



# Board of Adjustment Staff Report

Meeting Date: April 6, 2017

Subject: Special Use Permit Case Number WSUP17-0006

Applicant: Sacramento Valley LP/Complete Wireless Consulting, Inc. (dba Verizon Wireless)

**Agenda Item Number: 9C**

Project Summary: To construct a new wireless cellular facility consisting of a 150 foot high slim monopole tower with 9 panel antennas and associated ground mounted outdoor equipment cabinets, and to vary required landscaping requirements

**Recommendation: Approval with Conditions**

Prepared by: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division

Phone: 775.328.3626

E-Mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

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## Description

**Special Use Permit Case Number WSUP17-0006 (Verizon Rolling Thunder)** – For possible action, hearing, and discussion(1) to approve a special use permit for the construction of a new wireless cellular facility consisting of a 150 foot high slim monopole tower with 9 panel antennas and associated ground mounted outdoor equipment cabinets, all enclosed within a 50' x 50' (2,500 square foot) lease area surrounded by a 6' tall chain link fence; and (2) to vary the landscaping requirements by waiving them so that no landscaping is required. The proposed site for placement of the tower would be approximately in the center of the subject parcel.

- Applicant: Sacramento Valley LP/Complete Wireless Consulting, Inc. (dba Verizon Wireless)
- Property Owner: Brian Akre
- Location: 5205 Wayside Road, Warm Springs
- Assessor's Parcel Number: 077-350-01
- Parcel Size: 42.46 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 33, T23N, R21E, MDM, Washoe County, NV

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## **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), Chapter 110, 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 if the special use permit is approved by the Board of Adjustment.

**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 WCC Chapter 110 (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.

## **Nevada Revised Statutes (NRS) and United States Code (USC)**

The proposed stealth monopole is a “*communications facility*” under WCC Chapter 110, Article 324, and a “*facility for personal wireless service*” under NRS 707.555 (NRS Chapter 707, *Telecommunications*) and the Federal Telecommunications Act of 1996 (TCA). This special use permit is guided by NRS 707.550 through 707.585 and 47 U.S.C. § 332 (c) (7). The state statute establishes standards and procedures for approving such wireless service facilities, and federal law provides that when considering this application, the Board of Adjustment:

1. Shall not unreasonably discriminate among providers of functionally equivalent services (per the American Tower Corp. case cited above in the discussion of “significant gap” analysis, unreasonable discrimination occurs if a provider is treated differently from other similarly situated providers in terms of the structure, placement, or cumulative impact of the facilities involved);
2. Shall not prohibit or have the effect of prohibiting the provision of personal wireless services (see above analysis); and
3. Shall not regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations regarding

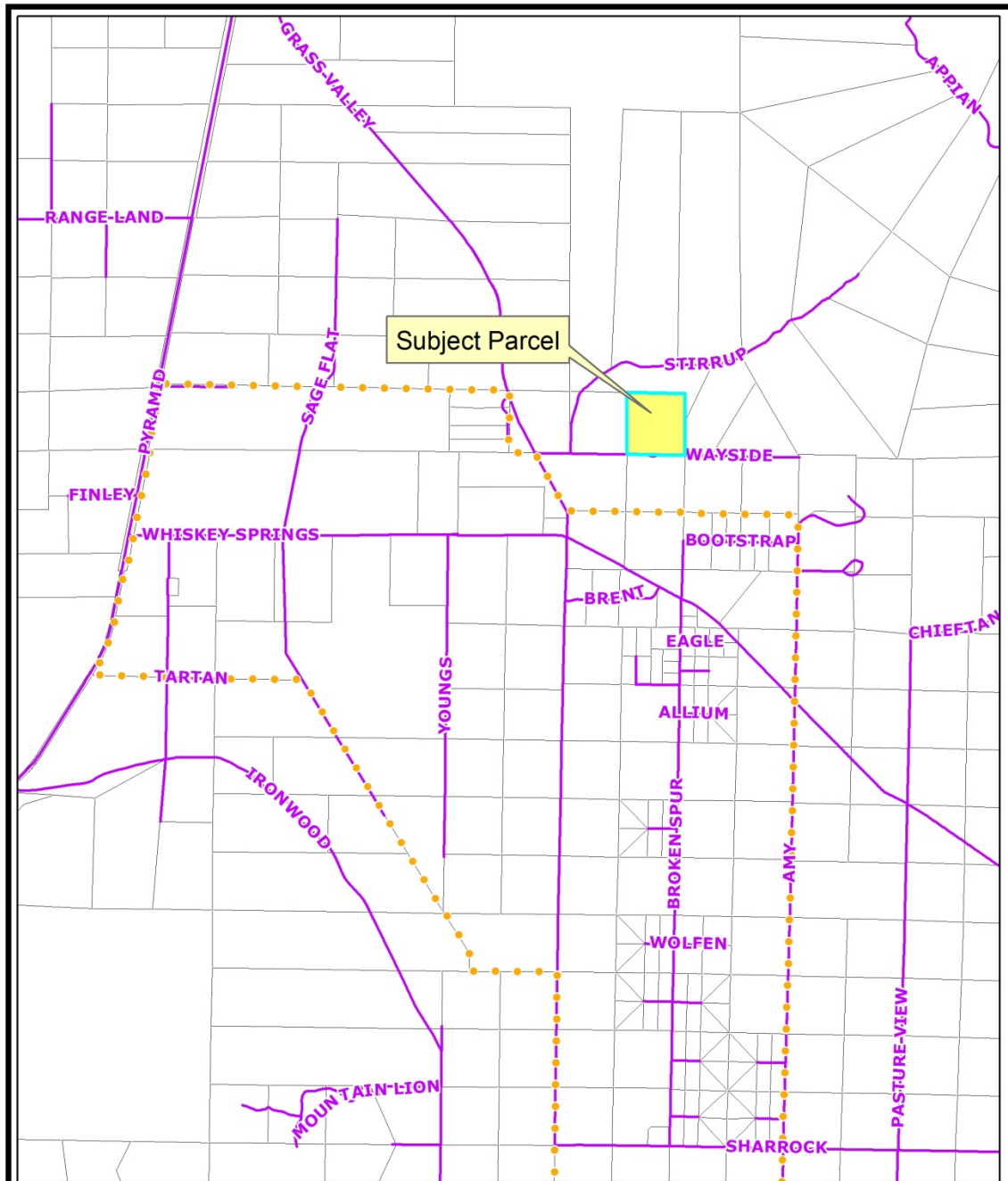
such emissions. (NRS 707.575 (4) also prohibits the consideration of environmental effects of radio frequency emissions if the facility complies with FCC regulations.) 47 U.S.C. § 332 (c) (7) (C), defines “**personal wireless services**” as **commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services; and “personal wireless service facilities” as facilities for the provision of personal wireless services.**

4. The Board must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules).
5. If the Board denies a request to place, construct, or modify personal wireless service facilities, the Board 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.

As noted, the subject property has a regulatory zone of General Rural Agricultural (GRA). Monopole wireless communication facilities are allowed in the GRA zone but only with a special use permit per WCC Section 110.324.50(e)(2). The applicant is therefore seeking approval from the Board of Adjustment of the proposed special use permit.


Additionally, landscaping is generally required for this type of project, i.e., “new development”, per WCC Section 110.412.05(a). This requirement can, however, be waived by variance as part of the special use permit application per WCC Section 110.810.20(e). The applicant is therefore seeking approval of a variance waiving landscaping requirements for this project in addition to the requested special use permit.

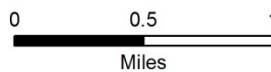
**Vicinity Map**



**VICINITY MAP**

WSUP17-0006 (Verizon Rolling Thunder)

 APN 077-350-01



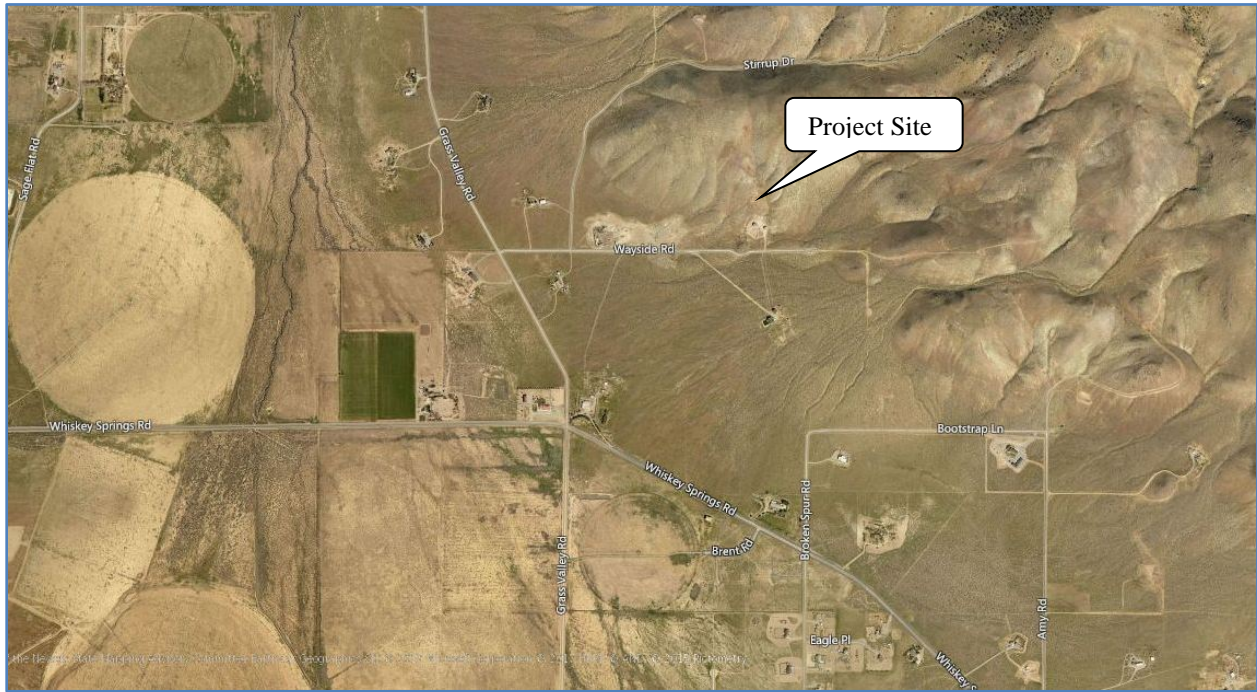
Date: March 2017

Community Services  
Department, Planning  
and Development



Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

**Site Location**



**Photo Simulations of Proposed Tower – Pyramid Hwy. View**



**Photo Simulations of Proposed Tower – Grass Valley Rd. View**

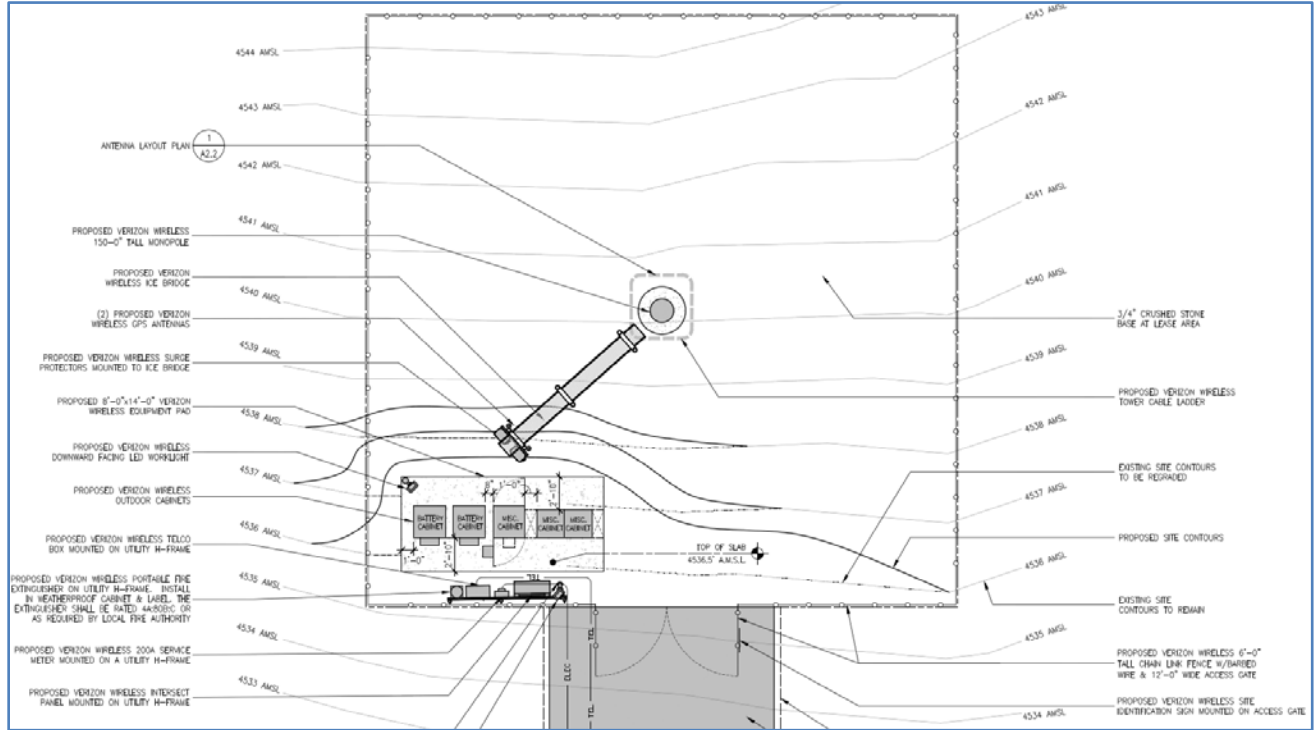




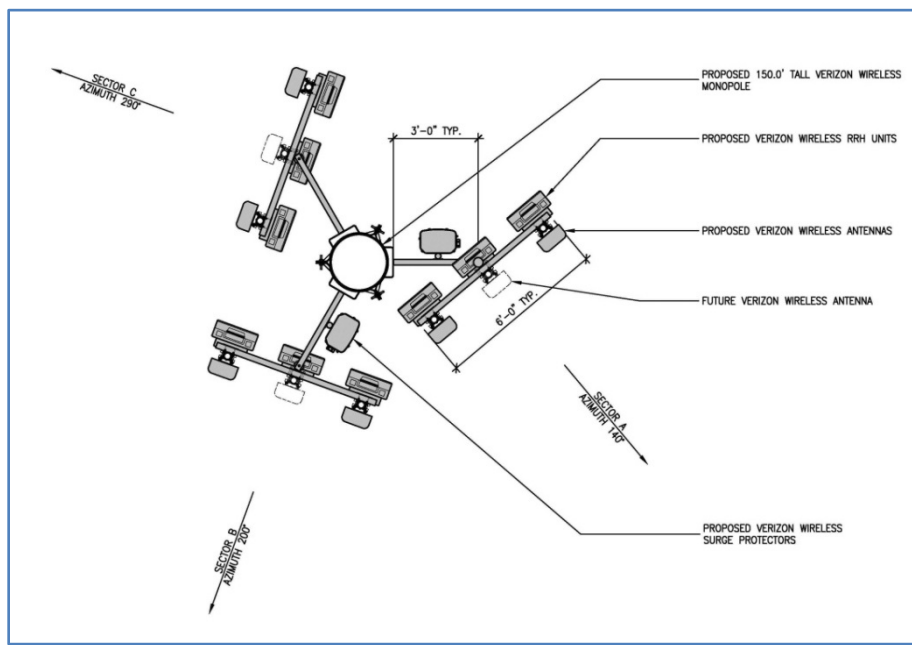
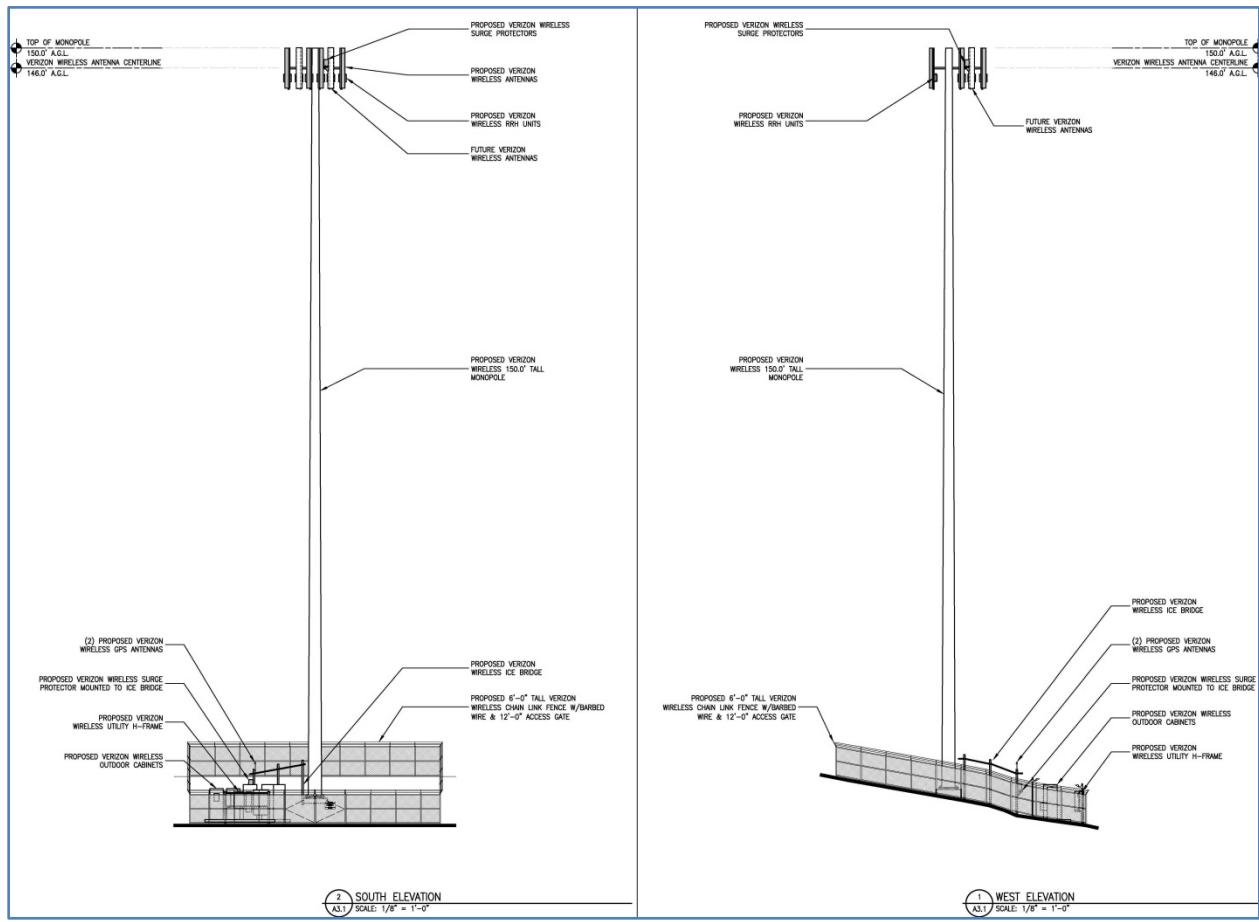
**Photo Simulations of Proposed Tower – Whiskey Springs Rd. View**



### Site Plan – Lease Area



### Elevations



### **Project Description and Evaluation**

Verizon Wireless has requested this special use permit in order to construct a new wireless cellular facility consisting of a 150 foot high tower utilizing a slim line pole design with associated ground equipment. Verizon is proposing the facility to close coverage gaps in the Pyramid Highway/Warm Springs vicinity and to improve overall service quality for existing and future customers. Verizon states that construction of the facility will expand their 4G LTE coverage and improve the existing network, call quality, signal strength, and wireless connection services. In addition, Verizon claims the new tower will offer a reliable backup system to the existing landline service in the area.

