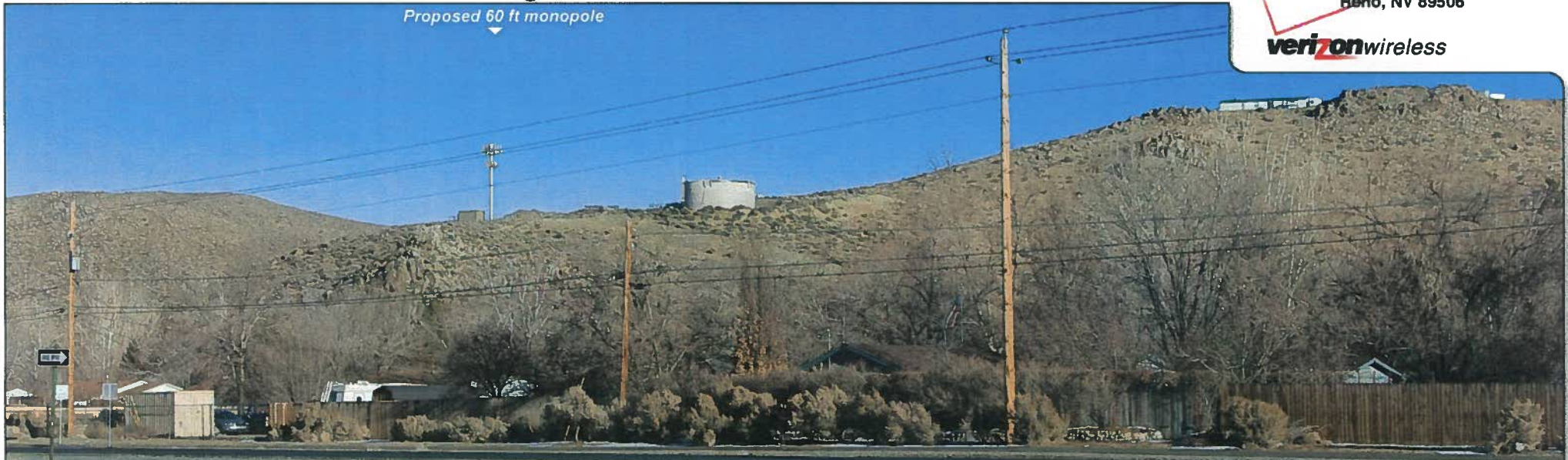
**Lemmon Valley**

600 E. Patrician Drive  
Reno, NV 89506



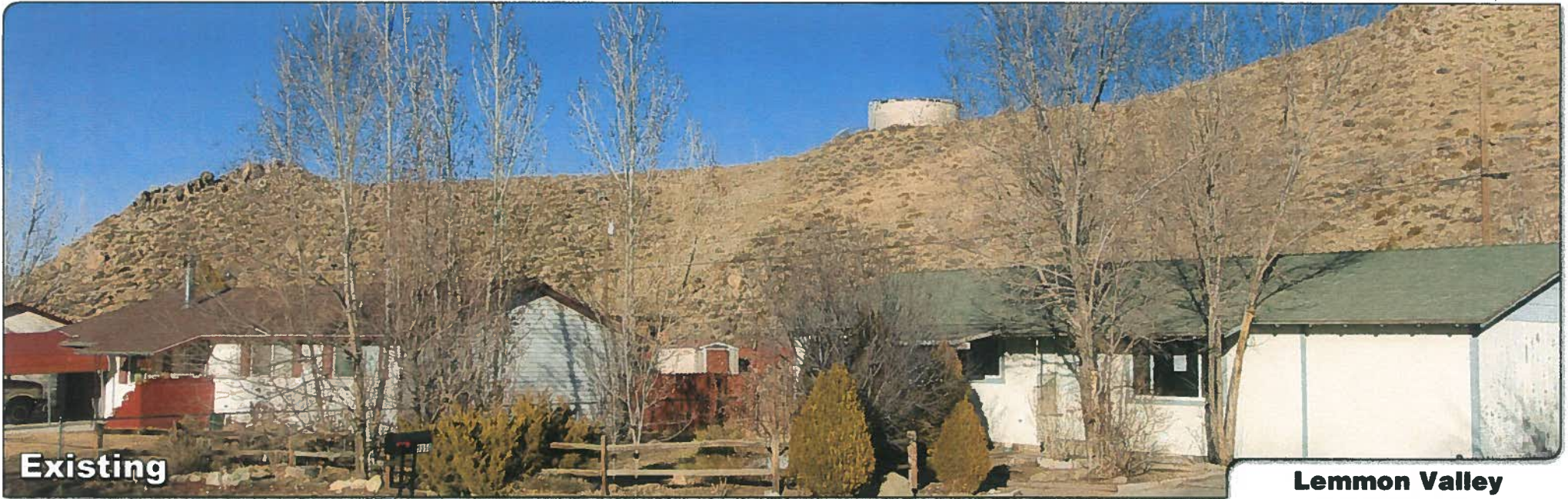
**Photosimulation of the view looking east from Lemmon Drive at Limber Pine Drive.**

*Proposed 60 ft monopole*



**Proposed**

**SB14-005  
EXHIBIT C**



**Existing**

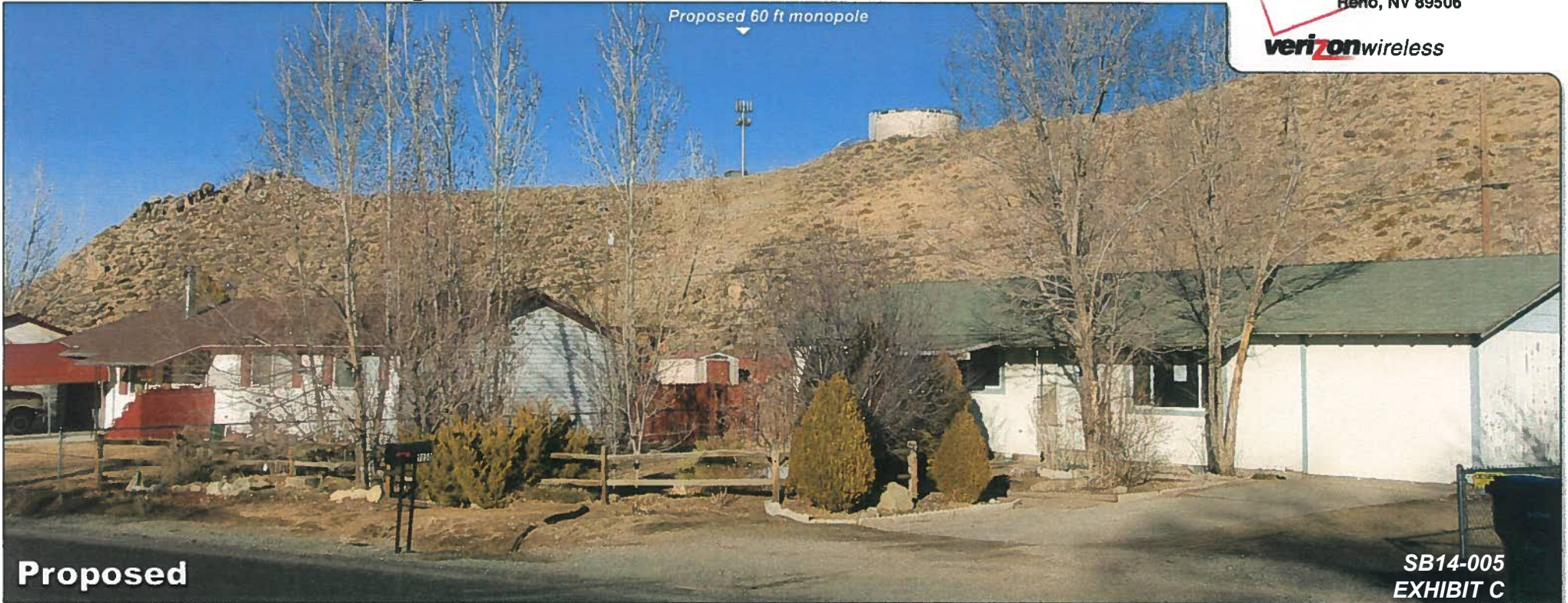
Photosimulation of the view looking northeast from the intersection of Reservoir Street and Paxton Lane.

**Lemmon Valley**

600 E. Patrician Drive  
Reno, NV 89506



Proposed 60 ft monopole



**Proposed**

**SB14-005  
EXHIBIT C**



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects Division**

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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**INTEROFFICE MEMORANDUM**

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**DATE:** May 01, 2014  
**TO:** Sandra Monsalve, Planning and Development Division  
**FROM:** Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
**SUBJECT:** **SB14-005**  
**APN 080-730-29**  
**LEMMON VALLEY VERIZON WIRELESS**

---

I have reviewed the referenced special use permit case and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the recorded easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

LRV/lrv

**SB14-005**  
**EXHIBIT D**

Amy Ray  
*Fire Marshal*



Tim Leighton  
*Division Chief*

Charles A. Moore  
*Fire Chief*

May 2, 2014

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Special Use Permit Case Number: SB 14-005 – Lemmon Valley Verizon Wireless

The Truckee Meadows Fire Protection District (TMFPD) will require compliance with Washoe County Code 60. All requirements of Chapter 60 that apply to this facility shall be met, which include conditions such as 20 foot access to the facility not to exceed 10% slope and a fire sprinkler system will be required for the building per the Wildland Urban Interface Code.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray  
Fire Marshal

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**  
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520  
*Office 775.326.6000 Fax 775.326.6003*

**SB14-005  
EXHIBIT D**

**Monsalve, Sandra**

---

**From:** English, James J.  
**Sent:** Sunday, May 04, 2014 8:50 PM  
**To:** Monsalve, Sandra  
**Cc:** English, James J.  
**Subject:** SUP - SB14-005 Lemon Valley Verizon Wireless

The Washoe County Health District Environmental Health Division has reviewed the above referenced application. This agency has no objections or conditions for this project. Please contact me at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) with any questions.