The proposed unmanned facility will be surrounded by a 6 foot slated chain link fence topped with barbed wire encompassing a 50' x 50' lease area. All ground equipment will be located within the fenced area. Although unmanned, the facility will be visited by a technician 1 or 2 times per month. The applicant estimates that construction of the facility would last approximately 2 months.

### **Existing Conditions**

The project site is located in the foothills of the Pah Rah range in the northeastern portion of the Warm Springs Valley north of Whiskey Springs Road. The facility would be located on a hill above the residence on the 42-acre subject parcel. An existing partially developed road leads to the project site, which is over 600 feet from the nearest property line. The pad for the proposed lease area will be located in an area that is already partially disturbed/graded (based on aerial photos – see below).



The remote subject site is surrounded by other large lot properties with regulatory zones of General Rural Agricultural (GRA) and General Rural (GR). Vacant land surrounds the subject property to the north and east, which steadily rises in topography. There is a single family house on a 40-acre parcel to the south and a Palomino Valley General Improvement District (PVGID) equipment yard on a 42-acre parcel to the west.

**Analysis**

While the proposed cell tower is intended to improve coverage and substantially increase data capacity in the target area (i.e. Pyramid Hwy. and Warm Springs Valley), the applicant is not claiming a “significant gap” in coverage and is not utilizing the provisions of Washoe County Code (WCC) Section 110.324.55. The proposed location of the cell tower is not within 1,000 feet of any public trail and is not within a floodway or a critical/sensitive stream zone as identified by Article 418, *Significant Hydrologic Resources*. Verizon has included in their application a statement of commitment to allow collocation and the facility has been designed in a manner that will structurally accommodate additional antennas.

The subject parcel has a regulatory zone of General Rural Agricultural (GRA), which requires a 30 foot building setback from the front and rear property lines and a 50 foot side yard setback. The proposed location of the facility satisfies the required building setbacks and placement standards. Communication facilities are an allowed use in the GRA regulatory zone subject to approval of a Special Use Permit by the Board of Adjustment and compliance with certain location and height requirements (see WCC Section 110.324.50(e)).

**Antenna Height:**

The allowed height of monopole antennas proposed in the GRA regulatory zone is governed by the placement standards enumerated in WCC Table 110.324.50.1, as shown below:

Table 110.324.50.1

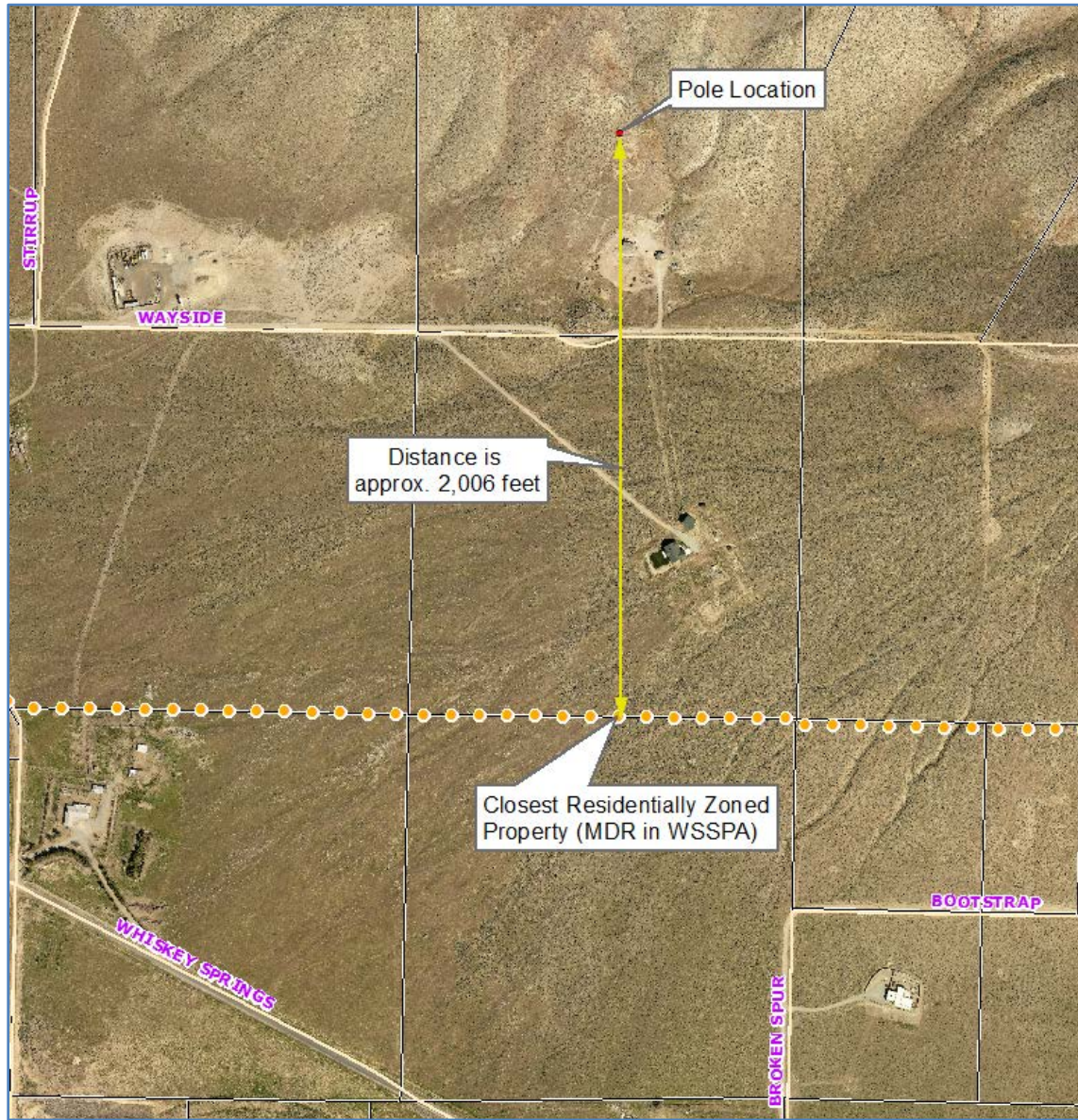
**ANTENNA PLACEMENT STANDARDS**

<b>Design Standards</b>	<b>Distance from Residential Property</b>						
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*

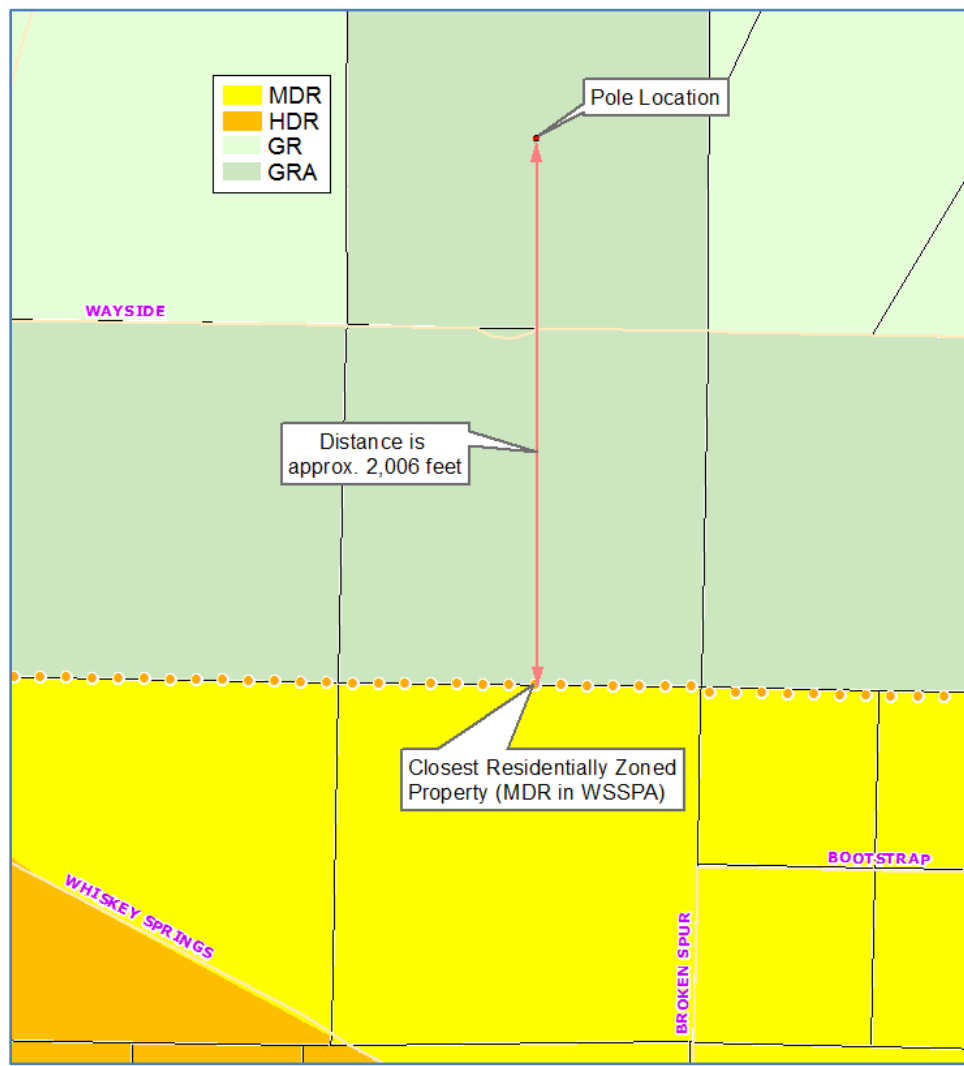
Although the project site is surrounded by GR and GRA regulatory zoned properties, one of which contains a dwelling (an allowed use), GR and GRA are not designated as “residential” regulatory zones in the Development Code. Therefore, the closest residentially zoned property is an area to the south of the subject site within the Warm Springs Specific Plan containing several parcels zoned Medium Density Rural (MDR), which is a Rural Residential master plan category. Based on staff GIS analysis, the proposed location of the monopole is almost exactly 2,000 feet from the closest of these residentially zoned properties (see graphic on following page).

As shown above in WCC Table 110.324.50.1, the permitted height of poles located 2,000 feet or more from residentially zoned properties is 100 feet or greater (indicated by the + sign). The proposed antenna height of 150 feet is therefore technically allowed by code. Staff could find no evidence in the code or in past practice that has limited the overall height of poles in such circumstances, although one could argue that the allowed height above 100 feet should correlate to the amount of distance in excess of 2,000 feet. Unfortunately, the code provides no such guidance and appears silent on the matter. It should be noted that if the slim line pole is considered a “stealth” design, then WCC Section 110.324.50(e)(3) also allows an additional 25 percent in height, automatically bringing the allowed height in this instance to 125 feet

(notwithstanding the ambiguity discussed above). Verizon states in their application that the proposed 150 foot monopole has been designed at its minimum functional height to achieve service objectives for the area.



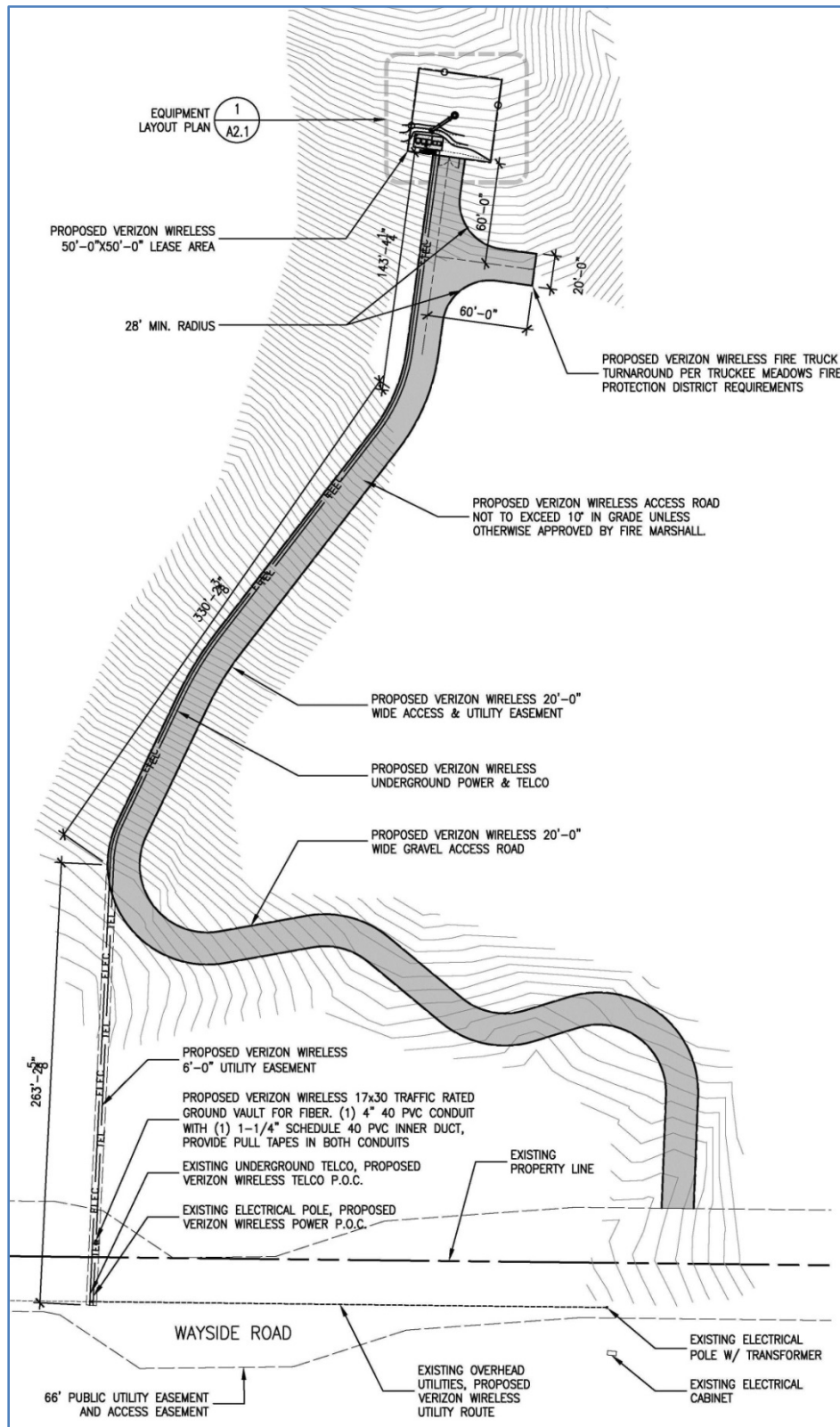
**Surrounding Zoning**



**Access/Parking/Utilities:**

Access to the project site will be off of Wayside Road, up and through the subject property along an existing partially improved dirt road. This road alignment will be improved to a 20 foot wide gravel road with dedicated access and utility easements. The road improvements will include an emergency access fire truck turnaround (see graphic on following page) and will be designed to not exceed 10% in grade. Since the facility will be unmanned, no parking improvements are proposed, but there will be ample space for the technician that visits once or twice a month to park inside the fenced lease area. All power and telecommunications to the site will be placed underground. The facility will be equipped with a bank of back up batteries to ensure continued (temporary) operation in the event of a power outage.

**Site Plan – Access**





Grading:

No grading details were provided with the application, but the site contains a significant amount of topography so grading will presumably be necessary. Although the monopole is proposed to be located near an area of previous disturbance, the plans imply that at least some cuts and fills will be necessary to establish the 2,500 square foot lease pad. The existing partially improved dirt road that will be used to access the lease pad will also, presumably, require additional grading to accomplish proposed improvements and a maximum 10% grade.

Staff has requested additional detail regarding proposed grading, cuts, and fills, but had not received any information from the applicant as of the writing of this staff report. Should the application be approved, staff intends to include a condition of approval requiring compliance with grading standards. If grading plans are put off until building permit, compliance with grading standards at that time may delay the project or even trigger an additional Special Use Permit (which could have been reviewed as part of this permit application had the required information been submitted).

Signage/Lighting:

Signage and lighting will be minimal except as required by FAA, FCC, or other jurisdictional entities. The security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. One down shielded sensor light will be placed on the outside of the equipment shelter.

Landscaping:

The applicant is not proposing any landscaping for the facility due to the remote, unimproved nature of the area and general lack of vegetation (other than cheat grass and sage brush). In addition to the site being remote, the applicant argues that the lease site is over 660 feet from the nearest road and will not be visible to the public. It is the policy of Verizon to avoid live landscaping whenever possible to conserve water and reduce the need for ongoing maintenance at unmanned facilities. While staff is sympathetic to and agrees with these arguments, landscaping is still a standard requirement that must either be waived through a Directors Modification or by the Board of Adjustment (BOA) as part of the review and approval of this Special Use Permit. The applicant has not submitted nor requested a Directors Modification; therefore, staff recommends that the BOA specifically waive the requirement for landscaping should the Board agree with the arguments presented. WCC Section 110.810.20(e) grants the BOA the authority to vary standards as part of the approval of a Special Use Permit application.