Regards,

James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs



**Monsalve, Sandra**

---

**From:** DeLozier, Sara  
**Sent:** Tuesday, May 06, 2014 5:25 PM  
**To:** Monsalve, Sandra  
**Subject:** FW: Washoe County Planning Applications for Review

*Sara*

---

**From:** Tayler, Shawn  
**Sent:** Tuesday, May 06, 2014 4:00 PM  
**To:** Beekman, Gary; DeLozier, Sara  
**Subject:** RE: Washoe County Planning Applications for Review

We can take a look at them.....

Thanks Sara

---

**From:** Beekman, Gary  
**Sent:** Tuesday, May 06, 2014 15:59  
**To:** DeLozier, Sara  
**Cc:** Tayler, Shawn  
**Subject:** RE: Washoe County Planning Applications for Review

Yes, I have cc'd Shawn to see if he has any concern.

gary

---

**From:** DeLozier, Sara  
**Sent:** Tuesday, May 06, 2014 3:27 PM  
**To:** Beekman, Gary  
**Subject:** FW: Washoe County Planning Applications for Review

Hi Gary, is the group Duane Meyer's mentioned for including, your group?

*Sara*

---

**From:** Monsalve, Sandra  
**Sent:** Tuesday, May 06, 2014 3:14 PM  
**To:** DeLozier, Sara; Fagan, Donna  
**Subject:** FW: Washoe County Planning Applications for Review

Hi Sara and Donna,

If it's not too late, just for info purposes at a minimum, we need to get a copy of the application to the folks mentioned below from Captain Meyer of the Sheriff's Office. Please let me know if I can assist. Thanks,

Sandy

Sandra L. Monsalve, AICP, Senior Planner  
Washoe County, Community Services  
Planning & Zoning Division  
775.328.3608  
775.328.6133 fax  
[smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

---

**From:** Meyer, Duane  
**Sent:** Tuesday, May 06, 2014 2:49 PM  
**To:** Monsalve, Sandra  
**Cc:** Babione, Terry  
**Subject:** FW: Washoe County Planning Applications for Review

Sandra,

Just touching base with you on item #2 on this list. We don't see any issues regarding this request. However, I would recommend, if it does not automatically go, that this also be submitted to the Technology Services folks, specifically the Radio Shop. Although I am not aware of there being any documented/confirmed issues, I would want to ensure that they are aware of the potential on this request so they can monitor to ensure there is no interference with the 800 MHz radio system.

Thank you for providing us the opportunity to review these items...

Duane

*Duane Meyer, Captain  
Washoe County Sheriff's Office  
Patrol Division  
Office: 775-328-3354 or 832-4114  
E-Mail: [dmeyer@washoecounty.us](mailto:dmeyer@washoecounty.us)*

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**From:** DeLozier, Sara  
**Sent:** Tuesday, April 29, 2014 5:56 PM  
**To:** Babione, Terry  
**Cc:** Fagan, Donna  
**Subject:** Washoe County Planning Applications for Review

Please find the attached Agency Review Memo with the cases received this month by Washoe County Planning and Development.

You've been asked to review the below-listed application as indicated; item descriptions and links to the applications are provided in the memo. Comments/conditions may be directed to the staff representative for each case. Thank you!

**Law Enforcement:**                    **Items 1, 4 and 6**

- 1. Administrative Permit Case Number AP14-003 (Lake Tahoe SummerFest)**  
Staff Representative: Eric Young, [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

**Monsalve, Sandra**

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**From:** Shaffer, Jim  
**Sent:** Monday, May 05, 2014 1:50 PM  
**To:** Monsalve, Sandra  
**Cc:** Cona, Denise  
**Subject:** Lemmon Valley Verizon Wireless

Good afternoon Sandy,  
Reviewed the Lemmon Valley Verizon Wireless (SB14-005) and have no requirements for the project.  
Thanks  
Jim

# Washoe County Citizen Advisory Board CAB Member Worksheet



Citizen Advisory Board: NORTH VALLEYS

Meeting Date (if applicable): N/A

Topic or Project Name (include Case No. if applicable): SUP CAE # SB14-005

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

I would like to ensure the process for this project is public and citizens have an opportunity to participate, especially in case there are any potential, negative impacts to nearby residences. That said, the project has my support (also, I am a Verizon Wireless customer).

Suggested alternatives and/or recommendations:

Name ROBERT A. CONRAD, PH.D. Date: 5/4/2014  
(Please Print)

Signature: \_\_\_\_\_

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.  
Commissioner's Name: \_\_\_\_\_

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office  
Attention: CAB Program  
Post Office Box 11130, Reno, NV 89520-0027

# Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: North Valleys \_\_\_\_\_

Meeting Date (if applicable): N/A \_\_\_\_\_

Topic or Project Name (include Case No. if applicable): SB14-005 Lemmon Valley Verizon Wireless \_\_\_\_\_

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

I do not live near this parcel but drove by to see where it's located. There is a large metal shop building already on the site with two small buildings. The parcel appears to lay directly behind a residential neighborhood with a few homes on Nicia St. and perhaps a few on E. Patrician Dr. having a line of sight. Where the project monopole will be located on the 45 acres may have more or less of an impact on the line of sight. The local residents may have an issue regarding this project, but not living nearby I can't say one way or the other.

Suggested alternatives and/or recommendations:

I don't know what alternatives could be offered.

Name Jean Harris Date: 05/07/14  
(Please Print)

Signature: Jean Harris

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

*Sandra Mansalve*  
WASHOE COUNTY  
NEVADA  
STATE OF NEVADA

# Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: North Valleys

RECEIVED

Meeting Date (if applicable): \_\_\_\_\_

MAY - 7 2014 4:11pm

Topic or Project Name (include Case No. if applicable): SB14-005  
"Lemmon Valley" Verizon Wireless

WASHOE COUNTY  
COMMUNITY DEVELOPMENT

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

I have no issues or concerns on this project. It seems that the proposed antenna will be located near an existing water tank and an AT&T installation. This is roughly in the center of an undeveloped 45 acre parcel.

I am submitting this to confirm that I have reviewed the application and have no objections to the project.

Suggested alternatives and/or recommendations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name Ray Laka

Date: 5/7/2014

Signature: *Ray Laka*  
(Please Print)

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: \_\_\_\_\_

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office  
Attention: CAB Program  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2037;  
Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)

Commissioner's Name: Bonnie Weber

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office  
Attention: CAB Program  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2037  
Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name (commercial/industrial projects only): "Lemmon Valley" Verizon Wireless			
Project Description: Verizon Wireless proposes a new 60' tall monopole within a 50' x 50' fenced lease space to include (3) sectors with (4) 8' tall antennas per sector, (6) RRU-12 units, a pre-fabricated 11'-6" x 16'-10.5" unmanned equipment shelter, and a 48kw stand-by backup diesel generator.			
Project Address: 600 E. Patrician Drive, Reno, NV 89506			
Project Area (acres or square feet): 2,500 square feet			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 600 E. Patrician Drive, Reno, NV 89506. Site is southwest of intersection of Freemont Way and E. Patricia Dr.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
080-730-29	46.39		
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case Nos. N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Scott and Sandra Randall Randall Scott		Name: Verizon Wireless c/o Epic Wireless (Andrew Lesa)	
Address: 600 E. Patrician Dr Reno, NV Zip: 89506		Address: 8700 Auburn Folsom Road, Suite 400 Granite Bay, CA Zip: 95746	
Phone: Fax:		Phone: 530-368-2357 Fax: 916-781-5927	
Email:		Email: andrew.lesa@epicwireless.net	
Cell: Other:		Cell: 530-368-2357 Other:	
Contact Person:		Contact Person: Andrew Lesa	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Verizon Wireless c/o Epic Wireless (Andrew Lesa)		Name:	
Address: 8700 Auburn Folsom Road, Suite 400 Zip:		Address: Zip:	
Phone: 530-368-2357 Fax:		Phone: Fax:	
Email: andrew.lesa@epicwireless.net		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Andrew Lesa		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# 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 60' tall monopole within a 50' x 50' fenced lease space to include (3) sectors with (4) 8' tall antennas per sector, (6) RRU-12 units, a pre-fabricated 11'-6" x 16'-10.5" unmanned equipment shelter, and a 48kw stand-by backup diesel generator.

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

The existing 15' wide access road will be used by Verizon Wireless as an access road for their proposed facility.

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 facility site. A new 60' monopole will be constructed as well as a new pre-fabricated 11'-6" x 16'-10.5" unmanned equipment shelter, and a 48kw stand-by backup diesel generator. 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 between 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 limiting the 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 and higher data speeds. Enhanced cell phone 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.

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

The proposed location is near the center of the parcel and setback over 450' feet to the nearest property line.

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.

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

No landscaping proposed. The monopole is to be colored "Light Brown" and the proposed equipment shelter is made of exposed natural stone aggregate to better blend with the surrounding environment.

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.)

One motion sensor light over the man door on the shelter. 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
------------------------------	--

13. Community Sewer

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

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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# PROJECT SUPPORT STATEMENT

## DEVELOPMENT APPLICATION FOR VERIZON SITE "LEMMON VALLEY"

**APN 080-730-29**

**600 E. PATRICIAN DRIVE, RENO, NV 89506**

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### INTRODUCTION

Verizon Wireless is seeking to improve communications service in the Reno Nevada region near Highway 165 within Lemmon Valley. 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 600 E. Patrician Drive. 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 an 50' x 50' fenced compound including: (1) proposed 12' x 16' pre-fab equipment shelter 10'x5' pad for a 48kw emergency standby generator and a 60' monopole that will accommodate (3) sectors with (4) antennas per sector, (6) 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 and recreation.

### 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.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

### 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 with no landscaping. The location of the facility is in a remote area approx. 450' from the nearest public right-of-way making it less visible to the public. Additionally, the location of the facility is currently not surrounded by any natural vegetation. Any proposed landscaping would have difficulty surviving due to the exposure to winds and extreme heat. As the Wireless Facility is an unmanned facility that does not see much traffic to the site, it becomes difficult and costly to find a solution for water and needed plant care to maintain any vegetation in dry arid areas. Verizon Wireless is proposing to paint the tower a light brown to match the existing County Water Tank and better blend with the natural hillside. Additionally, Verizon is proposing to use a natural stone aggregate faced equipment shelter to better blend with the natural rocky surface of the hillside.

## **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 (2) carriers and their associated ground equipment.

## **LIGHTING**

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

## **NOISE**

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters. The generator creates 63 dBA of sound at a distance of 23 feet. 63 dBA is comparable to the level of sound generated by a normal conversation from 3 feet away.

## **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 paint the tower a light brown to match the existing County Water Tank and better blend with the natural hillside. Additionally, Verizon is proposing to use a natural stone aggregate faced equipment shelter to better blend with the natural rocky surface of the hillside.

## **MAINTENANCE AND STANDBY GENERATOR TESTING**

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes every other week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

## **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.





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

Verizon Wireless  
 Project Name: Lemmon Valley

Project Site Location: 600 E. Patrician Drive  
 Reno, NV 89506  
 Washoe County

Date of Observation: 10-24-13

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL  
 post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole Tower

Coordinates (Centerline Proposed Tower)  
 Latitude: N 39° 38' 22.50" (NAD83) N 39° 38' 22.82" (NAD27)  
 Longitude: W 119° 50' 05.81" (NAD83) W 119° 50' 02.12" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 5096' 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: 10-24-13

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: 080-730-29

CURRENT ZONING: GENERAL RURAL

LANDLORD(S): RANDALL R. & SANDRA L. SCOTT  
 1300 LATIGO DRIVE  
 HENDERSON, NV 89002

SITE CONTACT: JOSH JORDAN  
 916-704-0897

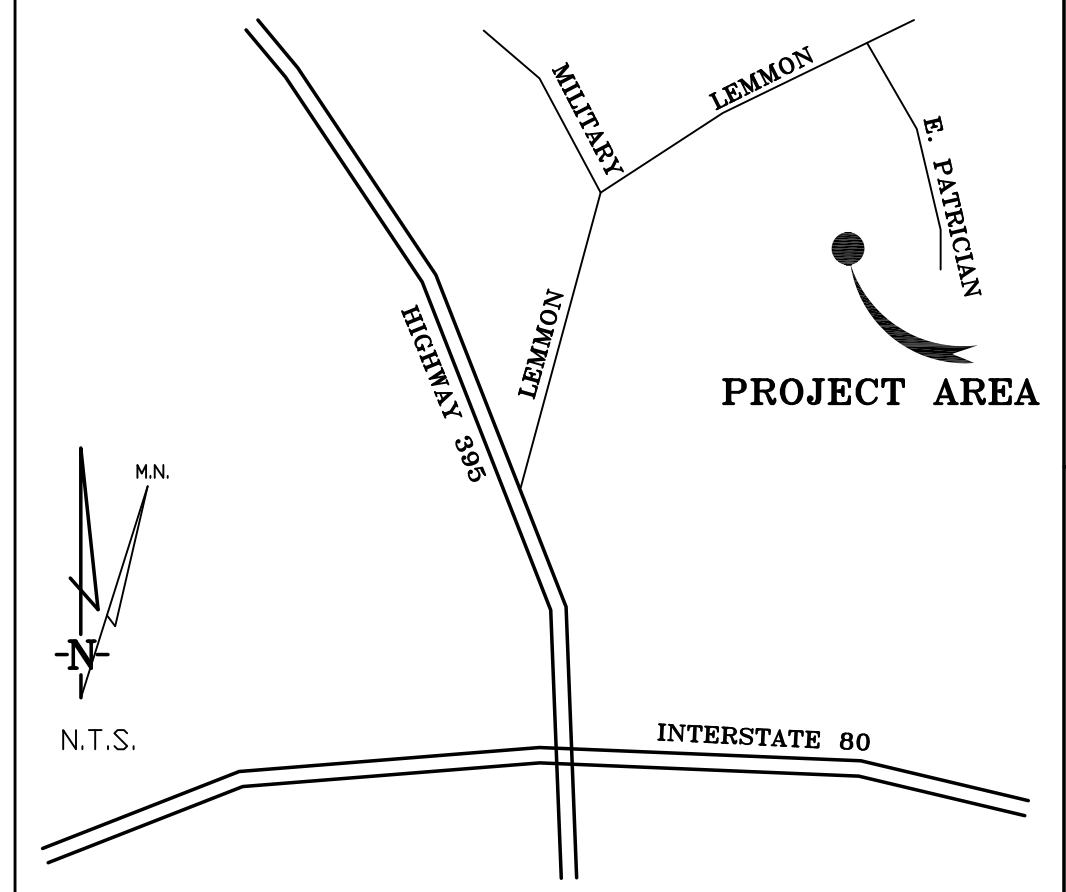
Lease Area Description

All that certain lease area being a portion Parcel 55 as is shown on that certain Land Map No. 79, Sheet "G", Washoe County Records, and being located in the SE 1/4 of Section 34, Township 21 North, Range 19 East, M.D.B. & M. being more particularly described as follows:

Commencing at a found centerline monument in box set at the centerline intersection of Freemont Way and Patrician Drive as is shown on that certain Tract Map No. 962, Washoe County Records, from which a similar monument at the centerline intersection of said Freemont Way and Reservoir Street bears South 47°35'15" West 1648.80 feet; thence from said point of commencement South 09°49'22" West 1241.41 feet to the True Point of Beginning; thence from said point of beginning South 70°17'54" East 50.00 feet; thence South 19°42'06" West 50.00 feet; thence North 70°17'54" West 50.00 feet; thence North 19°42'06" East 50.00 feet to the point of beginning.

Together with a non-exclusive easement for utility purposes being six feet in width the centerline of which is described as follows: beginning at the midpoint on the Southwesterly boundary of the above described lease area and running thence South 39°16'00" West 114 feet more or less to the existing power and telephone facilities.

Also together with an easement for access purposes fifteen feet in width from the above described lease area over and across the existing traveled way as shown on the "Overall Project Area" to the public right of way.



RENO, NV VICINITY MAP

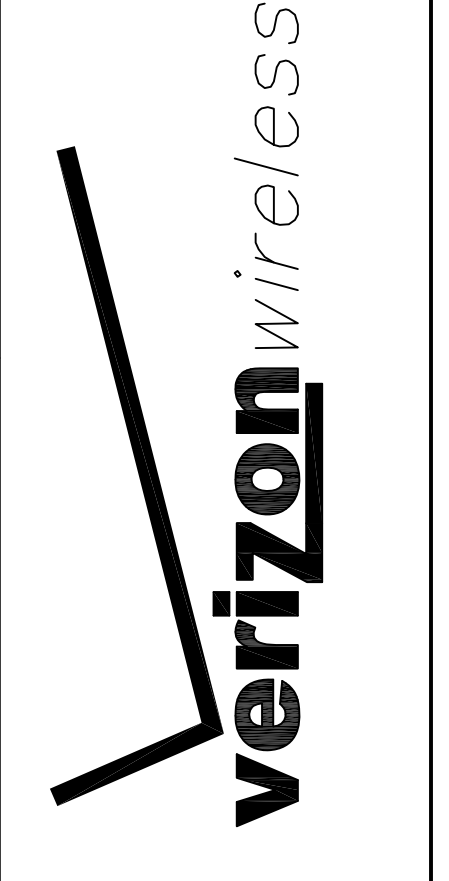
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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.

DEPT	APPROVED	DATE
A&C		
RE		
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