Visual Impacts:

Although located on a hill above the valley, the proposed facility will not affect any significant ridgelines or slopes due to the steep back drop of the Pah Rah range. The height of the monopole will not exceed the background of surrounding topography and ridgelines. The applicant is proposing a "slim" line pole design to mitigate potential visual impacts to the extent possible and is not proposing to disguise the facility as a tree or other object that would stand out in a place like the Warm Springs Valley. If approved, staff will include a condition of approval requiring the tower to be painted a light brown color in order to blend in with the natural surroundings of the subject site. No reflective materials will be allowed. Grading of the access road and lease pad will likely result in visual impacts, but much of the area proposed for improvements is already partially scarred by previous disturbance. Ground equipment will be screened from view by a 6 foot slatted chain link fence. Power and telecommunication cables will be placed underground.

### Alternative Sites Considered:

Verizon's feasibility study included an analysis of alternate sites which were not chosen over the proposed site. These alternative sites were rejected for a variety of reasons, including a lack of collocation options in the target area (that would meet service objectives), topography/height considerations, and lack of interest from contacted property owners in executing a lease/use agreement. Only sites that potentially met County regulations for a new monopole were analyzed. The applicant provided the following alternative site analysis:

After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of seven candidates were considered prior to selecting the proposed location. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 146 feet represents the required height of the antennas to produce the desired coverage objective. After reviewing the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation.

In this case, Verizon determined a new tower must be constructed to adequately meet its coverage goals in this search ring. Verizon identified several potential alternative sites prior to selecting the presently proposed location. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

#### **1. Clark (5900 Grass Valley Rd / APN 077-350-06)**

Verizon investigated this 68.20 acre parcel for a new monopole. The landlord was interested in leasing land on their property to Verizon for the development of a new wireless facility. There is no existing access to the proposed lease area location, and selecting this facility would require the construction of a new road. This candidate was

presented to Verizon but was not preferred by Verizon's radio frequency engineer. This candidate remains in a back-up position.

**2. Washoe County Treasurer (100 Stirrup Dr / APN 076-430-01)**

Verizon investigated this site for a new monopole. The property is privately owned, but is subject to so many liens it is now listed as a County-owned property. The County treasurer provided Verizon with the property owner's mailing address. Verizon sent two interest letters to the address, but received no response from the owner.

**3. Sweitzer (5915 Grass Valley Road / APN 077-350-08)**

Verizon investigated this site for a new monopole. The candidate was presented to Verizon's radio frequency engineer, who rejected the property due to its low elevation. This site was not selected because it would not meet Verizon's coverage objectives in the search ring.

**4. Murphy (105 Stirrup Dr / APN 076-450-07)**

Verizon investigated this site for a new monopole. The landlord did not respond to two interest letters sent to the address, and Verizon was unable to locate a phone number for the current owner.

**5. Maykovitch & Leonard (Wayside Road / APN 077-550-11)**

Verizon investigated this site for a new monopole. The property owners on title stated that they were in the process of selling the property. They were unwilling to provide updated contact information for the individuals purchasing the property. This candidate was not pursued further because a lease agreement was not feasible.

**6. Hafner (Grass Valley Rd / APN 077-350-05)**

Verizon investigated this site for a new monopole. The landlord did not respond to two interest letters sent to the address, and Verizon was unable to locate a phone number for the current owner.

The map on the following page shows the locations of each of the properties listed above. The proposed facility, labeled on the map as "Akre," was selected by Verizon's radio frequency engineer as the best candidate in this search ring for achieving Verizon's coverage objectives, and the least intrusive option. Akre offers a lease area significantly removed from Wayside Road and an elevated hillside location with excellent views over the Warm Springs Valley.



#### 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, the 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.

A “*Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report*” was submitted with the application (available upon request) which summarizes the results of FR-EME modeling in relation to relevant Federal Communications Commission RF-EME compliance standards for limiting human exposure to RF-EME fields. The report concludes that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. A certification of qualifications of the person who prepared this report is included at the back of the RF-EME compliance report.

## **Public Notice**

NRS 278.315 and WCC Section 110.810.25 require a minimum 500 foot notice radius from the subject parcel and notice of the public hearing to a minimum of 30 separate property owners. The notices must be mailed at least 10 days prior to the public hearing date. Selection of properties within a 500 foot radius did not result in the minimum of 30 separate property owners; therefore, staff manually selected additional properties to ensure at least 30 properties were selected. Staff attempted to select properties that were near the sight line of the proposed project or which were developed/occupied with dwellings.

A courtesy notification of Special Use Permit Case Number WSUP17-0006 was mailed on February 28, 2017 to a minimum of 30 separate property owners. The notice advised of the tentatively scheduled April 6, 2017, public hearing date before the Washoe County Board of Adjustment (BOA). All notices included a telephone number and email address for the assigned staff planner (see Exhibit D). Additional legal notices will be mailed to these same properties at least 10 days prior to the public hearing.

## **Consistency with the Warm Springs Area Plan**

### **Policy WS.1.1 Protect the visual quality of the peaks and ridges surrounding the Warm Springs planning area.**

WS.1.1 During review of development proposals, projects will be evaluated to determine if road cuts and grading adversely affect views from the valley floor. If they do, mitigation measures such as screening, relocation, etc. will be required.

*Staff Comment:* As previously discussed, the proposed facility will not affect any significant ridgelines or slopes due to the steep back drop of the Pah Rah range. The height of the monopole will not exceed the background of surrounding topography and ridgelines. Grading of the access road and lease pad will likely result in visual impacts, but much of the area proposed for improvements is already partially scarred by previous disturbance. Ground equipment will be screened from view by a 6 foot slatted chain link fence. Power and telecommunication cables will be placed underground.

**Policy WS.1.3 Protect the agricultural resources and preserve the scenic resources and views of the Warm Springs planning area as seen from the Pyramid Lake Highway. Future development should be set back a sufficient distance from Pyramid Lake Highway to ensure that the scenic views of the wide valley floor and surrounding ridges and mountains are not degraded while not prohibiting use by the property owner. Future development adjacent to Pyramid Lake Highway should complement and enhance the rural character of the planning area.**

*Staff Comment:* The project site is a significant distance from the Pyramid Lake Highway and will likely not be noticeable from the highway. The applicant has provided a before and after photo simulation of the view from the Pyramid Lake Highway (see page 7).

**Policy WS.2.2 Ensure that landscaping is an integral part of each project design. Landscaping shall provide erosion control, enhance structures, and reduce wildfire hazards.**

WS.2.2.1 The use of vegetation native and/or adapted to the area should be encouraged.

WS.2.2.2 Vegetation that requires minimum water applications should be encouraged.

*Staff Comment:* Please refer to the discussion on page 17 regarding landscaping. Any necessary revegetation of disturbed areas, or for erosion control measures, will be conditioned to use seed mixes that are native and/or adapted to the area.

**Policy WS.4.2 Ensure that new development designs, building materials, colors, finishes and total site development blend with the surrounding rural/agricultural character of the Warm Springs planning area.**

*Staff Comment:* The applicant is proposing a “slim” line pole design to mitigate potential visual impacts to the extent possible and is not proposing to disguise the facility as a tree or other object that would stand out in a place like Warm Springs valley. If approved, staff will include a condition of approval requiring the tower to be painted a light brown color in order to blend in with the natural surroundings of the subject site. No reflective materials will be allowed.

**Policy WS.5.9 Enhance the visual qualities of the Warm Springs planning area during construction or improvement of roads in the area. Grading and cut-and-fill operations on hillsides or steeply sloped areas (in excess of 15 percent) will be consistent with the natural character of the area. Grading and design will conform to the natural landforms and will minimize visual scarring. The natural topographic features of the area will be retained to the maximum extent possible.**

*Staff Comment:* Please refer to the previous discussion on page 17 regarding grading. If grading plans are not submitted until the time of building permit application, then staff will ensure that the plans comply with this policy prior to approval of the building permit.

**Warm Springs / Rural Citizen Advisory Board**

The Warm Springs/Rural Citizen Advisory Board did not have a regularly scheduled meeting at which to present the project during the review timeframe (next meeting is May 17, 2017 and the previous meeting was on January 18, 2017). However, the proposed project was sent to the CAB members for their review and comment. Staff had not received any comments from CAB members as of the writing of this staff report.

**Public Comment**

Staff had not received any comments from the public as of the writing of this staff report.

**Reviewing Agencies**

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

- Washoe County Community Services Department
  - Washoe County Planning and Development Division
  - Washoe County Engineering and Capital Projects Division, Land Development
- Truckee Meadows Fire Protection District
- Palomino Valley General Improvement District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority

The following is a brief **summary** of each responding agency’s comments and/or recommended conditions of approval and their contact information. Only those agencies that provided comments are summarized. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order, if the application is approved by the Board of Adjustment.

- Washoe County Planning and Development Division is recommending approval of this application subject to standard development conditions (e.g. painting the pole a natural color, compliance with grading standards, substantial compliance to plans submitted, etc.).

**Contact: Chad Giesinger, Senior Planner, 775.328.3626,**  
[cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

- Washoe County Engineering and Capitol Project Division, Land Development has the following proposed conditions of approval:
  - 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. All grading shall comply with WCC Chapter 110, Article 438, Grading Standards. Silts shall be controlled on-site.
  - 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.
  - All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

**Contact: Leo Vesely, P.E., 775.328.2313, [Lvesely@washoecounty.us](mailto:Lvesely@washoecounty.us)**

- Palomino Valley General Improvement District (PVGID) requested the following condition of approval:
  - Any damage to PVGID roadways from construction traffic shall be repaired by regrading after completion of the project.

**Contact: Larry Johnson, President of PVGID, 775.848.6788, [palvalgid@gmail.com](mailto:palvalgid@gmail.com)**

### **Staff Comment on Required Findings**

Following are required findings from WCC Sections 110.324.35 and 110.810.30. All of these findings must be made to the satisfaction of the Board before granting approval of the request. Staff has completed an analysis of the Special Use Permit application, has provided comment under each of the following findings, and has determined that the proposal is in compliance with all of the following findings, provided the recommended conditions of approval are met.

#### **Findings from WCC Section 110.810.30:**

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan.  
*Staff Comment:* The proposed facility does not conflict with the action programs, policies, standards, and maps of the Master Plan and the Warm Springs Area Plan as discussed previously in this report regarding compliance with applicable area plan policies.
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.

Staff Comment: Staff finds that adequate improvements and facilities have been provided to satisfy this policy. Adequate access and utility easements have been proposed and utilities can be extended to the site. No roadway improvements are necessary other than site specific improvements to access the facility. Sanitation and water supply are not necessary for the project. The Engineering division did not have any comments or concerns relating to drainage.

3. **Site Suitability.** That the site is physically suitable for the type of development and for the intensity of development.

Staff Comment: After conducting a site visit and analyzing the application, staff finds that the site is physically suitable for the type and intensity of development proposed. While this commercial venture is located on property with a GRA regulatory zone, WCC Section 110.324.50(e) allows the proposed use subject to a special use permit. The project appears to meet all applicable code requirements.

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: Provided the recommended conditions of approval are met, the project will not be significantly detrimental to the public health, safety or welfare. In fact, it could be argued that approval of the facility will improve public health and safety since emergency 911 service coverage will be enhanced. Due to the project design and location, the facility does not appear to be 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.

Staff Comment: There is no nearby military installation within 3,000 feet of the proposed site.

Findings from WCC Section 110.324.35:

1. **Meets Standards.** That the wireless communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of the Planning and Development Division and/or his authorized representative;

Staff Comment: The proposed wireless communications facility meets the standards of WCC Sections 110.324.40 through 110.324.60 regarding such standards as height, location, access, photo simulations, setbacks, etc.

2. **Public Input.** That public input was considered during the public hearing review process;

Staff Comment: Public notification of Special Use Permit Case Number WSUP17-0006 was provided per code. A minimum of 30 separate property owners were noticed.

3. **Impacts.** That the wireless communications facility will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

Staff Comment: Determining whether undue impacts to adjacent neighborhoods would result from approval of the project is subjective and depends upon one's point of view. Surrounding property owners have not commented on the project or expressed concerns. Staff has determined that the project does not impact any ridgelines or significant vistas. The applicant is proposing a stealth design in the form of a "slim" line pole to mitigate potential visual impacts to the extent possible and is not proposing to



*disguise the facility as a tree or other object that would stand out in a place like Warm Springs valley. If approved, staff will include a condition of approval requiring the tower to be painted a light brown color in order to blend in with the natural surroundings of the subject site. No reflective materials will be allowed.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP17-0006 for Verizon Wireless (Rolling Thunder) is recommended for approval with the conditions included as Exhibit A to this staff report. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve, with the conditions included as Exhibit A in the staff report, Special Use Permit Case Number WSUP17-0006 for Verizon Wireless, being able to make the findings required by Washoe County Code Section 110.810.30 and Section 110.324.75 for approval of Special Use Permits:

#### **Findings from WCC Section 110.810.30:**

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows 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;
3. **Site Suitability.** That the site is physically suitable for a wireless communications facility and 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.** That issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation;

#### **Findings from WCC Section 110.324.75:**

1. **Meets Standards.** That the wireless communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of the Planning and Development Division and/or his authorized representative;
2. **Public Input.** That public input was considered during the public hearing review process; and
3. **Impacts.** That the proposal will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

### **Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of

the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is signed by and filed with the Secretary to the Board of Adjustment, and mailed to the applicant.

Applicant: Sacramento Valley LP and  
Complete Wireless Consulting, Inc.  
dba Verizon Wireless  
Attn: Michelle Ellis, Planning Manager  
2009 V Street  
Sacramento, CA 95818

Property Owner: Brian Akre  
PO Box 7710  
Reno, NV 89510-7710



# Conditions of Approval

Special Use Permit Case Number WSUP17-0006

The project approved under **Special Use Permit Case Number WSUP17-0006 for Verizon Wireless (Rolling Thunder)** shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 6, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans and more. **Conditions of Approval do not relieve the applicant from the obligation to obtain any other approvals and licenses from relevant authorities required under any other act, nor do these conditions relieve the applicant from abiding by all other generally applicable code regulations.**

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 Washoe County Engineer and Washoe County Planning and Development.

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 this 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 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 Division**

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

**Contact: Chad Giesinger, Senior Planner, 775.328.3626,  
cgiesinger@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. All related utilities, including telephone and electrical lines connected with the proposed wireless communications facility and within any and all Verizon utility easements on the subject site shall be placed underground.
- c. The total height of the cell tower, including all antennas or any other apparatus, shall not exceed 150 feet from finished grade.
- d. 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.
- e. Security fencing shall be erected around the entire 50 x 50 foot wireless communications facility compound (lease area). The installation of security fencing shall assure the facility is protected from climbing by unauthorized persons. Said security fencing shall be screened by the use of tan colored slats.
- f. All equipment, fencing, ground cabinet, tower, and tower components shall be painted a neutral color (e.g. tan or light brown) that will blend with the character of the area. In no instance shall reflective metal materials be utilized that could result in light and glare.
- g. The applicant shall attach a copy of the action order granting approval of this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- h. At the time of building permit application, the applicant shall submit a survey (or other acceptable certification) demonstrating that the monopole is located a minimum of 2,000 feet from the parcel boundary of Assessors Parcel Number 077-340-14.
- i. All disturbed area (not screened by the security fencing) resulting from construction of the project and related access roads and utilities shall be restored / re-vegetated with seed mixes that are native and/or adapted to the area.
- j. 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 working days from the date of notification.

- k. The following **Operational Conditions** shall be required for the life of the project:
1. This Special Use Permit shall expire and become null and void within 2 years from the final date of approval if final building permits have not been issued by said date.
  2. The applicant and any successors shall be responsible for maintenance and repairs of everything within the 50 x 50 foot wireless communications compound and shall be responsible for all maintenance and repairs of the entire wireless communications facility, including required maintenance of the fence (to include the slats) and replacement of any part of the slim line pole should it deteriorate or become damaged. The applicant shall take action not more than 30 days after receiving notification from Washoe County of any damage to the wireless communications facility or the fence.
  3. If the facility ceases operations, or if abandonment is contemplated, then the operator/owner of record shall notify Washoe County of its intent at least 2 months in advance and shall submit demolition plans to the Washoe County Building and Safety division. The abandoned site shall be restored to its pre-development condition. The owner shall be responsible for all costs associated with demolition and restoration of the site.
  4. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by Washoe County Planning and Development.
  5. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Washoe County Planning and Development 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 Washoe County Planning and Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  6. This special use permit shall remain in effect as long as the subject wireless communications facility is in operation and remains in compliance with the conditions of approval.

### **Washoe County Engineering and Capital Projects Division**

2. 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, P.E., 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

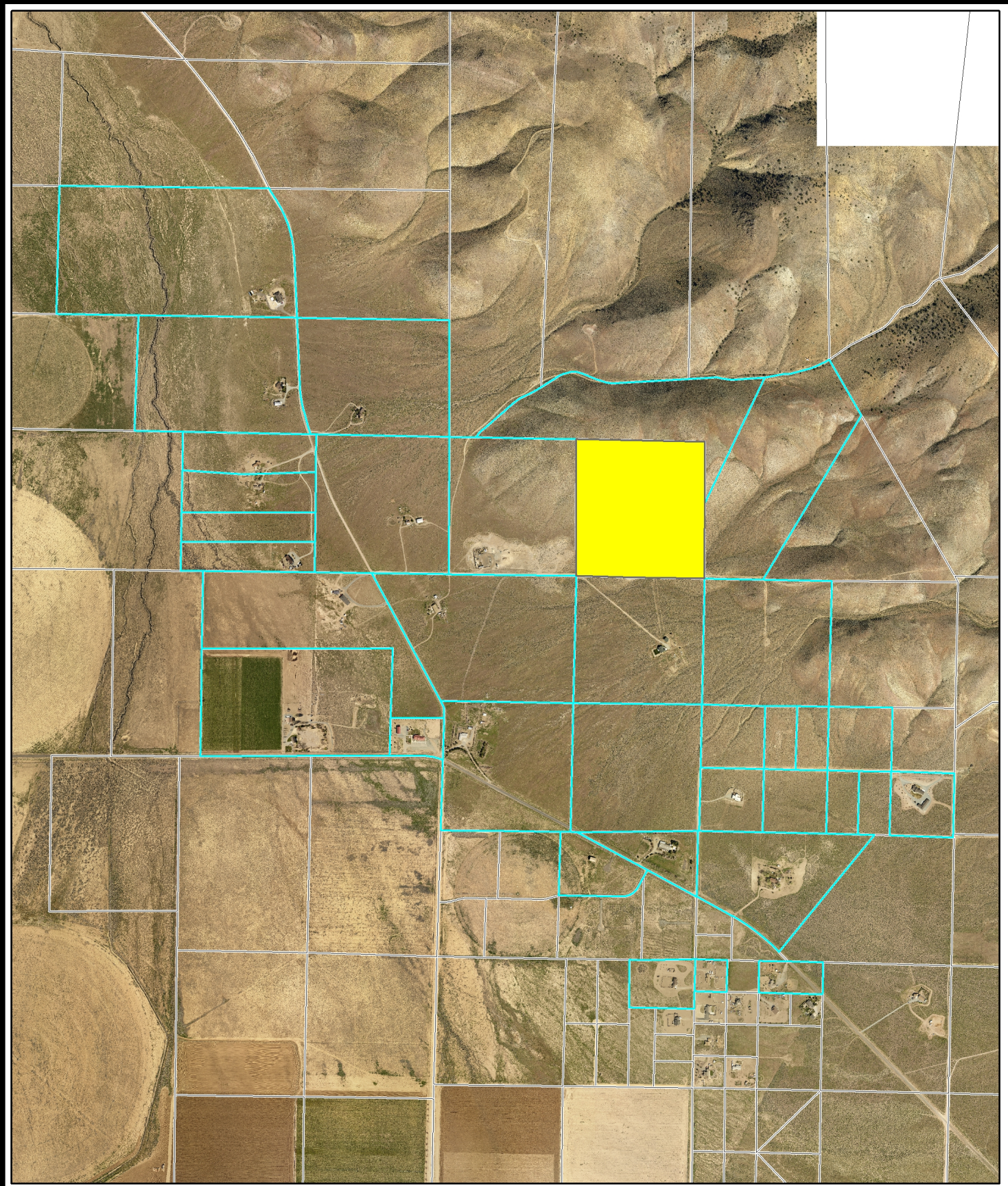
- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with Washoe County Code Chapter 110, Article 438, Grading Standards. 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 easements 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.

3. The following conditions are requirements of the Palomino Valley General Improvement District (PVGID), which shall be responsible for determining compliance with these conditions.

**Contact: Larry Johnson, President of PVGID, 775.848.6788, [palvalgid@gmail.com](mailto:palvalgid@gmail.com)**

- a. Any damage to PVGID roadways from construction traffic shall be repaired by regrading after completion of the project.

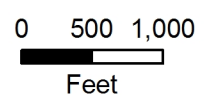
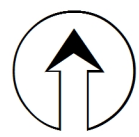
**\*\*\* End of Conditions \*\*\***



**WPSUP17-0001 Public Notice Map**

Parcels noticed within 500 feet of subject property (30 pcls. min.)

- Noticed Parcels
- Subject Parcel



Source: Planning and Development      Date: February, 2017

**Community Services  
Department, Planning  
and Development**



Post Office Box 85520 Reno, Nevada 89520 (775) 326-3100

**WPSUP17-0006**

**EXHIBIT B**

Community Services Department

Planning and Development

**SPECIAL USE PERMIT**

(see page 5)

**SPECIAL USE PERMIT FOR GRADING**

(see page 11)

**SPECIAL USE PERMIT FOR STABLES**

(see page 16)

**APPLICATION**



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600

**WSUP17-0006**  
**EXHIBIT C**



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Verizon Wireless "Rolling Thunder"</b>			
Project Description: Verizon Wireless proposes a new unmanned wireless telecommunications facility serving valley residents along Hwy 445.			
Project Address: 5205 Wayside Road, Reno, NV 89510			
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): <small>Hillside above existing development on parcel, located at 5205 Wayside Road. Parcel located at east end of Wayside Road, past intersection with Stirrup Dr.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-350-01	42.46		
Section(s)/Township/Range: 23-21-33			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). DCA16-007			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Brian Akre		Name: Complete Wireless Consulting, Inc.	
Address: PO Box 7710		Address: 2009 V Street	
Reno, NV	Zip: 89510-7710	Sacramento, CA	Zip: 95818
Phone: 775-475-1295	Fax:	Phone: 916-764-2454	Fax: 916-313-3730
Email: bakre@washoeschools.net		Email: MEllis@completewireless.net	
Cell: 775-475-1295	Other:	Cell: 916-764-2454	Other:
Contact Person: Brian Akre		Contact Person: Michelle Ellis, Planning Manager	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Sacramento Valley LP d/b/a Verizon Wireless		Name:	
Address: Attn: CWC, 2009 V Street		Address:	
Sacramento, CA	Zip: 95818		Zip:
Phone: 916-764-2454	Fax: 916-313-3730	Phone:	Fax:
Email: MEllis@completewireless.net		Email:	
Cell: 916-764-2454	Other:	Cell:	Other:
Contact Person: Michelle Ellis		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):	

## Property Owner Affidavit

**Applicant Name:** Verizon Wireless

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

STATE OF NEVADA      )

)

COUNTY OF WASHOE    )

I, Brian Akre

(please print name)

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

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

Assessor Parcel Number(s): 077-350-01

Printed Name Brian Akre

Signed Brian Akre 5-11-16

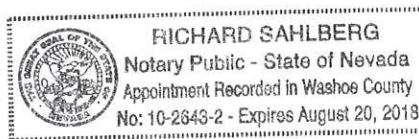
Address PO Box 7710  
Reno, NV 89510

Subscribed and sworn to before me this  
11 day of MAY, 2016.

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: 8/20/2018



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

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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project being requested?

Verizon Wireless unmanned telecommunications facility, 150' monopole

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

None, lease area is raw land

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?

New 150' monopole, 2500 sq ft lease area, gravel access road.

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

Construction will last approximately two months.

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?

Elevated hillside, clear view over Warm Springs Valley for excellent coverage.

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

Improved Verizon 4G LTE coverage. Please see Project Support Statement.

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

No impacts on other properties anticipated.

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

Facility will be unmanned, technician visit 1-2 times per month.

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

No parking proposed. Facility will be unmanned.

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

6' chain link fence with barbed wire at lease area perimeter.

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.)

Down-tilted light at equipment cabinets, contact signage on fence. See site plans.

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. Utilities:

a. Sewer Service	N/A
b. Electrical Service	Yes, see site plans
c. Telephone Service	Yes, see site plans
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

- l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

<p>Not applicable.</p>
------------------------

14. Community Services (provided and nearest facility):

a. Fire Station	Scott Fire Protection
b. Health Care Facility	N/A
c. Elementary School	N/A
d. Middle School	N/A
e. High School	N/A
f. Parks	Palomino Valley Park Site
g. Library	N/A
h. Citifare Bus Stop	N/A





February 10, 2017  
Via Overnight Mail

Washoe County  
Planning and Development Division  
1001 E. Ninth Street  
Reno, NV 89512  
Attn: Chad Giesinger

**APPLICATION FOR SPECIAL USE PERMIT**

**RE: *Rolling Thunder* (5205 Wayside Road, Reno, NV 89510 / APN: 077-350-01)**

This package is intended as a formal Special Use Permit application for a new Verizon Wireless telecommunications facility at the above referenced location. All materials are included as required by the County's Development Application Submittal Requirements and Washoe County's Development Code, §110.324.00 *Communication Facilities*.

**This application is intended for submittal on February 15, 2017.**

1. Filing Fee: \$3,372.92, check #19692
2. Development Application (6 copies)
3. Owner Affidavit (6 copies)
4. Supplemental Information (6 copies)
5. Project Support Statement (6 copies)
6. Site Plans 24" x 36" (6 copies), 8.5" x 11" (6 copies)
7. Photosimulations (6 copies)
8. Coverage Maps (6 copies)
9. Radio Frequency Report (6 copies)
10. Title Report (6 copies)
11. Vesting Deed (6 copies)
12. Treasurer Statement (6 copies)
13. CD containing Application Materials

I am the project manager and the main point of contact for this application. Should you have any questions regarding the submittal or need additional materials, I can be reached at 916-764-2454.

Respectfully,

Michelle Ellis

Land Use Planning Manager  
[MEllis@completewireless.net](mailto:MEllis@completewireless.net)

Enclosures

# PROJECT SUPPORT STATEMENT

## VERIZON WIRELESS

**SITE NAME:** ROLLING THUNDER

**LOCATION:** 5205 Wayside Road, Reno, NV 89510

**APN:** 077-350-01

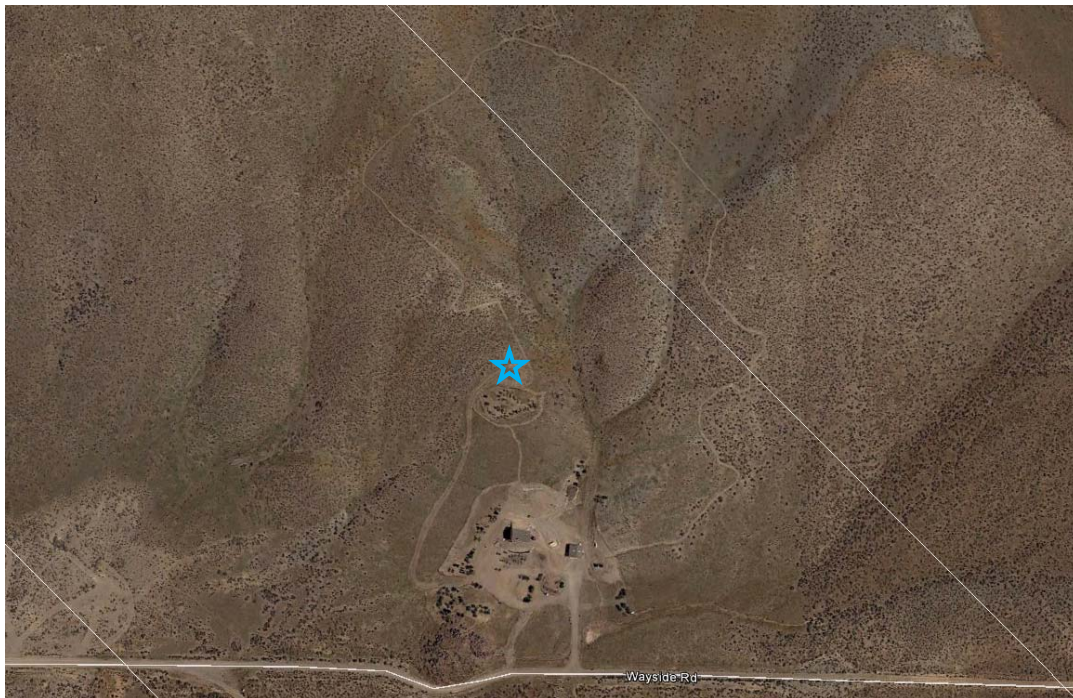
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### **Introduction**

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in the Warm Springs area of Washoe County. Verizon maintains a strong customer base in Washoe County and strives to improve coverage for both existing and potential customers. The proposed facility is needed to bring improved wireless communication coverage to Warm Springs Valley residents and along Hwy 445, south of Pyramid Lake. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Washoe County. The improved wireless service will benefit residents, local businesses, and public services, and roadway safety throughout the region.

### **Location/Design**

Verizon Wireless proposes a new wireless communications facility on a new 150' monopole on the property located at 5205 Wayside Road, in unincorporated Reno. The property is located in the General Rural Agricultural (GRA) zone and is largely undeveloped. Owner Brian Akre uses the property for a home and a small orchard. Surrounding parcels are zoned GRA and General Rural (GR). The nearest residentially zoned property is over 2,000' from the proposed facility.



### **Project Description**

The proposed facility consists of nine (9) Verizon Wireless panel antennas, to be installed on a proposed 150’ monopole. The 50’ by 50’ equipment area will be surrounded by a 6’ tall chain link fence with barbed wire. The lease area will contain outdoor equipment cabinets on a new concrete pad. Power and telecommunications cables will be installed underground from the point of connection to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

### **Public Benefits of Improved Wireless Service**

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.



### **Aesthetic Impacts**

Verizon is proposing a slim monopole, of similar height and character to other utility poles and structures in the area. The height of pole and size of lease area will provide other carriers with opportunities for future collocation. Verizon Wireless has carefully chosen a location that will minimize any visual impact to the surrounding area. The facility will be located on hillside in the middle of the parcel, set back significantly from Wayside Drive and Hwy 445. Ground equipment will be enclosed within outdoor equipment cabinets and screened from view, and the equipment area will be surrounded by a security fence.

The proposed facility height complies with the County’s development standards for wireless facilities in the General Rural Agricultural zoning designation. Because of the surrounding topography and development, the proposed facility needs to be a total of 150’ for the signal to reach the intended service area. The proposed facility has been designed at its minimum functional height.

### Alternative Site Analysis

The selection of a location for a wireless telecommunications facility that is needed to improve wireless coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

The proposed coverage area consists of agricultural and residential uses in Washoe County. Verizon strives to minimize visual and acoustic impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process.

The proposed facility will consist of nine Verizon panel antennas mounted on a proposed 150’ monopole. Equipment cables will be run underground in order to minimize visual impacts and equipment will be screened by a chain link fence. The proposed location best serves the interest of Washoe County and the Warm Springs area because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.

### Selection Process and Candidates Considered

In February 2015, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of seven candidates were considered prior to selecting the proposed location. VZW begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



Project Support Statement – Verizon Wireless ‘Rolling Thunder’

The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 146’ represents the required height of the antennas to produce the desired coverage objective. After reviewing the County’s zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation.

In this case, Verizon determined a new tower must be constructed to adequately meet its coverage goals in this search ring. Verizon identified several potential alternative sites prior to selecting the presently proposed location. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

1. **Clark** (5900 Grass Valley Rd / APN 077-350-06)

Verizon investigated this 68.20 acre parcel for a new monopole. The landlord was interested in leasing land on their property to Verizon for the development of a new wireless facility. There is no existing access to the proposed lease area location, and selecting this facility would require the construction of a new road. This candidate was presented to Verizon but was not preferred by Verizon’s radio frequency engineer. This candidate remains in a back-up position.

2. **Washoe County Treasurer** (100 Stirrup Dr / APN 076-430-01)

Verizon investigated this site for a new monopole. The property is privately owned, but is subject to so many liens it is now listed as a County-owned property. The County treasurer provided Verizon with the property owner’s mailing address. Verizon sent two interest letters to the address, but received no response from the owner.

3. **Sweitzer** (5915 Grass Valley Road / APN 077-350-08)

Verizon investigated this site for a new monopole. The candidate was presented to Verizon’s radio frequency engineer, who rejected the property due to its low elevation. This site was not selected because it would not meet Verizon’s coverage objects in the search ring.

4. **Murphy** (105 Stirrup Dr / APN 076-450-07)

Verizon investigated this site for a new monopole. The landlord did not respond to two interest letters sent to the address, and Verizon was unable to locate a phone number for the current owner.

5. **Maykovitch & Leonard** (Wayside Road / APN 077-550-11)

Verizon investigated this site for a new monopole. The property owners on title stated that they were in the process of selling the property. They were unwilling to provide updated contact information for the individuals purchasing the property. This candidate was not pursued further because a lease agreement was not feasible.

6. **Hafner** (Grass Valley Rd / APN 077-350-05)

Verizon investigated this site for a new monopole. The landlord did not respond to two interest letters sent to the address, and Verizon was unable to locate a phone number for the current owner.

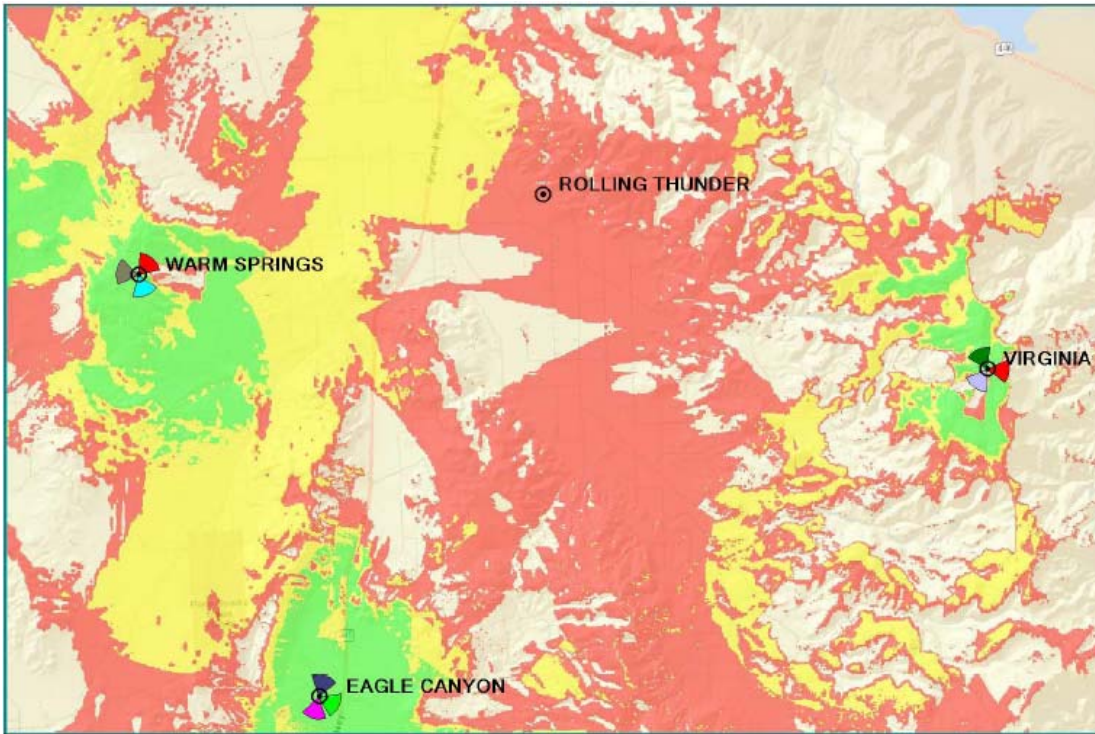
The map below shows the locations of each of the properties listed above.