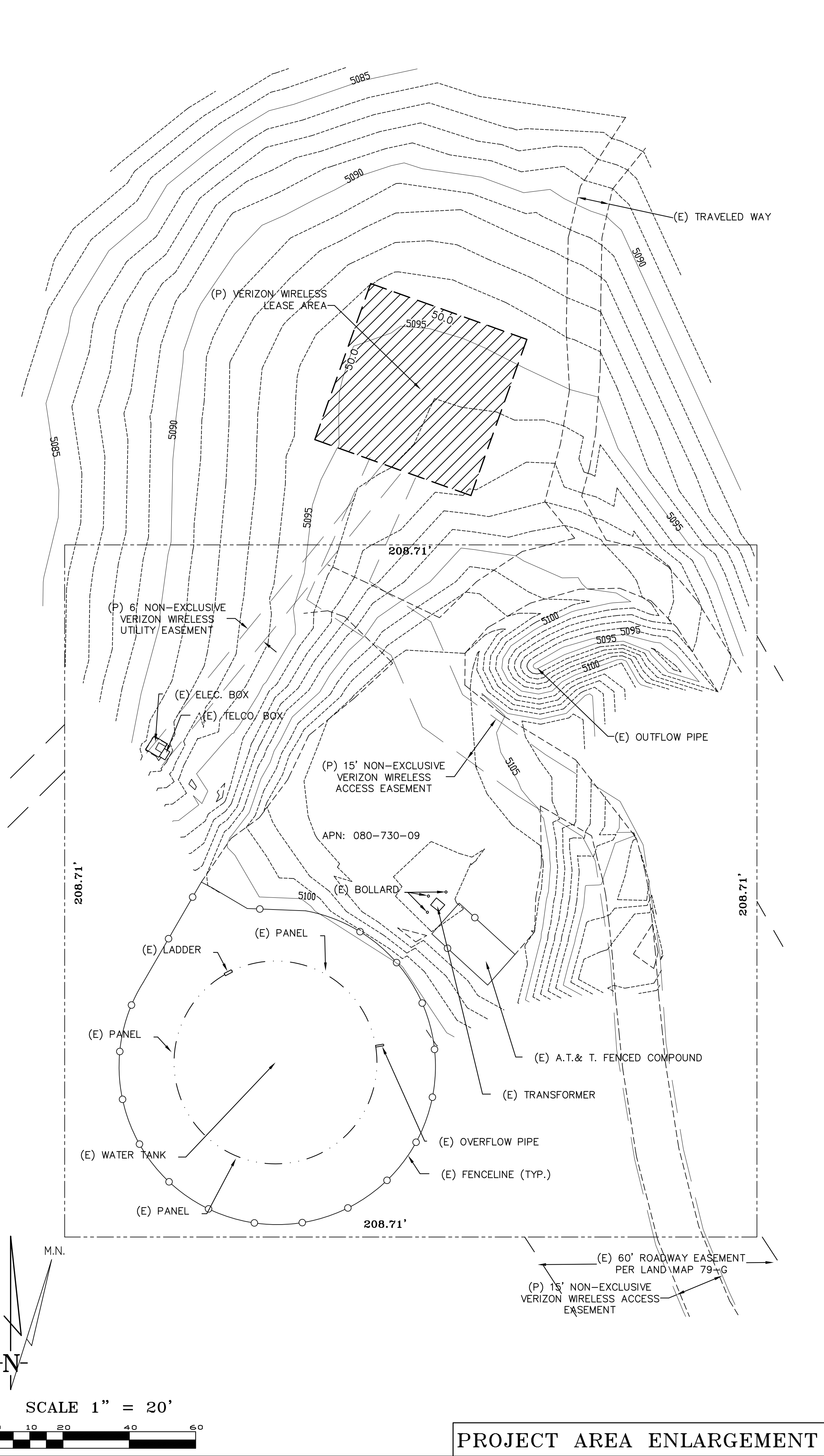


LEMMON VALLEY  
 600 E. PATRICIAN DR.  
 RENO, NV 89506

PLOT PLAN AND  
 SITE TOPOGRAPHY

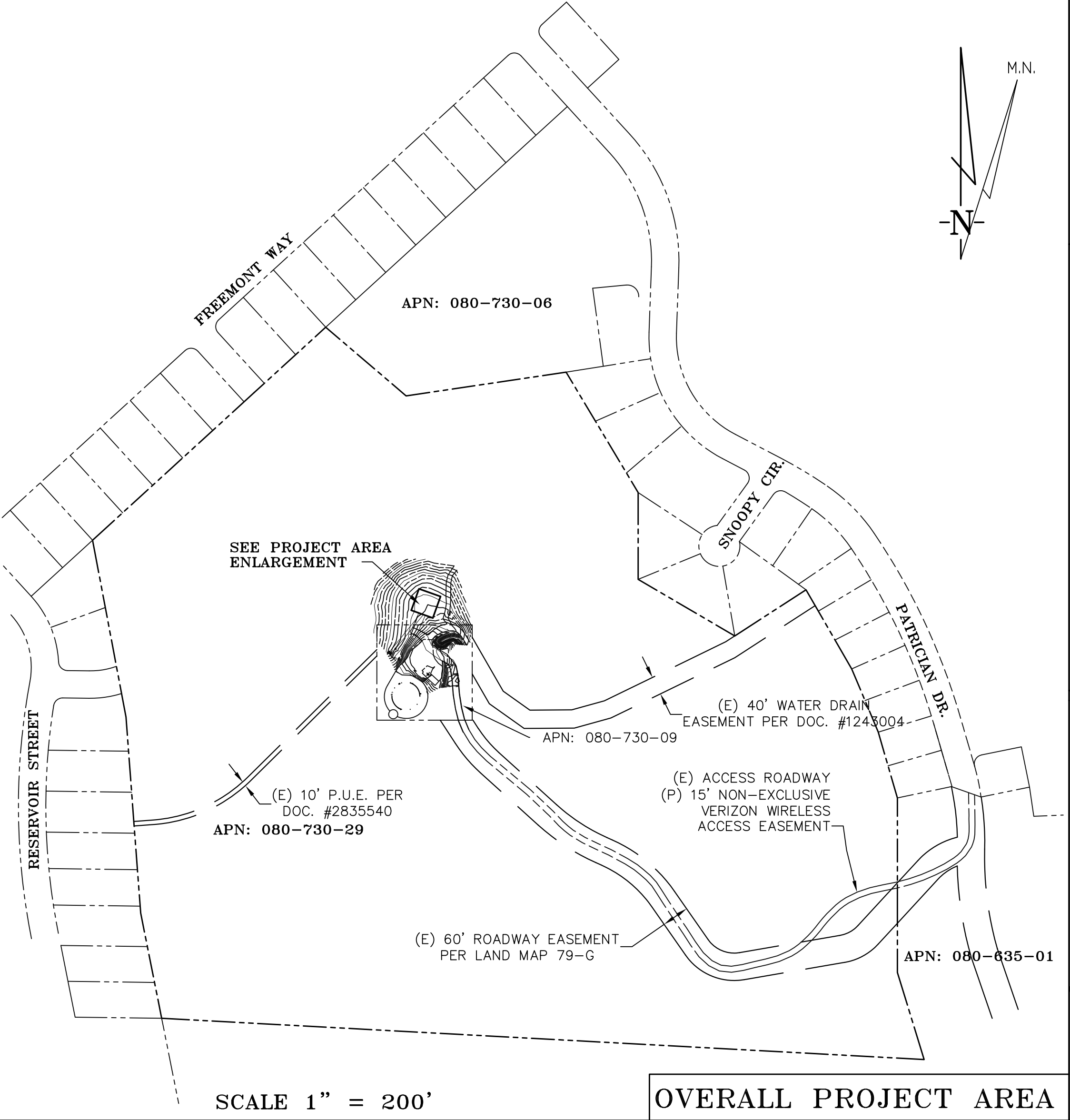
REVISIONS	REV	DATE	DESCRIPTION
10-28-13			Preliminary Drawing
	REV		
	REV		
	REV		
	REV		

Sheet  
**C-1**



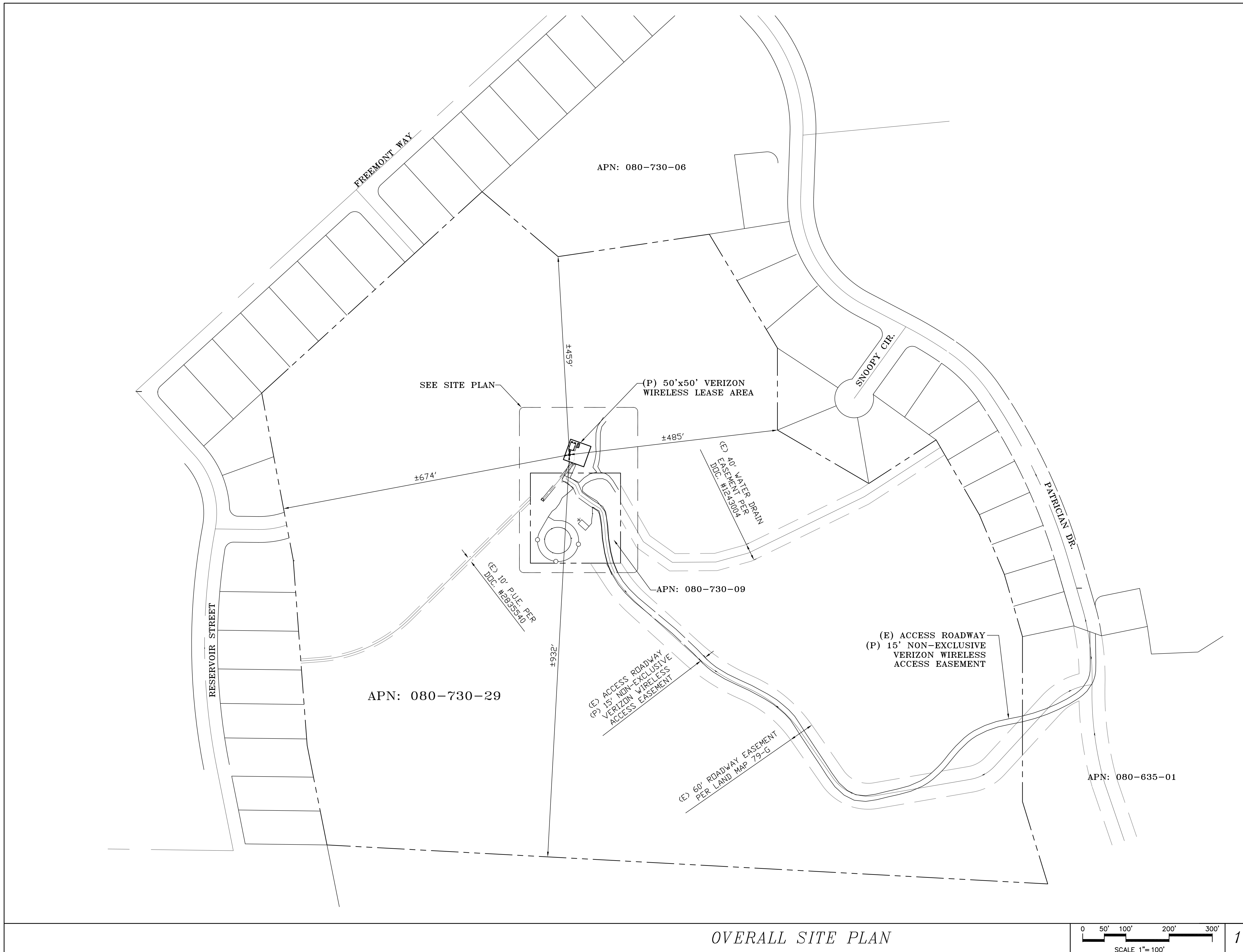
SCALE 1" = 20'