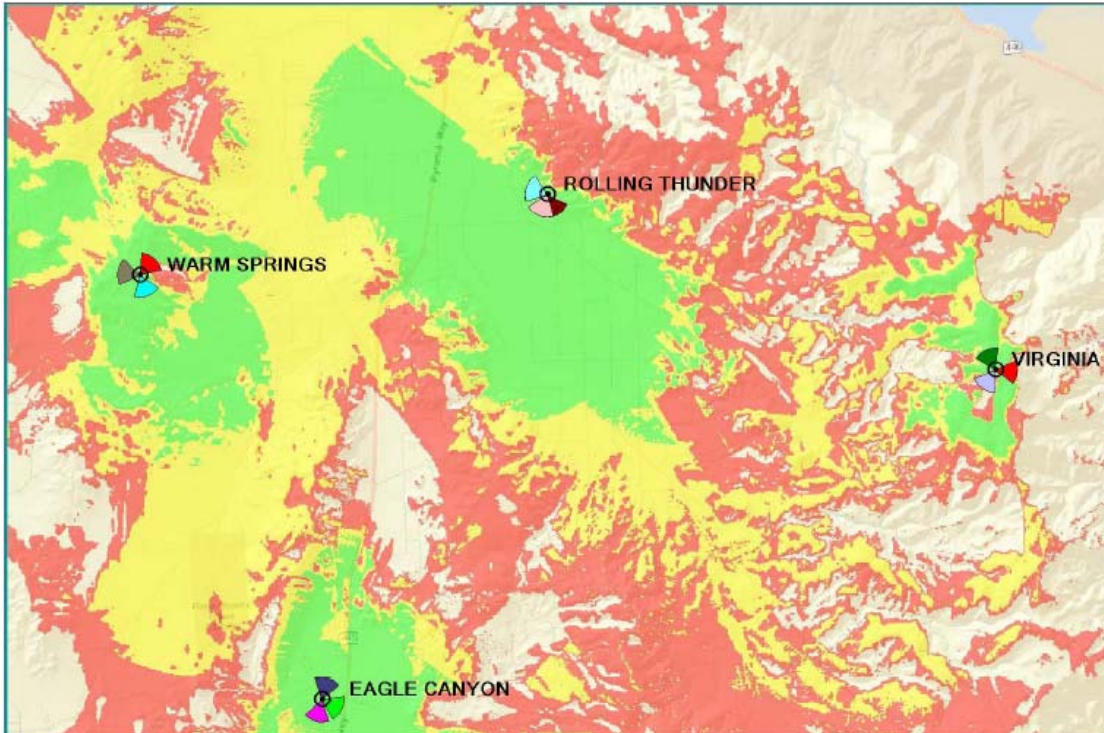
The proposed facility, labeled on the image above as “Akre,” was selected by Verizon’s radio frequency engineer as the best candidate in this search ring for achieving Verizon’s coverage objectives, and the least intrusive option. Akre offers a lease area significantly removed from Wayside Rd, and an elevated hillside location with excellent views over the Warm Springs Valley.

Coverage Area

Existing Coverage



Proposed Coverage



### **Statement of Commitment to Allow Collocation**

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future collocation. Verizon Wireless welcomes other carriers to collocate on their facilities whenever possible.

### **Safety Benefits of Improved Wireless Service**

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.

### **Compliance with FCC and FAA Standards**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of Verizon Wireless’s FCC License. Unless tower lighting is required by the FAA, the only lighting on the facility will be a hooded and down-titled security light near the equipment cabinets.

### **Maintenance and Battery Back-Up**

Verizon Wireless installs batteries at all of its cell sites. The batteries play a vital role in Verizon’s emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless communications equipment will transition to the back-up batteries. The batteries can run the site for a several hours depending on the demand placed on the equipment. Back-up batteries allow Verizon Wireless’s communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6’ chain link fence with barbed wire for additional security.

### **Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

### **Landscaping**

No landscaping is proposed at the facility. The lease area is over 660’ from the nearest road, and is not visible to the public. In an attempt to conserve water and to reduce ongoing maintenance at unmanned facilities, Verizon avoids live landscaping whenever possible.

### **Notice of Actions Affecting Development Permit**

Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.





**Existing**

Photosimulation of the view looking east from the nearest point along Pyramid Hwy.

**Rolling Thunder**

5205 Wayside Road  
Reno, NV 89510

**verizon**wireless



**Proposed**

**WSUP17-0006**

**EXHIBIT C**



**Existing**

Photosimulation of the view looking east from Grass Valley Road at Wayside.

**Rolling Thunder**

5205 Wayside Road  
Reno, NV 89510



**Proposed**

**WSUP17-0006**

**EXHIBIT C**



**Existing**

Photosimulation of the view looking northeast from Whiskey Springs Road.

**Rolling Thunder**

5205 Wayside Road  
Reno, NV 89510



Proposed 150 ft monopole

**Proposed**

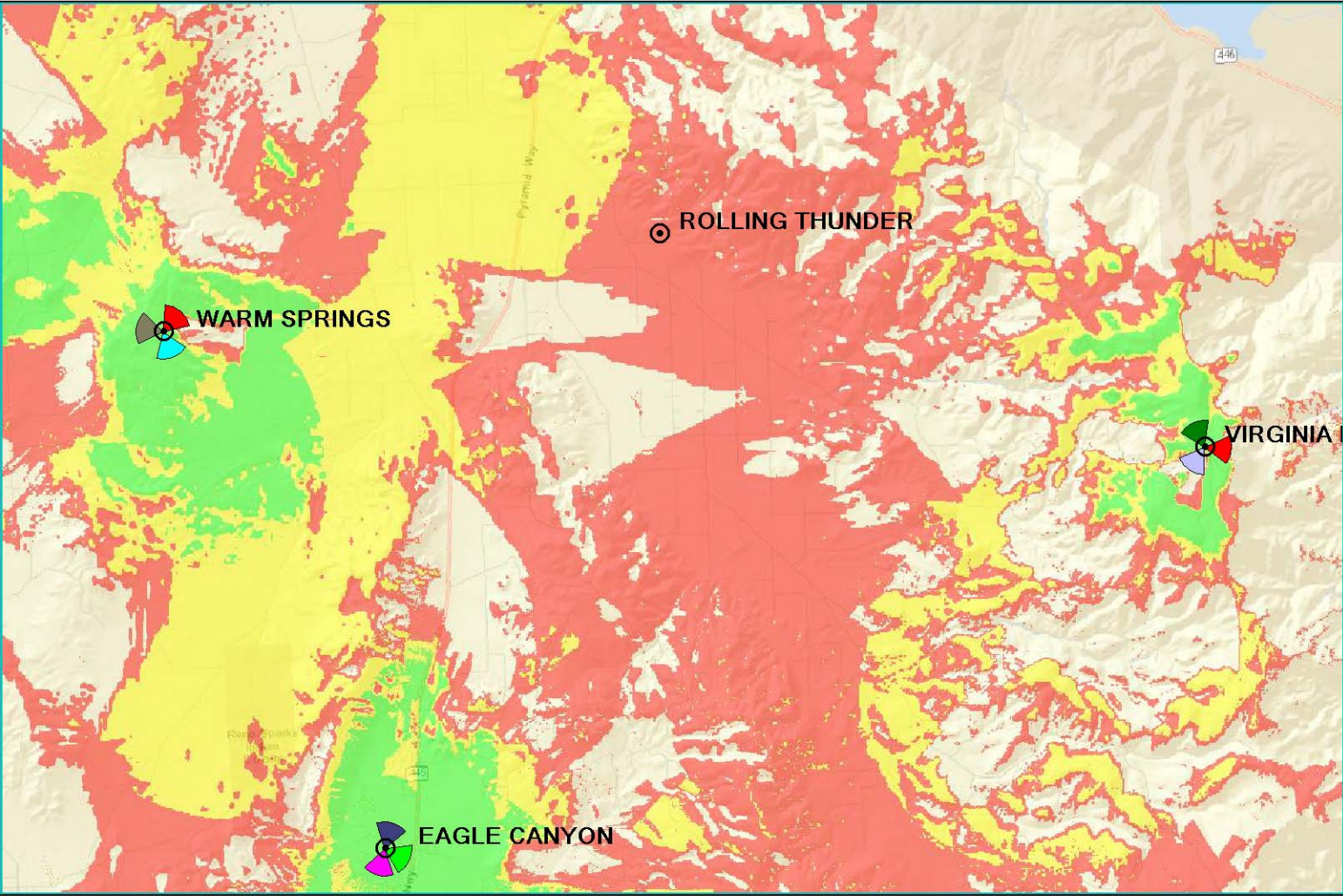
**WSUP17-0006**

**EXHIBIT C**

# ROLLING THUNDER Coverage Maps



BEFORE COVERAGE



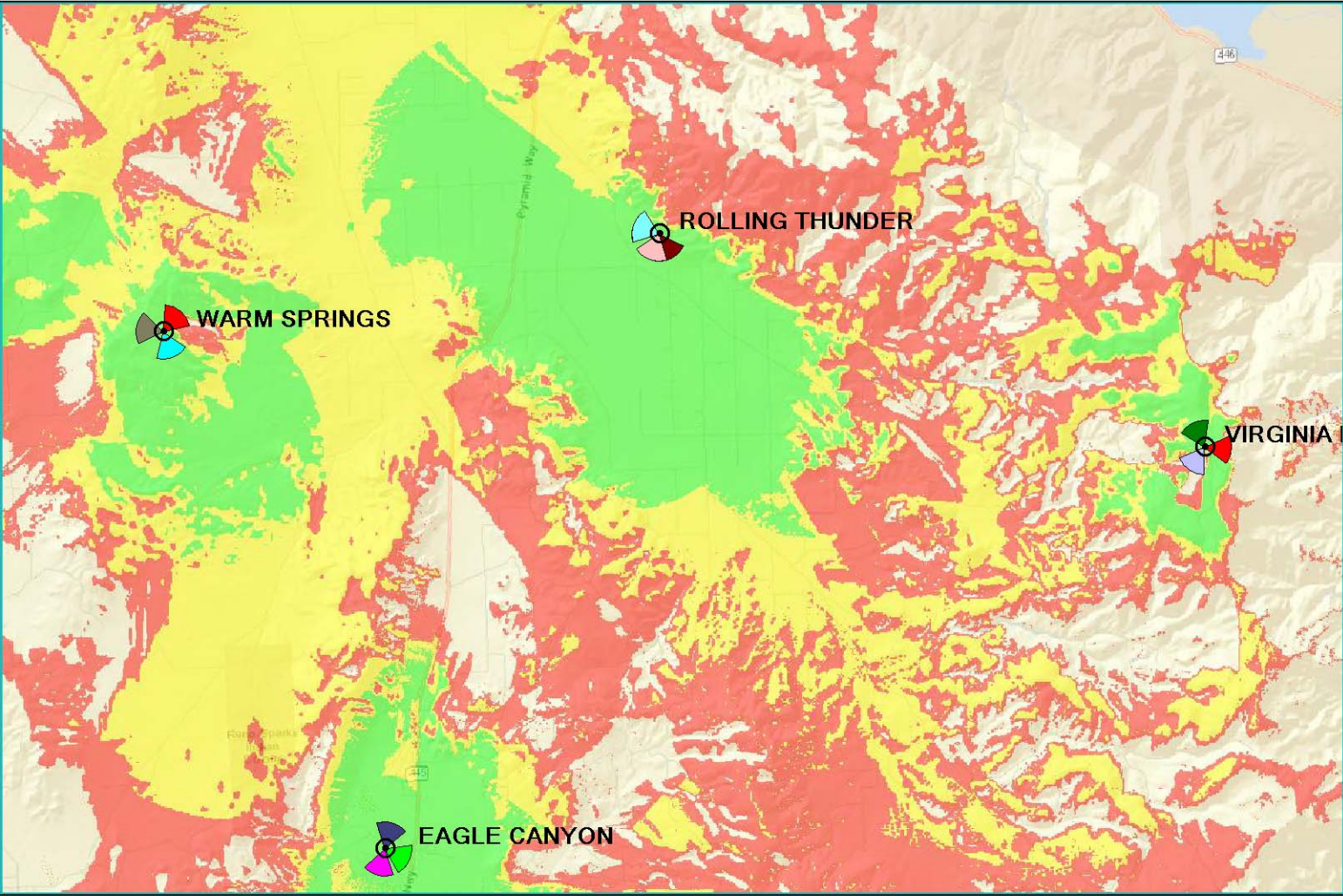
LTE: RSRP - Existing Coverage

- Best Signal Level (dBm)  $\geq -80$
- Best Signal Level (dBm)  $\geq -90$
- Best Signal Level (dBm)  $\geq -100$

# ROLLING THUNDER Coverage Maps

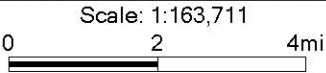


AFTER COVERAGE



LTE: RSRP - After Coverage

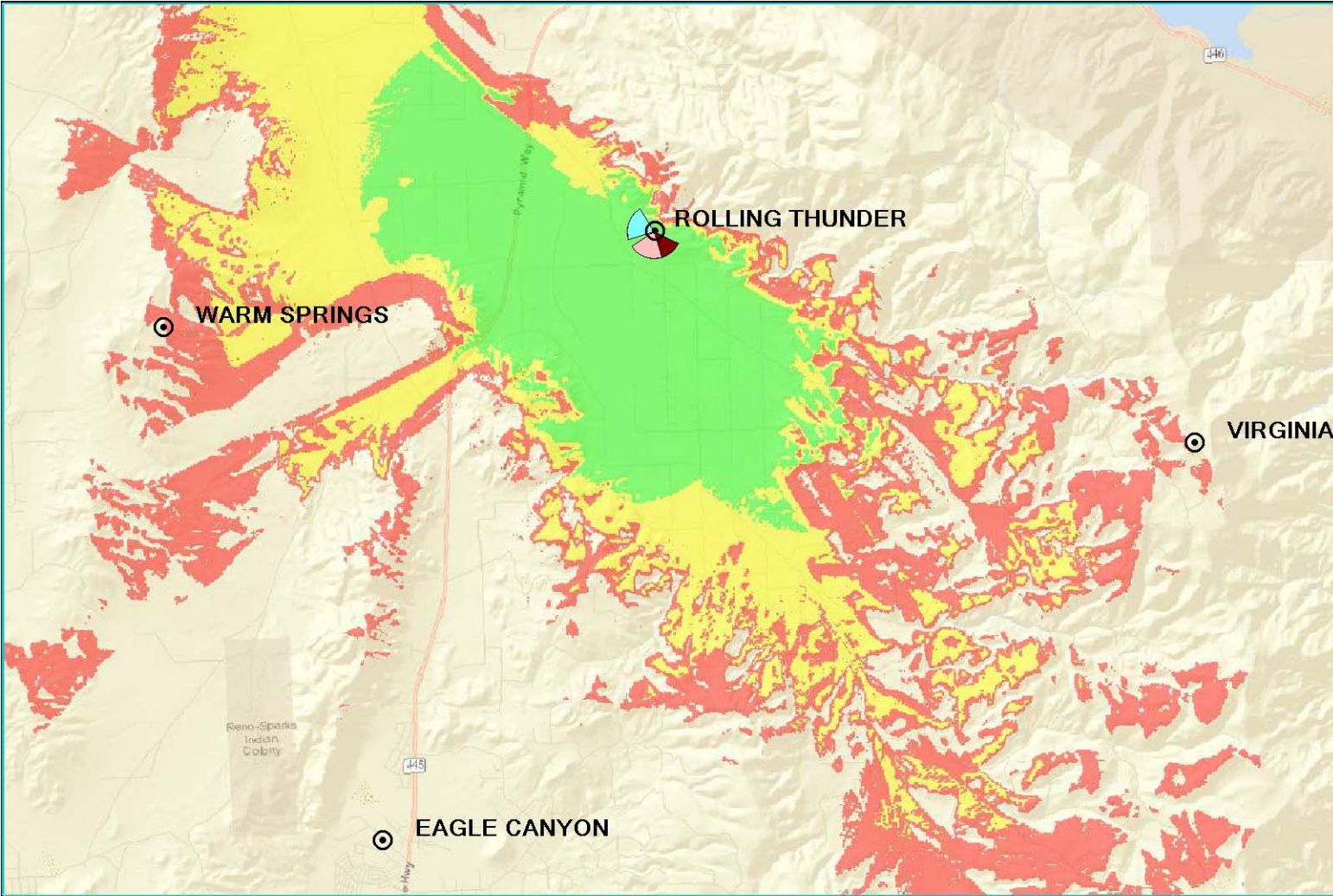
- Best Signal Level (dBm)  $\geq -80$
- Best Signal Level (dBm)  $\geq -90$
- Best Signal Level (dBm)  $\geq -100$



# ROLLING THUNDER Coverage Maps



SITE COVERAGE



- LTE: RSRP - Site Coverage
- Best Signal Level (dBm)  $\geq -80$
  - Best Signal Level (dBm)  $\geq -90$
  - Best Signal Level (dBm)  $\geq -100$

**Verizon Wireless • Proposed Base Station (Site No. 382432 “Rolling Thunder”)  
5205 Wayside Road • Washoe County, Nevada**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 382432 “Rolling Thunder”) proposed to be located at 5205 Wayside Road in Washoe County, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on a tall pole to be sited at 5205 Wayside Road in unincorporated Washoe County. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

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

**General Facility Requirements**

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



**Verizon Wireless • Proposed Base Station (Site No. 382432 “Rolling Thunder”)  
5205 Wayside Road • Washoe County, Nevada**

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

**Computer Modeling Method**

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

**Site and Facility Description**

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated June 20, 2016, it is proposed to install nine Andrew directional panel antennas – six Model SBNHH-1D65C and three Model SBNHH-1D45C – on a new 150-foot steel pole to be sited in the hills above the residence located at 5205 Wayside Road, about 8 miles southwest of Pyramid Lake in unincorporated Washoe County. The antennas would employ up to 4° downtilt, would be mounted at an effective height of about 146 feet above ground, and would be oriented in groups of three toward 140°T, 200°T, and 290°T. The maximum effective radiated power in any direction would be 16,340 watts, representing simultaneous operation at 6,570 watts for AWS, 6,760 watts for PCS, and 3,010 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0029 mW/cm<sup>2</sup>, which is 0.32% of the applicable public exposure limit. The maximum calculated level at the nearby residence is 0.032% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.



**Verizon Wireless • Proposed Base Station (Site No. 382432 “Rolling Thunder”)  
5205 Wayside Road • Washoe County, Nevada**

**No Recommended Mitigation Measures**

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

**Conclusion**

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 5205 Wayside Road in Washoe County, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

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



*William F. Hammett*

William F. Hammett, P.E.

707/996-5200

July 28, 2016

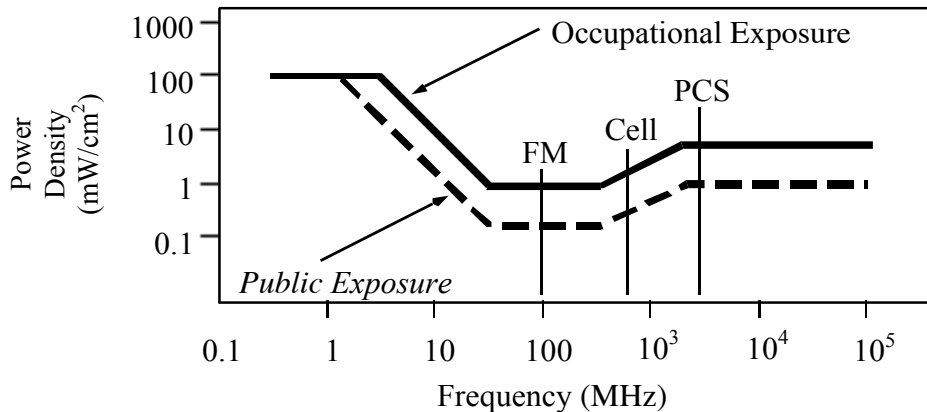


## FCC Radio Frequency Protection Guide

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

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

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



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



## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

#### Near Field.

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

For a panel or whip antenna, power density  $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$ , in mW/cm<sup>2</sup>,

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

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

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

#### Far Field.

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

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

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

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



## Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

### Washoe County Parcel Information

Parcel ID	Status	Last Update
07735001	Active	2/10/2017 2:10:21 AM
<b>Current Owner:</b> AKRE, BRIAN M & MARIA M  PO BOX 7710 RENO, NV 89510		<b>SITUS:</b> 5205 WAYSIDE RD WCTY NV
<b>Taxing District:</b> 9400		<b>Geo CD:</b>
<b>Legal Description</b>		
Range 21 Section 33 SubdivisionName _UNSPECIFIED Township 23		

### Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<b>2016</b>	\$1,552.73	\$1,164.55	\$0.00	\$0.00	\$388.18
<b>2015</b>	\$1,549.63	\$1,549.63	\$0.00	\$0.00	\$0.00
<b>2014</b>	\$1,504.50	\$1,504.50	\$0.00	\$0.00	\$0.00
<b>2013</b>	\$1,460.68	\$1,460.68	\$0.00	\$0.00	\$0.00
<b>2012</b>	\$1,418.14	\$1,418.14	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$388.18</b>

### Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

### Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$388.18  
 Partial

[ADD TO CART](#)

**\$0.00**

### Pay By Check

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**


 **Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Z D DRAWING SIGN - OFF

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ % CWC-PLEASE RETURN BY: \_\_\_\_\_


 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_

PLANNING: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

MANAGEMENT: \_\_\_\_\_

 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

REAL ESTATE: \_\_\_\_\_

RF ENGINEER: \_\_\_\_\_

EQUIPMENT ENGINEER: \_\_\_\_\_

MW ENG./TRANSPORT: \_\_\_\_\_

**OTHER** (IF APPLICABLE)

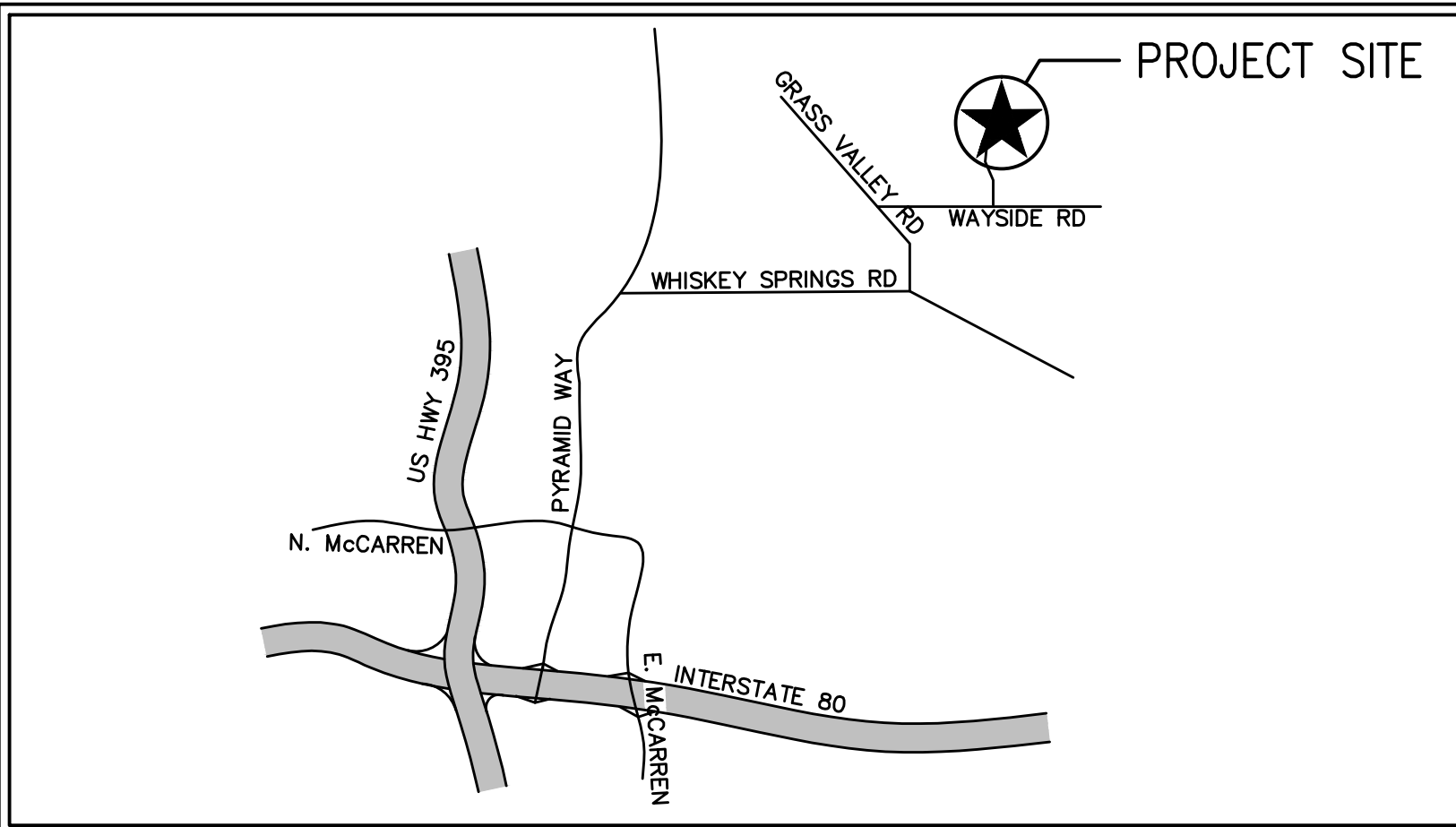
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_


# verizon

295 Parkshore Drive, Folsom, CA 95630

## ROLLING THUNDER

5205 WAYSIDE ROAD  
RENO, NV 89510  
APN: 077-350-01  
LOCATION #: 382432



**LOCATION PLAN** 

**DIRECTIONS**

FROM VERIZON OFFICE @ 255 PARKSHORE DR., FOLSOM, CA 95630:

1. HEAD NORTHEAST ON PARKSHORE DR.
2. TURN LEFT ONTO COOLIDGE DR.
3. TURN LEFT ONTO GLENN DR.
4. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO FOLSOM BLVD.
5. CONTINUE ONTO FOLSOM-AUBURN RD.
6. CONTINUE ONTO AUBURN FOLSOM RD.
7. TURN LEFT ONTO CAVITT STALLMAN RD.
8. TURN RIGHT AT THE 1ST CROSS STREET ONTO LAIRD RD.
9. TURN RIGHT ONTO HORSESHOE BAR RD.
10. TURN LEFT TO STAY ON HORSESHOE BAR RD.
11. TURN RIGHT TO MERGE ONTO I-80 E.
12. MERGE ONTO I-80 E.
13. ENTERING NEVADA.
14. USE THE RIGHT 2 LANES TO TAKE EXIT 18 TO MERGE ONTO NV-445 N/PYRAMID WAY.
15. MERGE ONTO NV-445 N/PYRAMID WAY.
16. TURN RIGHT ONTO WHISKEY SPRINGS RD.
17. TURN LEFT ONTO GRASS VALLEY RD.
18. TURN RIGHT ONTO WAYSIDE RD.

**INDEX OF DRAWINGS**

1. T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. C1	CIVIL SURVEY SHEET
3. C2	CIVIL SURVEY SHEET
4. A1.1	OVERALL SITE PLAN, ENLARGED ACCESS ROAD PLAN
5. A2.1	EQUIPMENT LAYOUT PLAN
6. A2.2	ANTENNA LAYOUT PLAN
7. A3.1	PROJECT ELEVATIONS

**PROJECT DIRECTORY**

<b>APPLICANT:</b> VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630	<b>PROPERTY OWNER:</b> BRIAN M. & MARIA M. AKRE P.O. BOX 7710 RENO, NV 89510
<b>ARCHITECT:</b> MANUEL S TSIHILAS 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-505-3811 PH	<b>CONSTRUCTION MANAGER:</b> BOB SCHROEDER COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-217-7512 bschroeder@completewireless.net

**PROJECT SUMMARY**

ASSESSOR'S PARCEL NUMBER: 077-350-01

**JURISDICTION:** WASHOE COUNTY

**OCCUPANCY:** U (UNMANNED TELECOMMUNICATIONS FACILITY)

**TYPE OF CONSTRUCTION:** V-B

**ZONING:** GRA - GENERAL RURAL AGRICULTURE

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2012 INTERNATIONAL BUILDING CODE
2. 2012 INTERNATIONAL RESIDENTIAL CODE
3. 2012 INTERNATIONAL MECHANICAL CODE
4. 2012 INTERNATIONAL FUEL GAS CODE
5. 2012 UNIFORM MECHANICAL CODE
6. 2012 UNIFORM PLUMBING CODE
7. 2011 NATIONAL ELECTRIC CODE
8. 2009 INTERNATIONAL ENERGY CONSERVATION CODE W/AMENDMENTS
9. 2003 INTERNATIONAL FIRE CODE W/AMENDMENTS
10. 2012 NORTHERN NEVADA AMENDMENTS

**ACCESSIBILITY REQUIREMENTS:**  
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

**PROJECT DESCRIPTION**

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

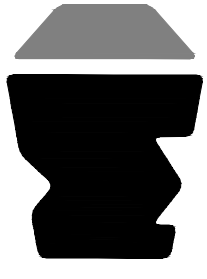
- A 50'-0"x50'-0" LEASE AREA.
- A CHAIN LINK FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- UNDERGROUND POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A COAXIAL CABLE ICE BRIDGE.
- ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPOLE.

**PROJECT MILESTONES**

05/12/2016	90% ZONING DOCUMENTS
06/20/2016	100% ZONING DOCUMENTS
xx/xx/xxxx	90% CONSTRUCTION DOCUMENTS
xx/xx/xxxx	100% CONSTRUCTION DOCUMENTS

**COMPLETE**  
Wireless Consulting, Inc.

**Manuel S. Tsihilas, Architect**  
1520 River Park Drive, Sacramento, CA 95815  
916-505-3811



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**ROLLING THUNDER**  
5205 WAYSIDE ROAD  
RENO, NV 89510

**verizon**

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Not valid unless signed in ink by licensee.

**Revisions:**

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Drawn By: MWS  
Checked By: MST  
Scale: AS NOTED  
Date: 06/20/2016

Job No. 162.1800

# T1.1

**LEGEND**

- PARCEL BOUNDARY
- - - - - NEIGHBORING PARCEL BOUNDARY
- LEASE AREA BOUNDARY
- - - - - UTILITIES
- - - - - (E) EASEMENTS
- - - - - (P) EASEMENTS
- +—+— FENCE LINE
- JP JOINT UTILITY POLE
- TP TELEPHONE POLE
- EP ELECTRICAL POLE
- 6" OAK TREE WITH DIAMETER BREST HEIGHT (DBH)
- W WATER VALVE
- W WATER BOX
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET

DATE OF SURVEY: 05-04-16

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, PLS 13385 LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

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 3.39' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 077-350-01

LANDLORD(S): BRIAN M. & MARIA M. AKRE  
P.O. BOX 7710  
RENO, NV 89510

Project Name: Rolling Thunder

Project Site Location: 5205 Wayside Road  
Reno, NV 89510  
Washoe County

Date of Observation: 05-04-16

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

Type of Antenna Mount: Proposed Monopole  
Coordinates:

Latitude: N 39°48'46.52" (NAD83) N 39°48'46.84" (NAD27)  
Longitude: W 119°37'22.92" (NAD83) W 119°37'19.25" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4540' AMSL

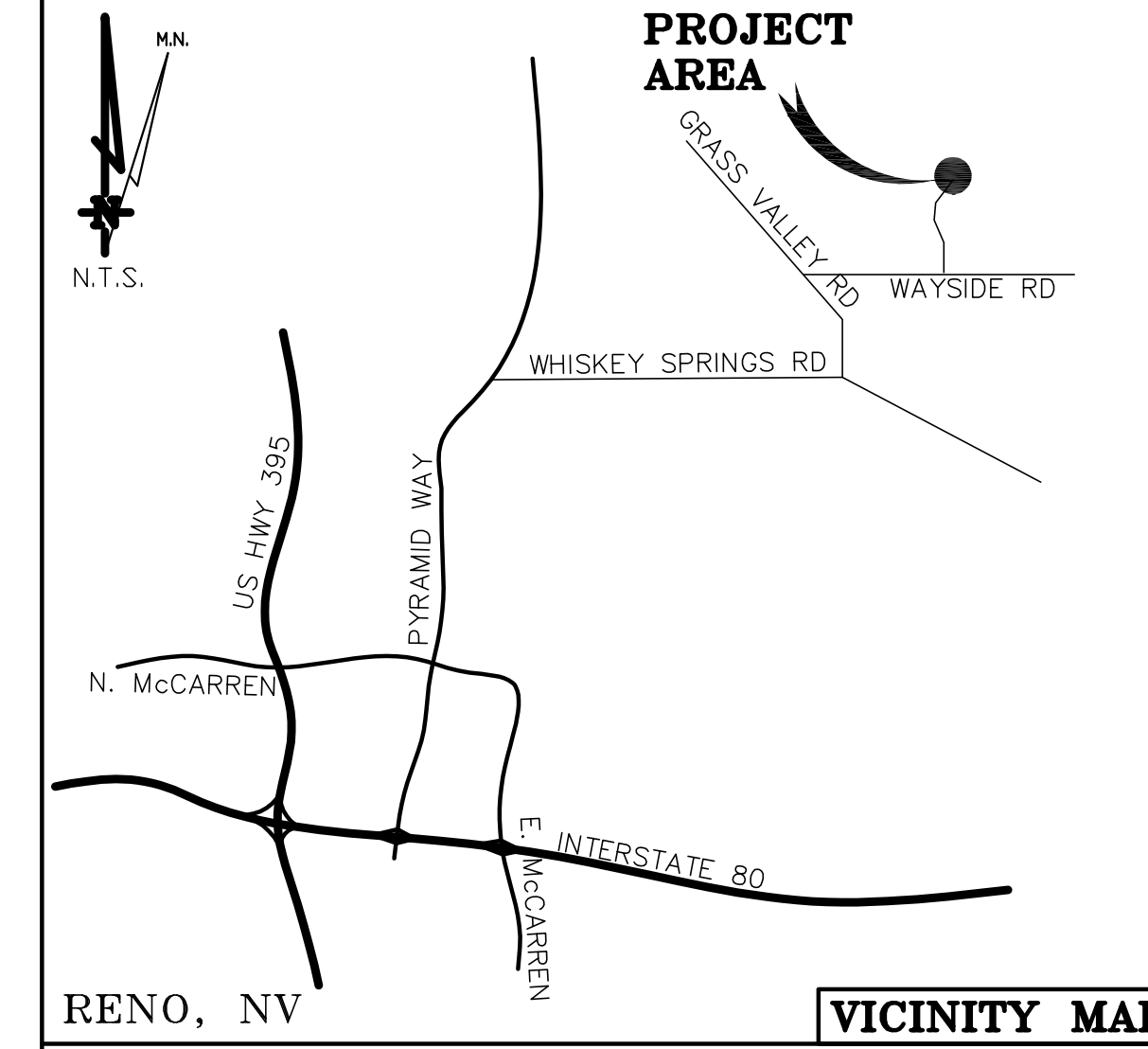
Rolling Thunder  
Lease Area Description

All that certain lease area being a portion of the Southeast quarter of the Southeast quarter of Section 33, Township 23 North, Range 21 East M.D.M. as delineated on Survey 1009 filed as Document No. 434698 Official Records of Washoe County, Nevada being more particularly described as follows:

Equipment Lease Area  
Commencing at a monument set for the Southeast corner of said parcel of land; thence along the East boundary thereof North 0°0'11" East 711.10 feet; thence leaving said East boundary North 89°49'49" West 587.85 feet to the True Point of Beginning; thence from said point of beginning South 07°46'30" West 50.00 feet; thence North 82°13'30" West 50.00 feet; thence North 07°46'30" East 50.00 feet; thence South 82°13'30" East 50.00 feet to the point of beginning.