PROJECT AREA ENLARGEMENT

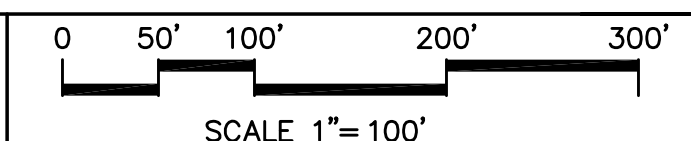


SCALE 1" = 200'

OVERALL PROJECT AREA



OVERALL SITE PLAN




1

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S.	1-28-14	VRT
5	100% ZONING DOC'S.	2-3-14	VRT

**PROJECT**

**LEMMON VALLEY**  
 600 E. PATRICIAN DRIVE  
 RENO, NV. 89506

**CONTACTS**



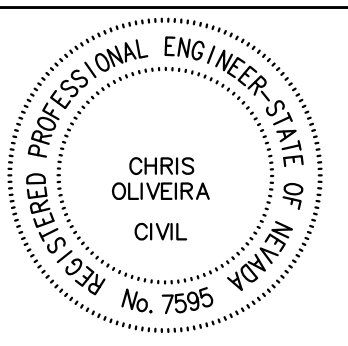
255 PARKSHORE DR.  
 FOLSOM, CALIFORNIA 95630  
 CONTACT: JOSH JORDAN  
 PH: (916)-704-0897

**Peek Site-Com**



12852 Earhart Ave, Suite 101  
 Auburn, California 95602  
 Phone (530) 885-6160  
 E-Mail info@peeksitecom.com

**SEAL**



CHRIS OLIVEIRA  
 CIVIL  
 No. 7595  
 Exp. 12-31-15

**APPROVALS**

DATE	BY:

DRAWN BY: DLL

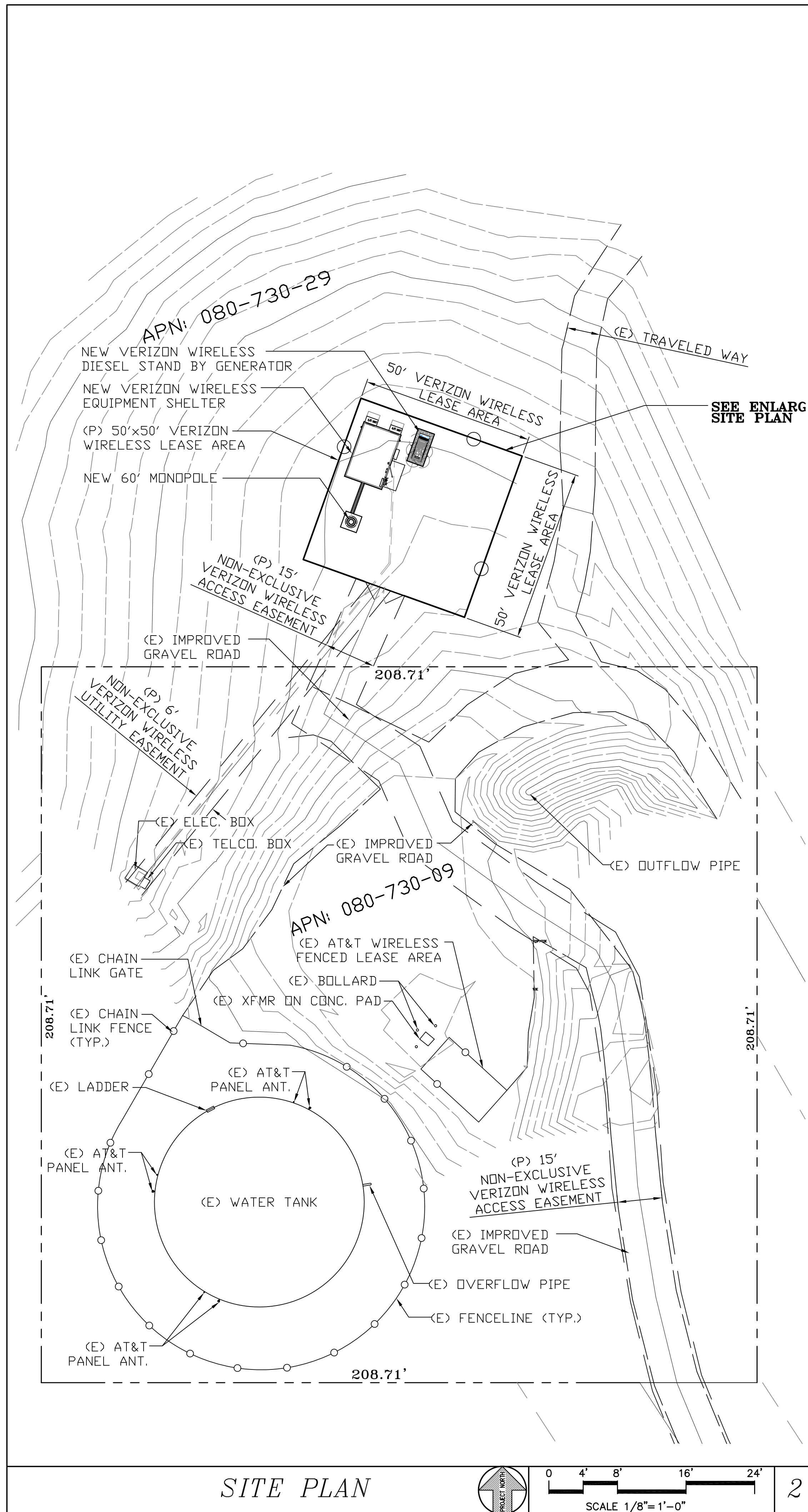
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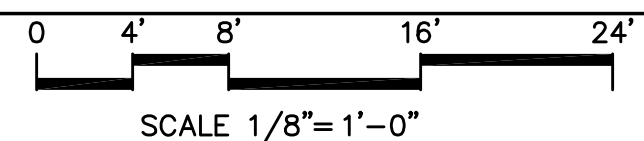
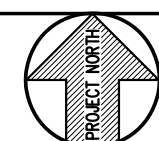
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**SHEET NUMBER**

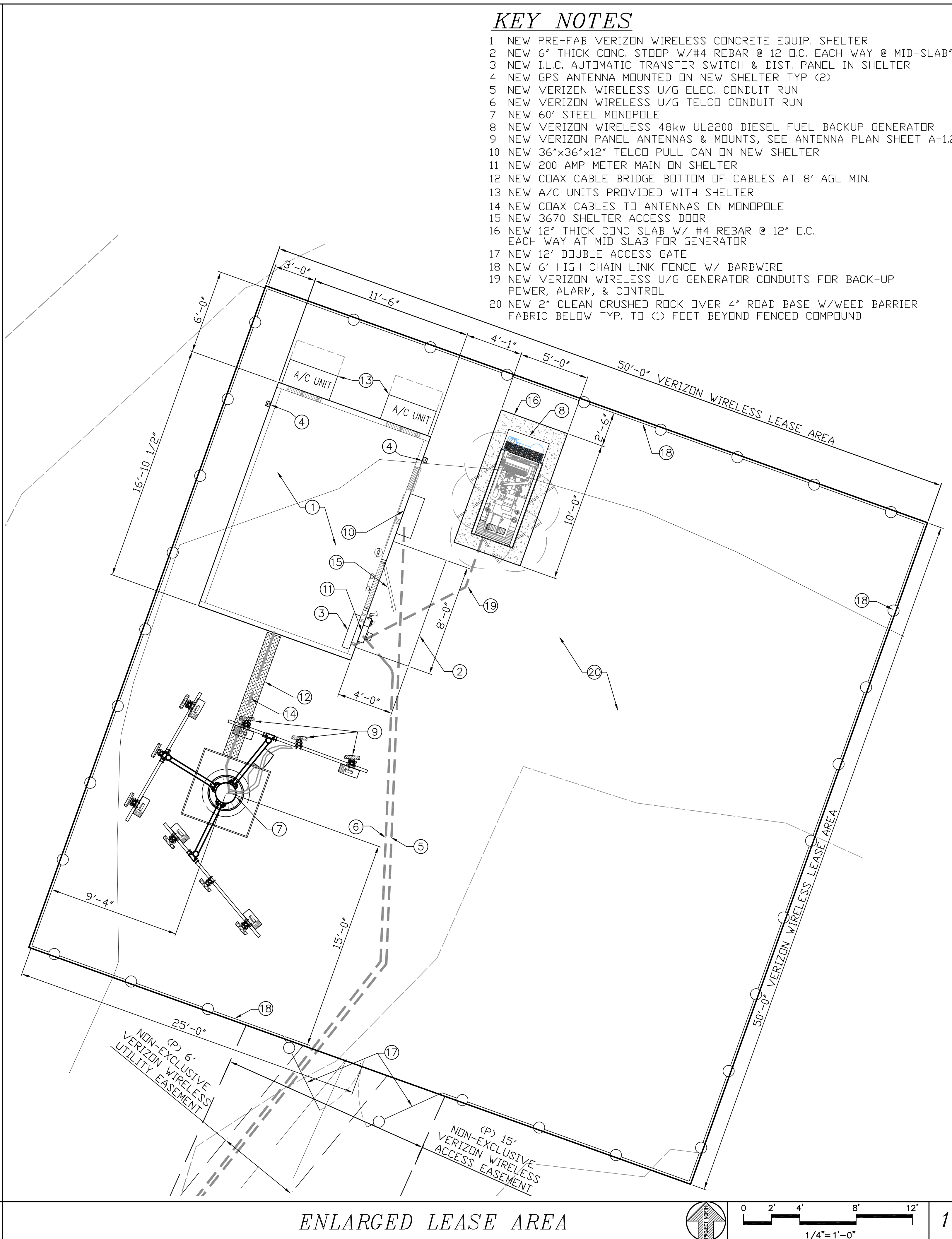
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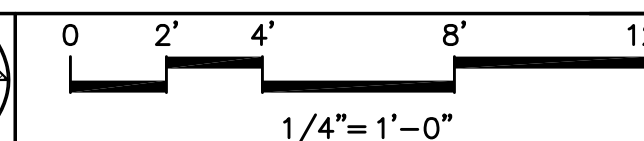
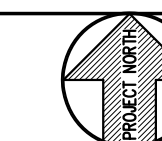
SITE PLAN



2



ENLARGED LEASE AREA



1

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S	1-28-14	VRT
5	100% ZONING DOC'S	2-3-14	VRT

PROJECT

**LEMMON VALLEY**  
600 E. PATRICIAN DRIVE  
RENO, NV. 89506

CONTACTS

**verizon wireless**

255 PARKSHORE DR.  
FOLSOM, CALIFORNIA 95630  
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SEAL

REGISTERED PROFESSIONAL ENGINEER - STATE OF CALIFORNIA  
CHRIS OLIVEIRA  
CIVIL  
No. 7595  
Exp. 12-31-15

APPROVALS

DATE	BY:

DRAWN BY: DLL

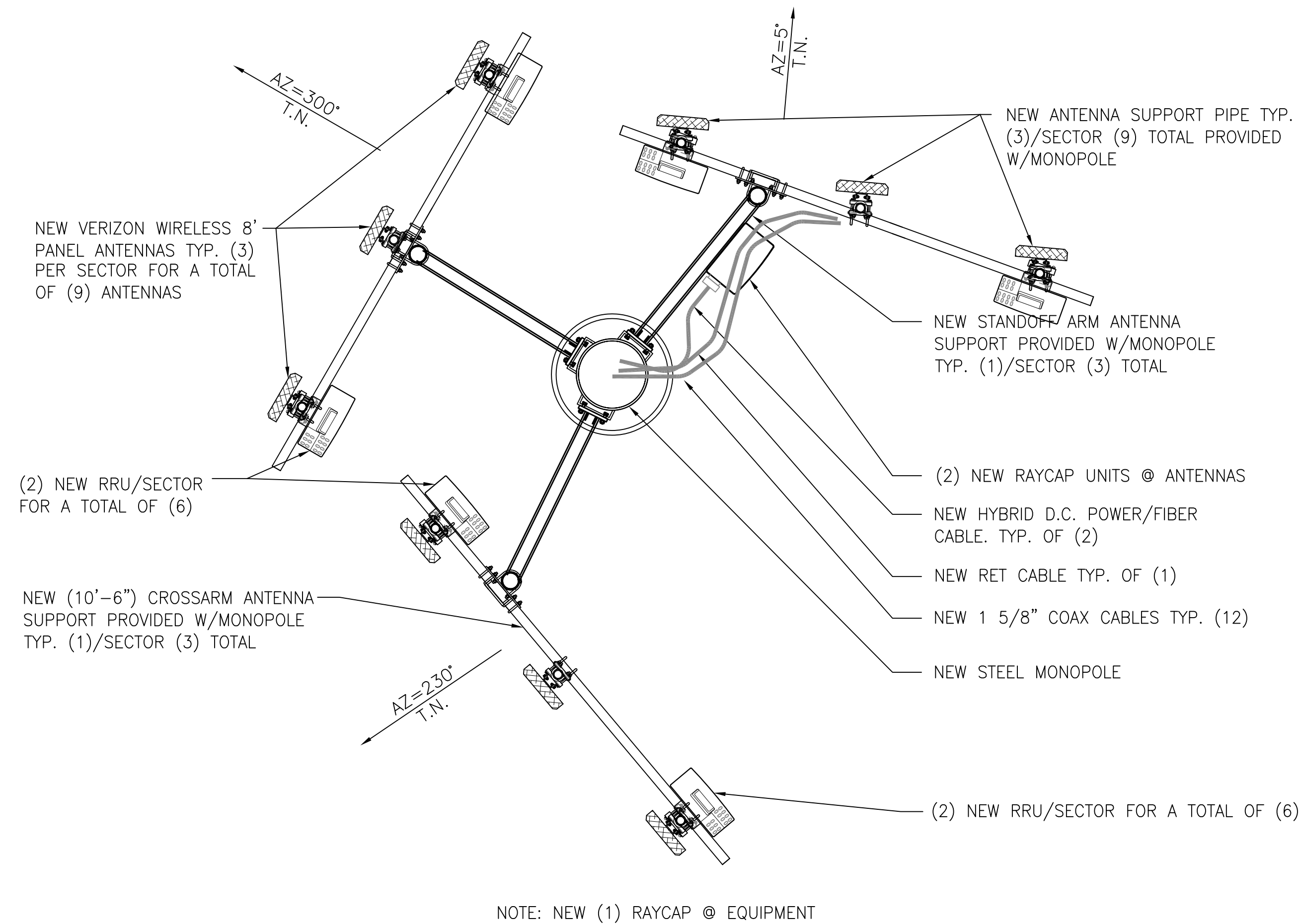
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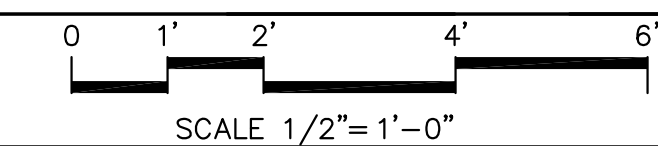
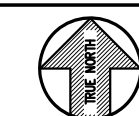
**ENLARGED SITE PLAN**

SHEET NUMBER

**A-1.1**



PROPOSED ANTENNA LAYOUT



1

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S	1-28-14	VRT
5	100% ZONING DOC'S	2-3-14	VRT

**PROJECT**

**LEMMON VALLEY**  
 600 E. PATRICIAN DRIVE  
 RENO, NV. 89506

**CONTACTS**

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 Phone (530) 885-6160  
 E-Mail info@peeksitcom.com

**SEAL**

**APPROVALS**

DATE	BY:

DRAWN BY: DLL

CHECKED BY:

**SHEET TITLE**

**ANTENNA LAYOUT**

**SHEET NUMBER**

**A-1.2**

**KEY NOTES**

- 1 NEW PRE-FAB VERIZON WIRELESS CONCRETE EQUIP. SHELTER
- 2 NEW 6" THICK CONC. STOOP W/#4 REBAR @ 12" O.C. EACH WAY @ MID-SLAB\*
- 3 NEW COAX CABLE BRIDGE BOTTOM OF CABLES AT 8' AGL MIN.
- 4 NEW GPS ANTENNA MOUNTED ON NEW SHELTER TYP (2)
- 5 NEW 200 AMP METER MAIN ON OUTSIDE OF SHELTER
- 6 NEW 36"x36"x12" TELCO PULL CAN ON NEW SHELTER
- 7 NEW STEEL MONDPOLE
- 8 NEW VERIZON WIRELESS 48kw UL2200 DIESEL FUEL BACKUP GENERATOR
- 9 NEW VERIZON PANEL ANTENNAS & MOUNTS, SEE ANTENNA PLAN SHEET A-1.2
- 10 NEW A/C UNITS PROVIDED WITH SHELTER
- 11 NEW COAX CABLES, HYBRID FIBER/DC POWER CABLE, & RET CABLE TO ANTENNAS ON MONDPOLE
- 12 NEW 12" THICK CONC SLAB W/ #4 REBAR @ 12" O.C. EACH WAY AT MID SLAB FOR GENERATOR
- 13 NEW 12' DOUBLE CHAIN LINK ACCESS GATES
- 14 NEW 6' HIGH CHAIN LINK FENCE W/ BARBWIRE
- 15 NEW AC ECONOMIZER UNITS TYP.
- 16 NEW ANTENNA MOUNTS & HARDWARE PROVIDED W/MONDPOLE
- 17 NEW RAYCAP SURGE SUPPRESSOR/FIBER DIST. UNIT TYP. (1) @ ANTENNAS
- 18 NEW RAYCAP SURGE SUPPRESSOR/FIBER UNIT TYP. (1) @ EQUIPMENT. MOUNT IN SHELTER
- 19 NEW RRU-12 UNIT TYP. (6)
- 20 NEW 3670 SHELTER ACCESS DOOR
- 21 NEW 6'Ø MICROWAVE DISH TYP. (2)

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S.	11-8-13	DLL
2	95% ZONING DOC'S.	12-6-13	DLL
3	95% ZONING DOC'S.	12-11-13	DLL
4	95% ZONING DOC'S.	1-28-14	VRT
5	100% ZONING DOC'S	2-3-14	VRT

**PROJECT**

**LEMMON VALLEY**  
 600 E. PATRICIAN DRIVE  
 RENO, NV. 89506

**CONTACTS**

**verizon**  
*wireless*

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**SEAL**

REGISTERED PROFESSIONAL ENGINEER - STATE OF CALIFORNIA  
 CHRIS OLIVEIRA  
 CIVIL  
 No. 7595  
 Exp. 12-31-15

**APPROVALS**

DATE	BY:

DRAWN BY: DLL

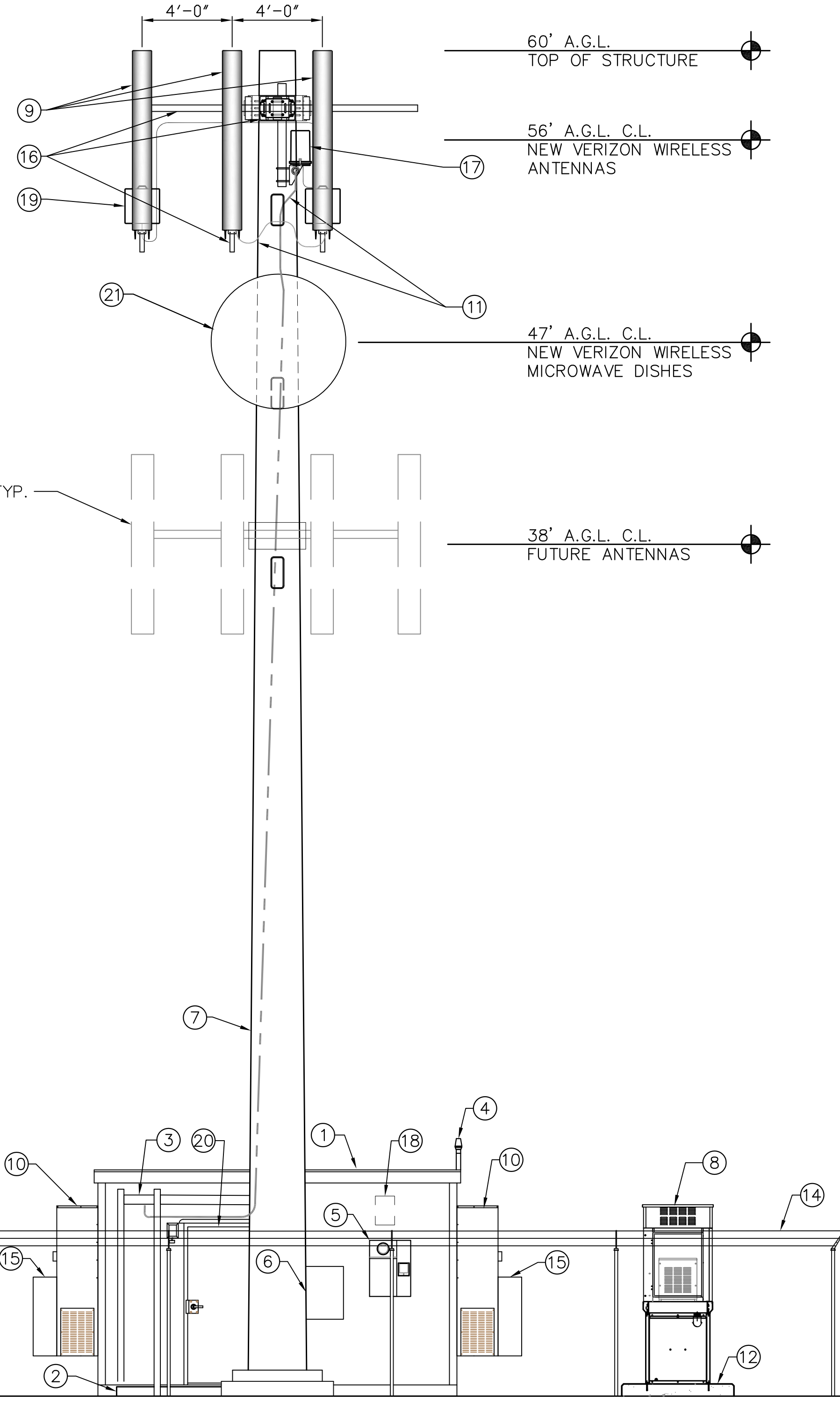
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**SHEET TITLE**

**ELEVATIONS**

**SHEET NUMBER**

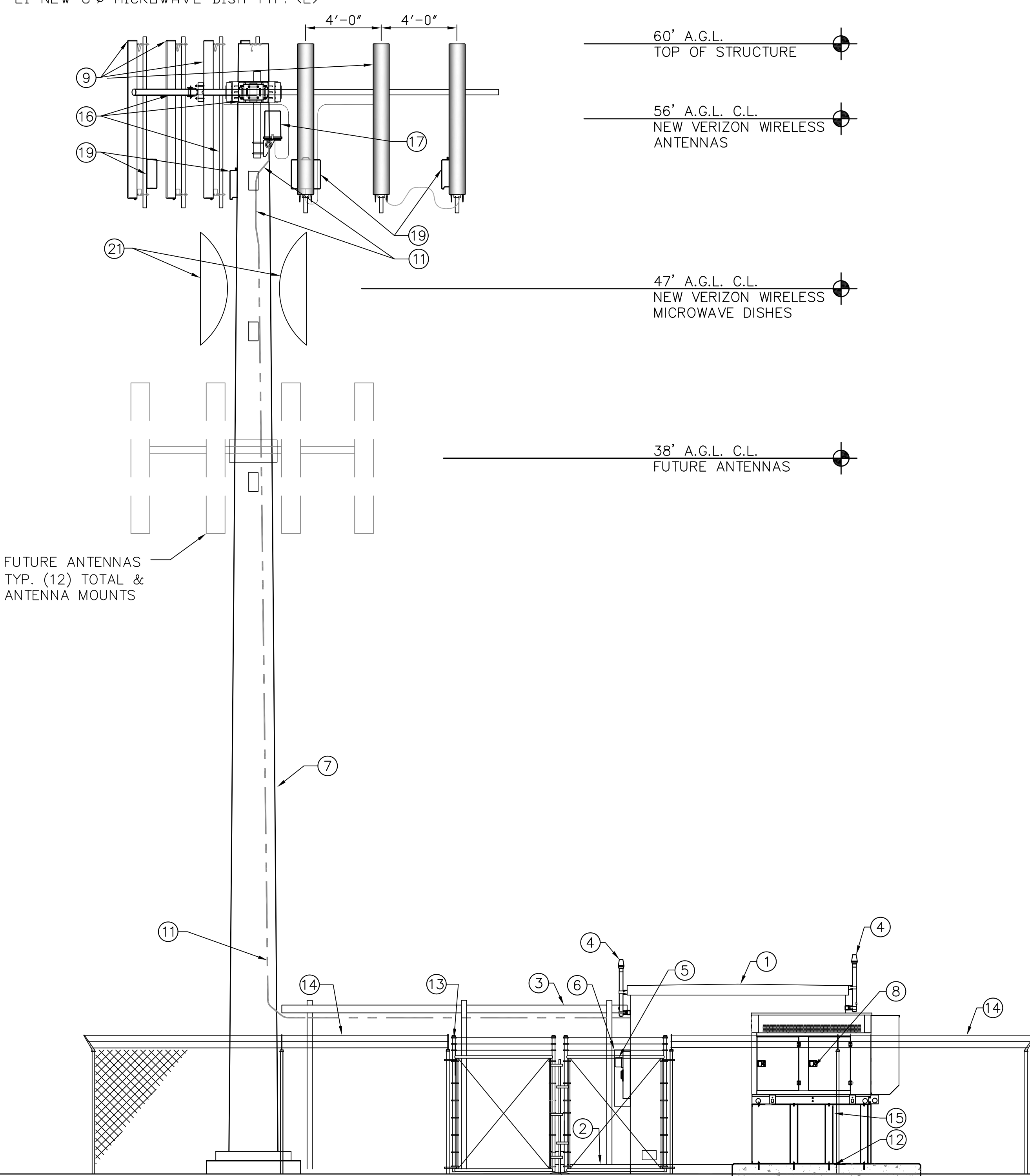
**A-2**



**WEST ELEVATION**

0 2' 4' 8' 12'  
 SCALE 1/4" = 1'-0"

2



**SOUTH ELEVATION**

0 2' 4' 8' 12'  
 SCALE 1/4" = 1'-0"

1



**Existing**

Photosimulation of the view looking east from Lemmon Drive at Limber Pine Drive.

**Lemmon Valley**  
 600 E. Patrician Drive  
 Reno, NV 89506



*Proposed 60 ft monopole*



**Proposed**

**SB14-005  
EXHIBIT F**



**Existing**

Photosimulation of the view looking south from Fremont Way.

**Lemmon Valley**

600 E. Patrician Drive  
Reno, NV 89506



Proposed 60 ft monopole

**Proposed**

**SB14-005  
EXHIBIT F**



**Existing**

**Lemmon Valley**

600 E. Patrician Drive  
Reno, NV 89506



Photosimulation of the view looking northeast from the intersection of Reservoir Street and Paxton Lane.