Together with an easement for access purposes, twenty feet in width the centerline of which is described as follows: Beginning at a point on the South boundary of the above described lease area which bears North 82°13'30" West 25.00 feet from the Southeast corner thereof; thence from said point of beginning along a curve concave to the northwest, having a radius of 75.00 feet, a central angle of 48°03'49", and a chord of 61.09 feet bearing North 32°03'14" East to the point of curvature of a reverse curve, concave to the southeast, having a radius of 75.00 feet a central angle of 51°59'52", and a chord of 65.75 feet bearing South 30°05'12" West; thence along said curve a distance of 68.06 feet; thence South 4°05'16" West, 45.47 feet to the point of curvature of a tangent curve to the South, concave to the west, having a radius of 200.00 feet and a central angle of 33°36'06"; thence along said curve a distance of 117.29 feet; ; thence South 37°41'22" West, 35.15 feet to the point of curvature of a tangent curve to the Southwest, concave to the southeast, having a radius of 200.00 feet and a central angle of 12°09'23"; thence along said curve a distance of 42.43 feet; ; thence South 25°32'00" West, 83.94 feet to the point of curvature of a tangent curve to the Southwest, concave to the northeast, having a radius of 50.00 feet and a central angle of 125°39'30"; thence along said curve a distance of 109.66 feet; ; thence North 79°52'30" East, 53.58 feet to the point of curvature of a tangent curve to the East, concave to the south, having a radius of 50.00 feet and a central angle of 49°47'54"; thence along said curve a distance of 43.48 feet; ; thence South 50°19'36" East, 56.93 feet to the point of curvature of a tangent curve to the Southeast, concave to the north, having a radius of 50.00 feet and a central angle of 56°40'36"; thence along said curve a distance of 49.46 feet; ; thence North 72°59'47" East, 27.89 feet to the point of curvature of a tangent curve to the East, concave to the southwest, having a radius of 50.00 feet and a central angle of 109°12'26"; thence along said curve a distance of 95.30 feet; ; thence South 2°12'14" West, 67.37 feet more or less to the public right of way.

Also together with an easement for utility purposes, six feet in width, the centerline of which is described as follows: Beginning at a utility service pole which bears North 89°21'48" West 522.63 feet and South 0°38'12" West 26.7 feet from the Southeast corner of Section 33, Township 23 North, Range 21 East M.D.M.; thence from said point of beginning North 89°21'22" East 309.0 feet to an existing utility pole; thence North 02°40'24" East 250.0 feet more or less to the above described access and utility easement.



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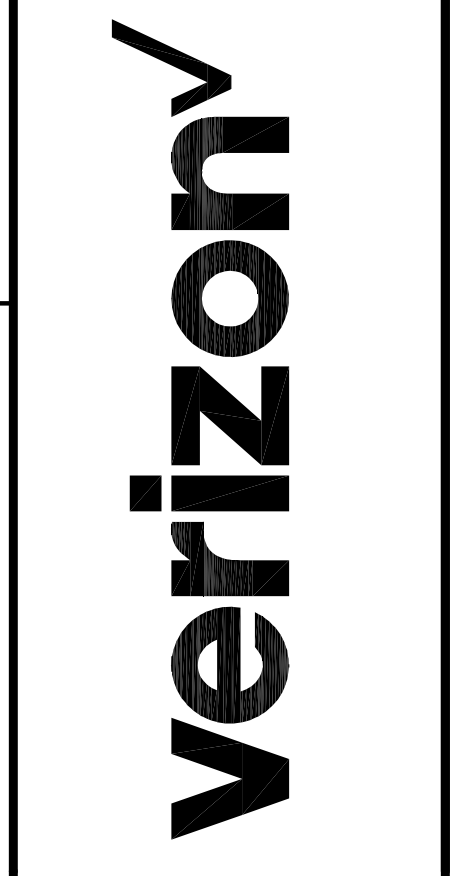
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES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

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\VN		
OPS		
EE\OUT		

Surveyor

**GEIL ENGINEERING**  
ENGINEERING • SURVEYING • PLANNING  
1526 HIGH STREET  
AUBURN, CALIFORNIA 96905  
Phone: (530) 885-0406  
Fax: (530) 885-0409



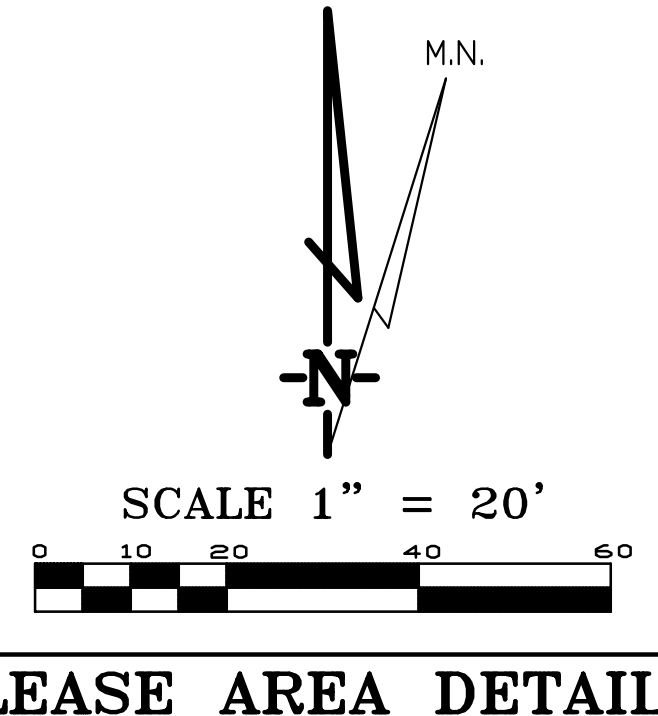
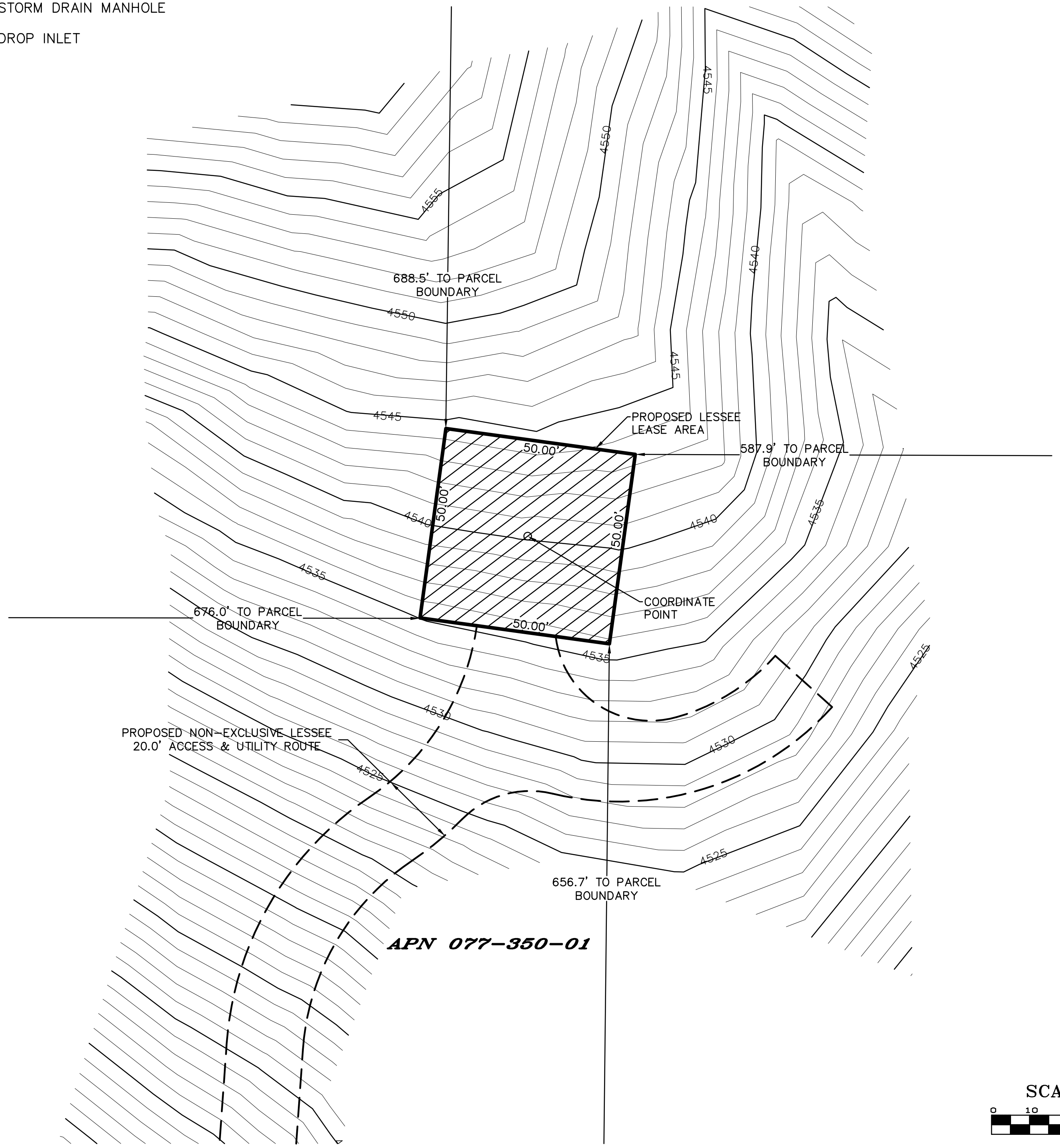
**Rolling Thunder**  
5205 Wayside Road  
Reno, NV 89510

**PLOT PLAN AND SITE TOPOGRAPHY**

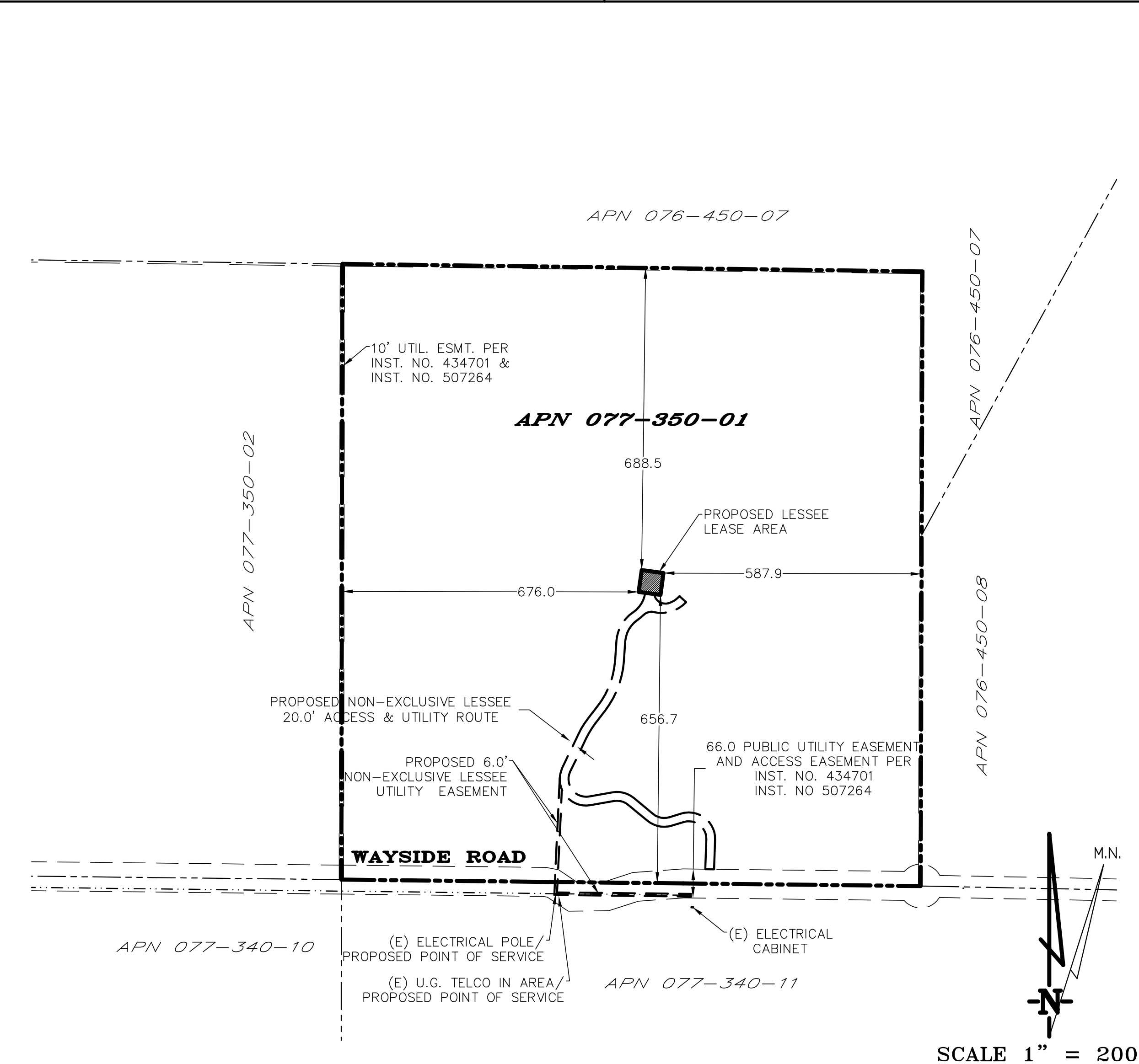
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06-20-16		rev. esmt.
07-18-16		VZW to Lessee

Sheet

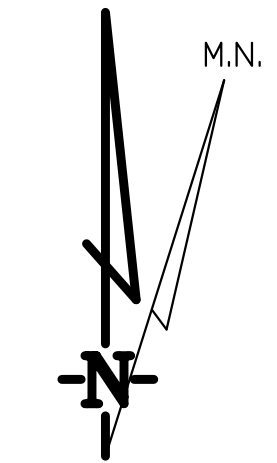
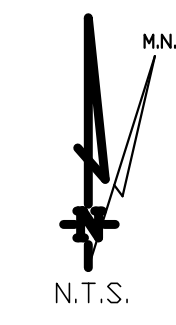
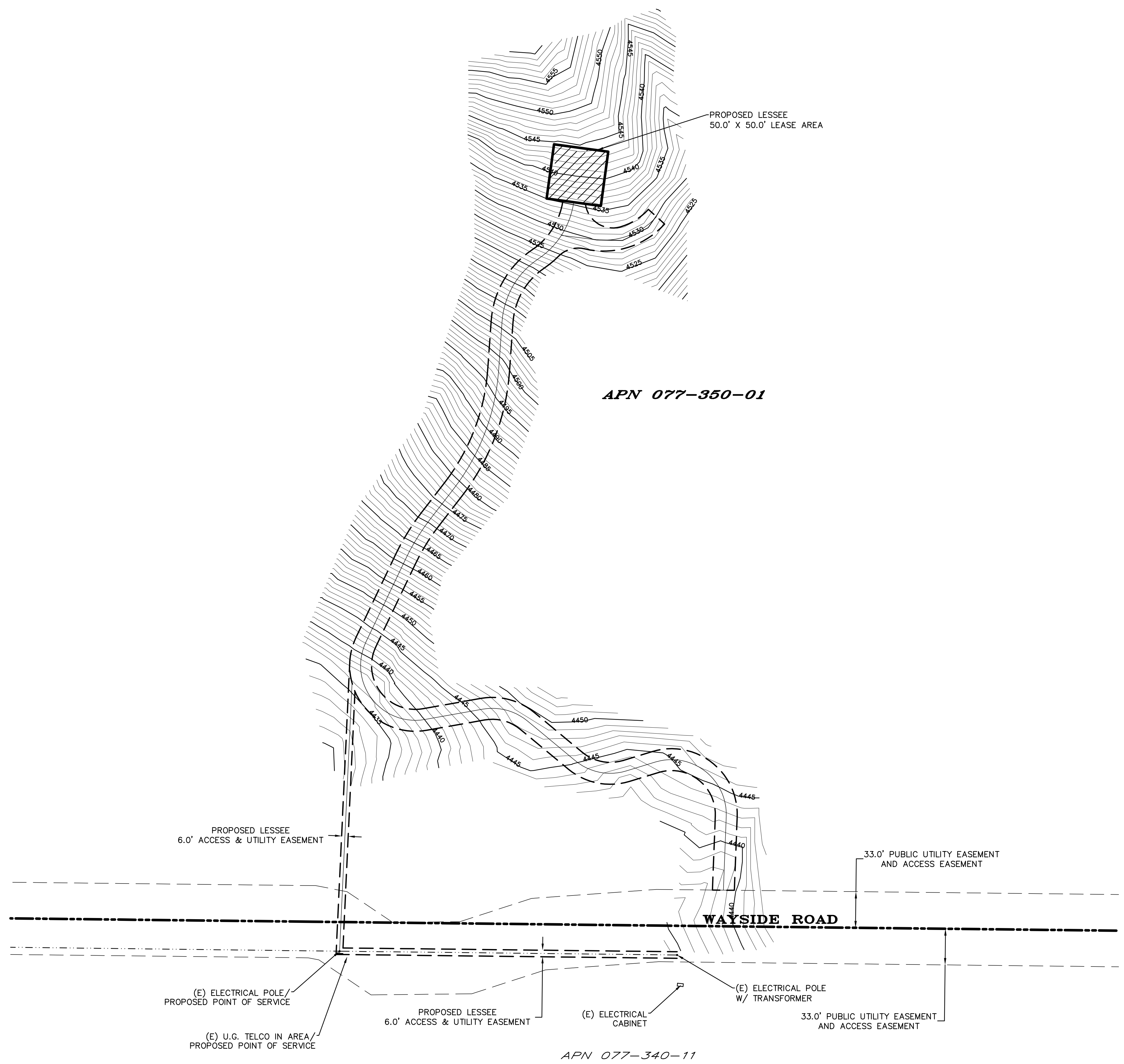
**C-1**



**LEASE AREA DETAIL**



**OVERALL PARCEL**



SCALE 1" = 50'

**ACCESS AREA DETAIL**

DEPT	APPROVED	DATE
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RE		
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EE\OUT		

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 1226 HIGH STREET  
 OAKBURN, CALIFORNIA 94063  
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 Fax: (415) 882-1209