Proposed 60 ft monopole



**Proposed**

SB14-005  
EXHIBIT F

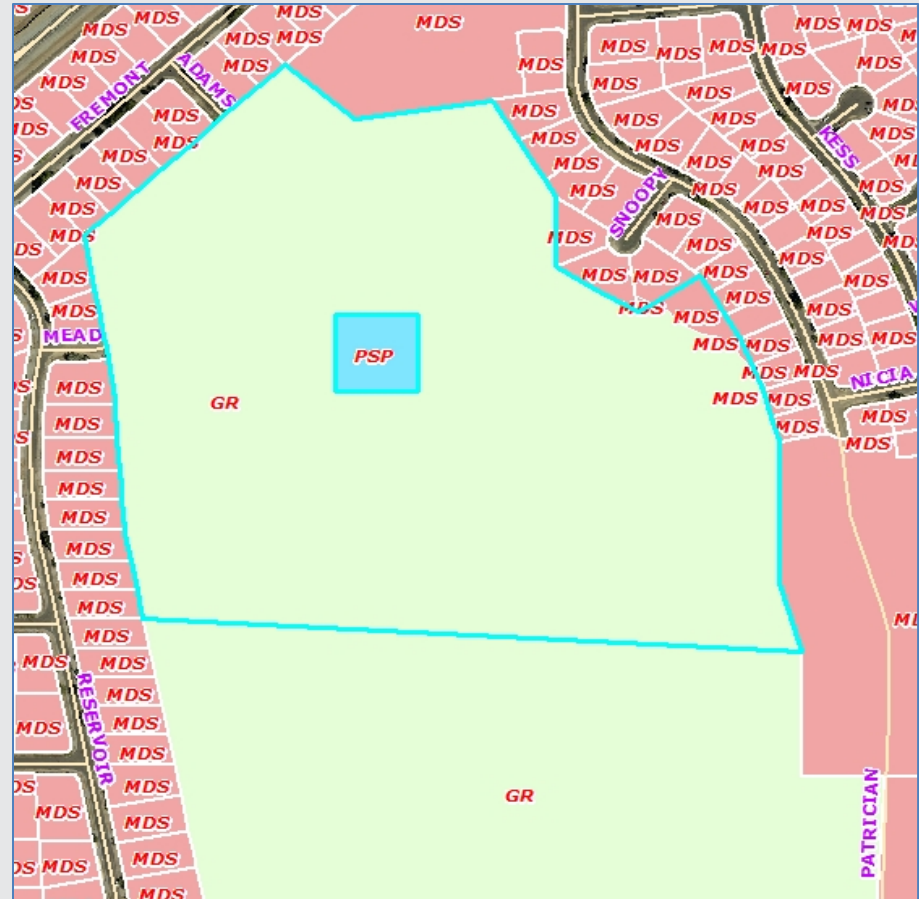




# Special Use Permit Case SB14-005

Washoe County  
Board of  
Adjustment

June 5, 2014



# Vicinity Map

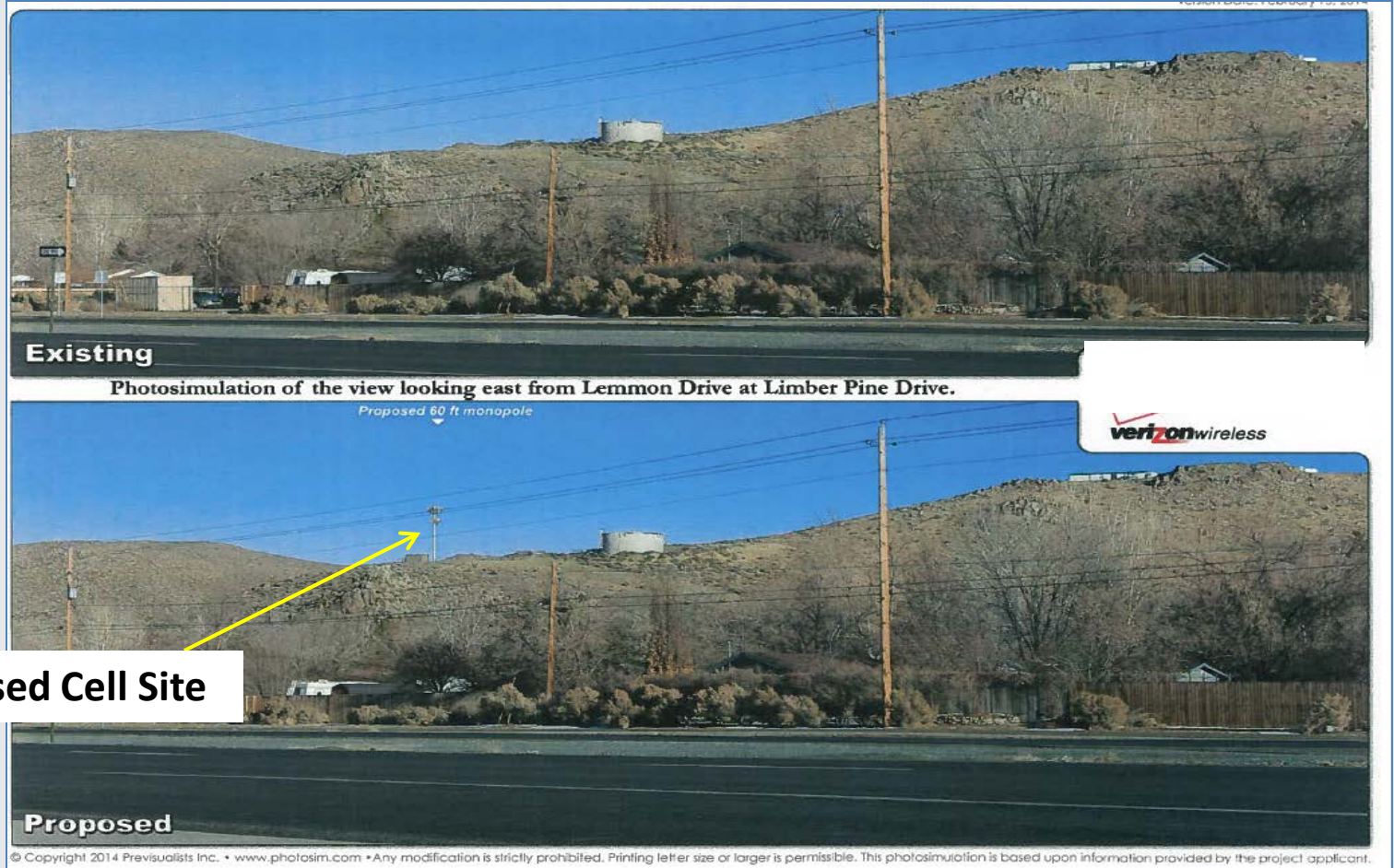


# Request

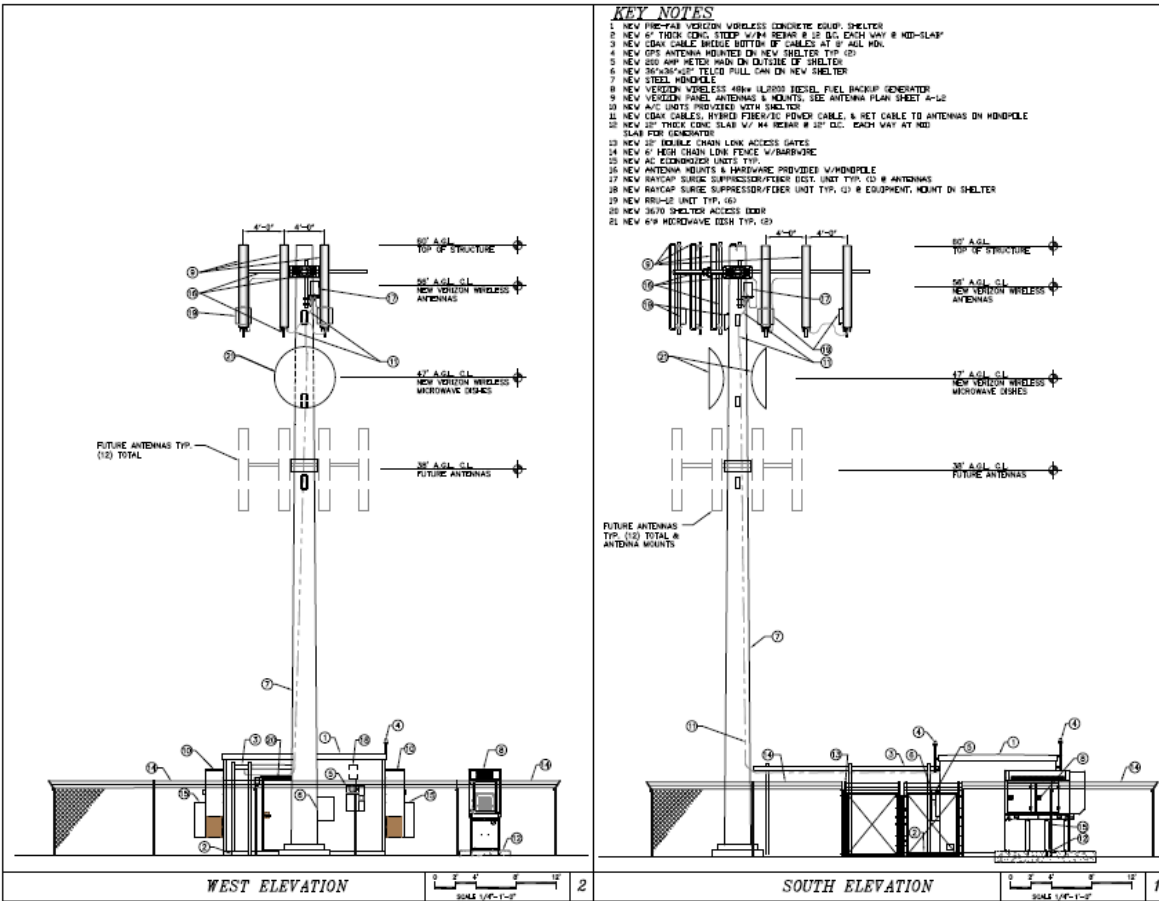
- **Request by Verizon to install wireless communications monopole up to 60 feet tall.**
- **2,500 square foot project area**
- **Adjacent to County water tank northeast of Reservoir Dr. in Lemmon Valley.**



# Site Photo



# Monopole Elevation



- KEY NOTES**
- 1 NEW FIRE-FAR VERIZON WIRELESS CONCRETE EQUIP. SHELTER
  - 2 NEW 4\"/>

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	ISS DRAWING DOCS	11-06-13	DLG
2	ISS DRAWING DOCS	12-01-13	DLG
3	ISS DRAWING DOCS	12-01-13	DLG
4	ISS DRAWING DOCS	1-28-14	WET
5	ISS DRAWING DOCS	2-3-14	WET

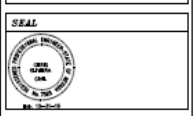
**PROJECT**

**LEMMON VALLEY**  
 800 E PATRIAN DRIVE  
 LEVON, NV 89406

**CONTACTS**

**verizon wireless**  
 270 PARKSHADE DR.  
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 Auburn, California 95602  
 Phone (916) 882-8160  
 C-Mail: info@peeksite.com



**APPROVALS**

DATE	BY

DRAWN BY: DLG  
 CHECKED BY:

**SHEET TITLE**

**ELEVATIONS**

**SHEET NUMBER**

**A-2**



# Reviewing Agencies

- **Washoe County Building & Safety**
- **Washoe County Engineering & Capital Projects – Land Development**
- **North Valleys Citizen Advisory Board**
- **Washoe County District Health**
- **Deputy District Attorney Greg Salter**
- **Truckee Meadows Fire Protection District**
- **Washoe County Sheriff's Office**
- **RTC**



# Citizen Advisory Board

- **North Valleys CAB boundary**
- **Next meeting on June 9, 2014**
- **Positive correspondence received**





# Recommendation

- **Having made all required findings;**
- **Staff recommends approval with conditions for this special use permit.**