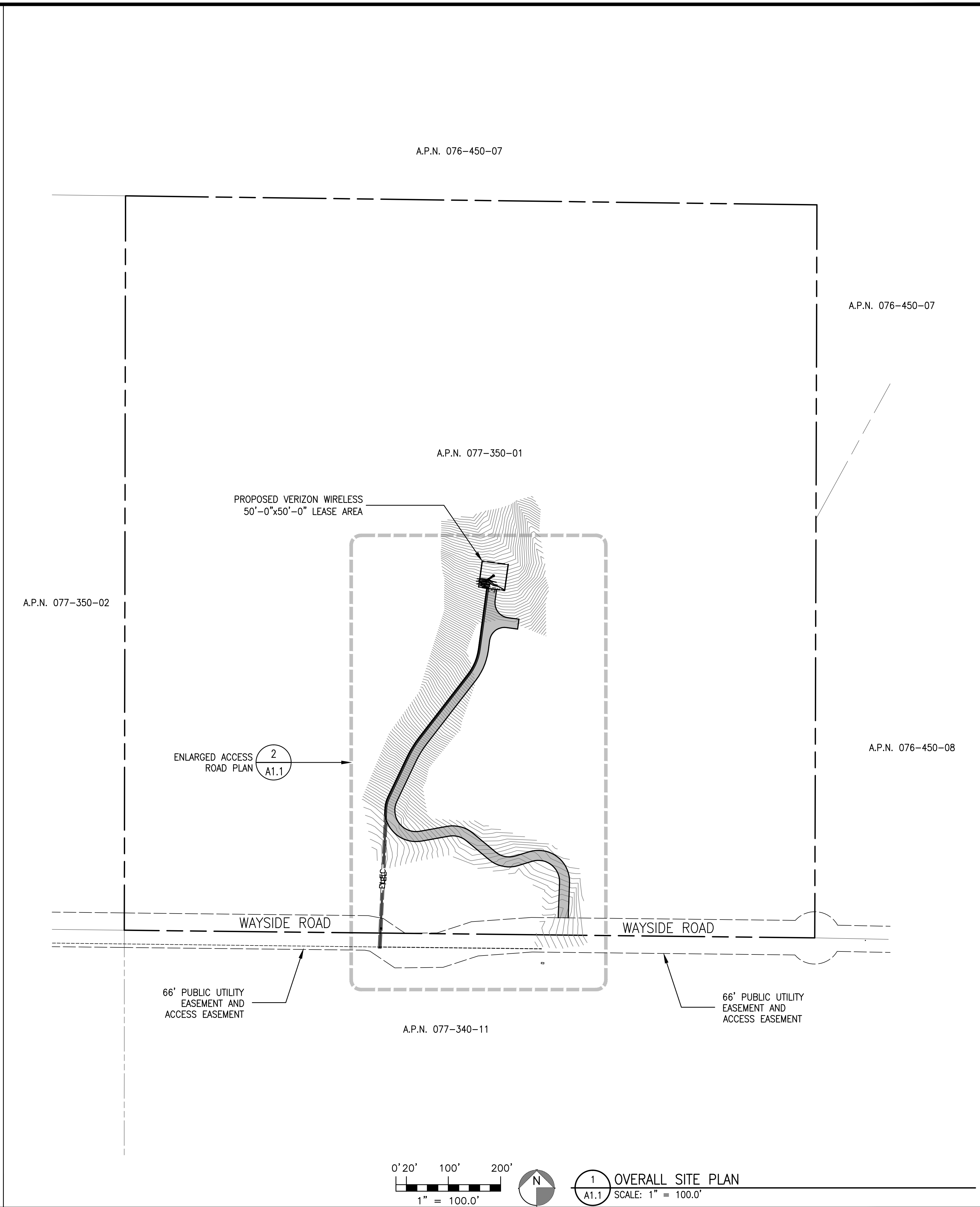
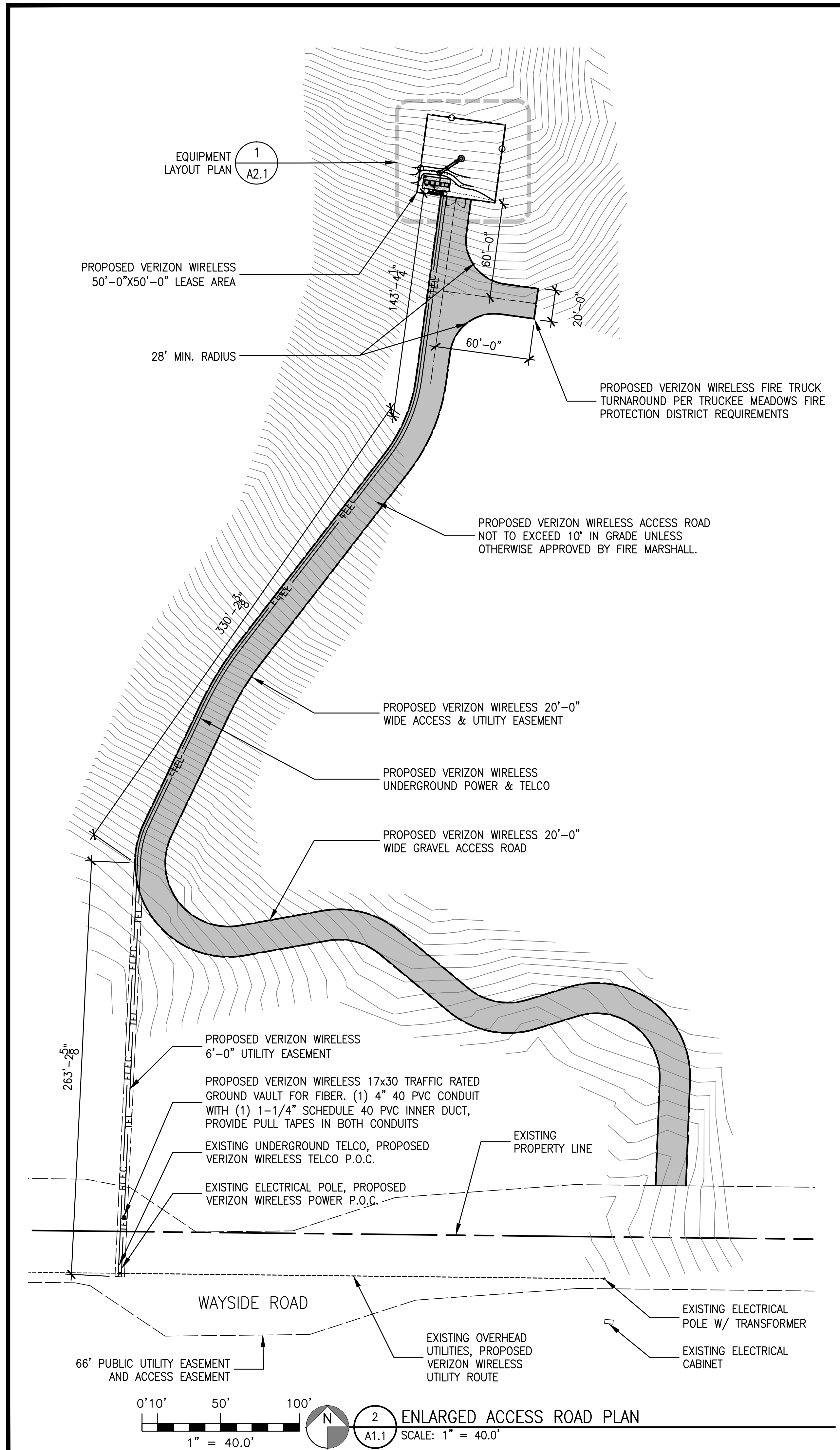


**Rolling Thunder**  
 5205 Wayside Road  
 Reno, NV 89510

**PLOT PLAN AND  
 SITE TOPOGRAPHY**

REVISIONS	DATE	BY	DESCRIPTION
REV	09-06-15	DG	Preliminary Drawing
REV	07-18-16	DG	VZW To Lessee
REV			
REV			
REV			

Sheet  
**C-2**



**Manuel S. Tshilas, Architect**  
1520 River Park Drive, Sacramento, CA 95815  
916-505-8811

**COMPLETE**  
Wireless Consulting, Inc.

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5205 WAYSIDE ROAD  
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SHEET TITLE:  
**OVERALL SITE PLAN, ENLARGED ACCESS ROAD PLAN**

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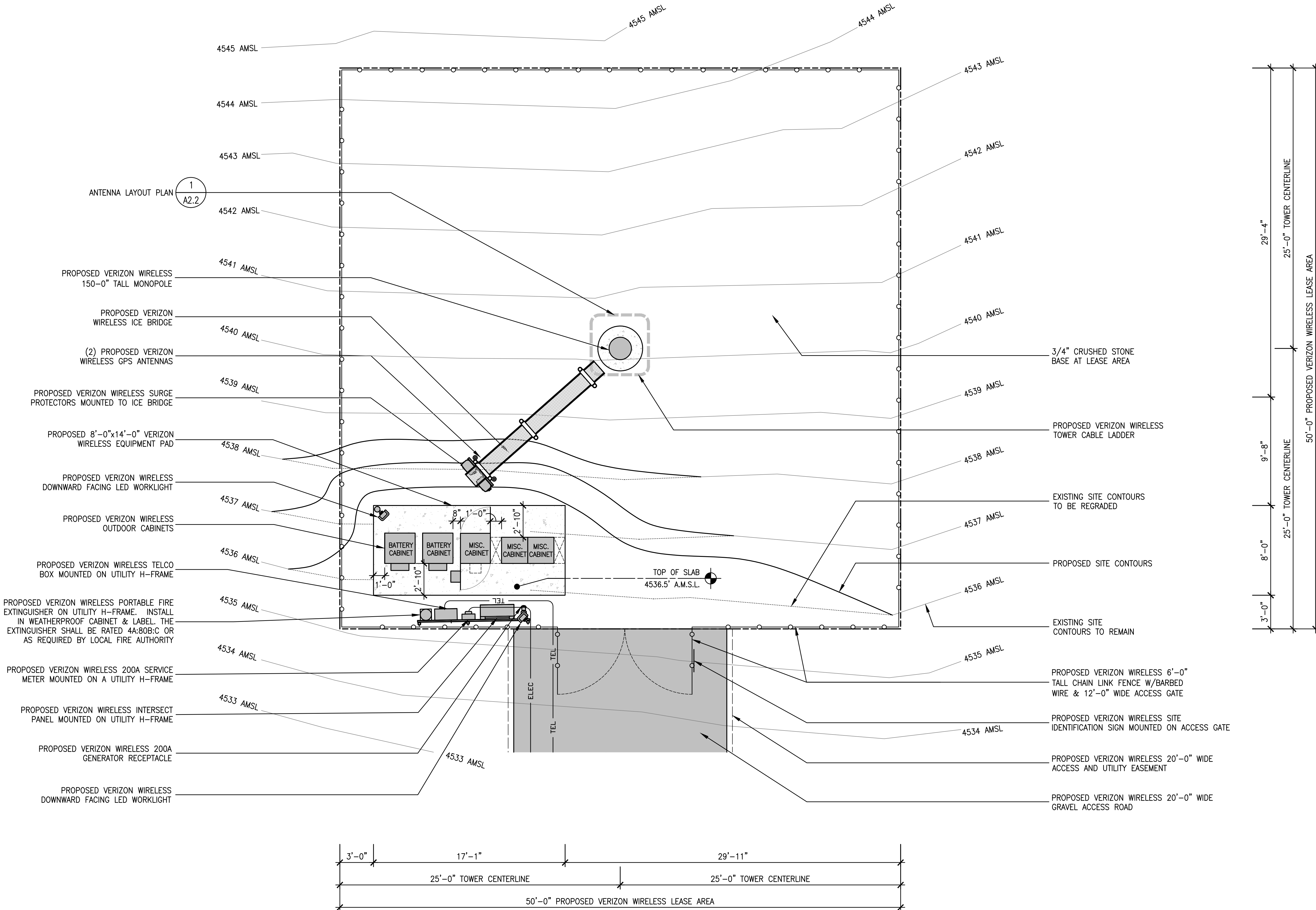
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Checked By: MST
Scale: AS NOTED
Date: 06/20/2016

Job No. 162.1800

**A1.1**

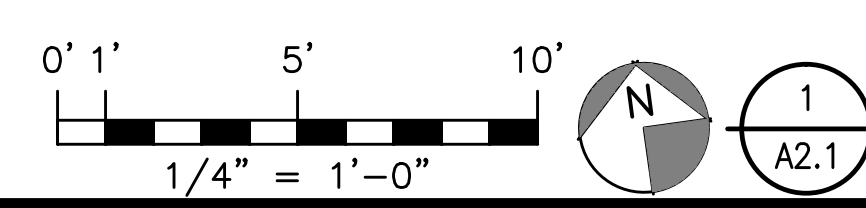
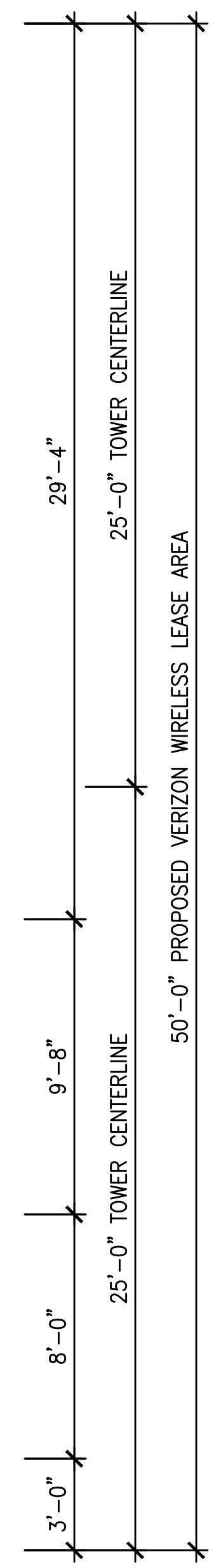
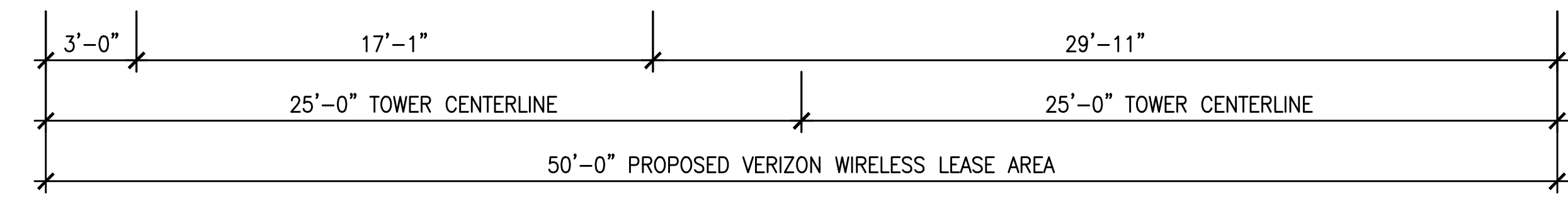




ANTENNA LAYOUT PLAN  
 1  
 A2.2

- PROPOSED VERIZON WIRELESS 150'-0" TALL MONOPOLE
- PROPOSED VERIZON WIRELESS ICE BRIDGE
- (2) PROPOSED VERIZON WIRELESS GPS ANTENNAS
- PROPOSED VERIZON WIRELESS SURGE PROTECTORS MOUNTED TO ICE BRIDGE
- PROPOSED VERIZON WIRELESS 8'-0"x14'-0" VERIZON WIRELESS EQUIPMENT PAD
- PROPOSED VERIZON WIRELESS DOWNWARD FACING LED WORKLIGHT
- PROPOSED VERIZON WIRELESS OUTDOOR CABINETS
- PROPOSED VERIZON WIRELESS TELCO BOX MOUNTED ON UTILITY H-FRAME
- PROPOSED VERIZON WIRELESS PORTABLE FIRE EXTINGUISHER ON UTILITY H-FRAME. INSTALL IN WEATHERPROOF CABINET & LABEL. THE EXTINGUISHER SHALL BE RATED 4A:80B:C OR AS REQUIRED BY LOCAL FIRE AUTHORITY
- PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED ON A UTILITY H-FRAME
- PROPOSED VERIZON WIRELESS INTERSECT PANEL MOUNTED ON UTILITY H-FRAME
- PROPOSED VERIZON WIRELESS 200A GENERATOR RECEPTACLE
- PROPOSED VERIZON WIRELESS DOWNWARD FACING LED WORKLIGHT

- 3/4" CRUSHED STONE BASE AT LEASE AREA
- PROPOSED VERIZON WIRELESS TOWER CABLE LADDER
- EXISTING SITE CONTOURS TO BE REGRADED
- PROPOSED SITE CONTOURS
- EXISTING SITE CONTOURS TO REMAIN
- PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" WIDE ACCESS GATE
- PROPOSED VERIZON WIRELESS SITE IDENTIFICATION SIGN MOUNTED ON ACCESS GATE
- PROPOSED VERIZON WIRELESS 20'-0" WIDE ACCESS AND UTILITY EASEMENT
- PROPOSED VERIZON WIRELESS 20'-0" WIDE GRAVEL ACCESS ROAD



1  
 A2.1 EQUIPMENT LAYOUT PLAN  
 SCALE: 1/4" = 1'-0"

**Manuel S. Tshilas, Architect**  
 1520 River Park Drive, Sacramento, CA 95815  
 916-505-8811

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EQUIPMENT LAYOUT PLAN

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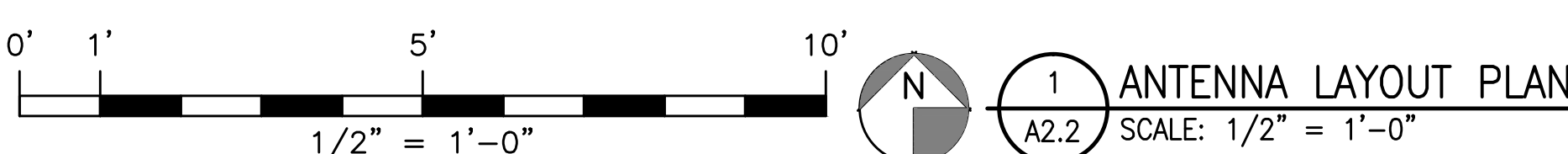
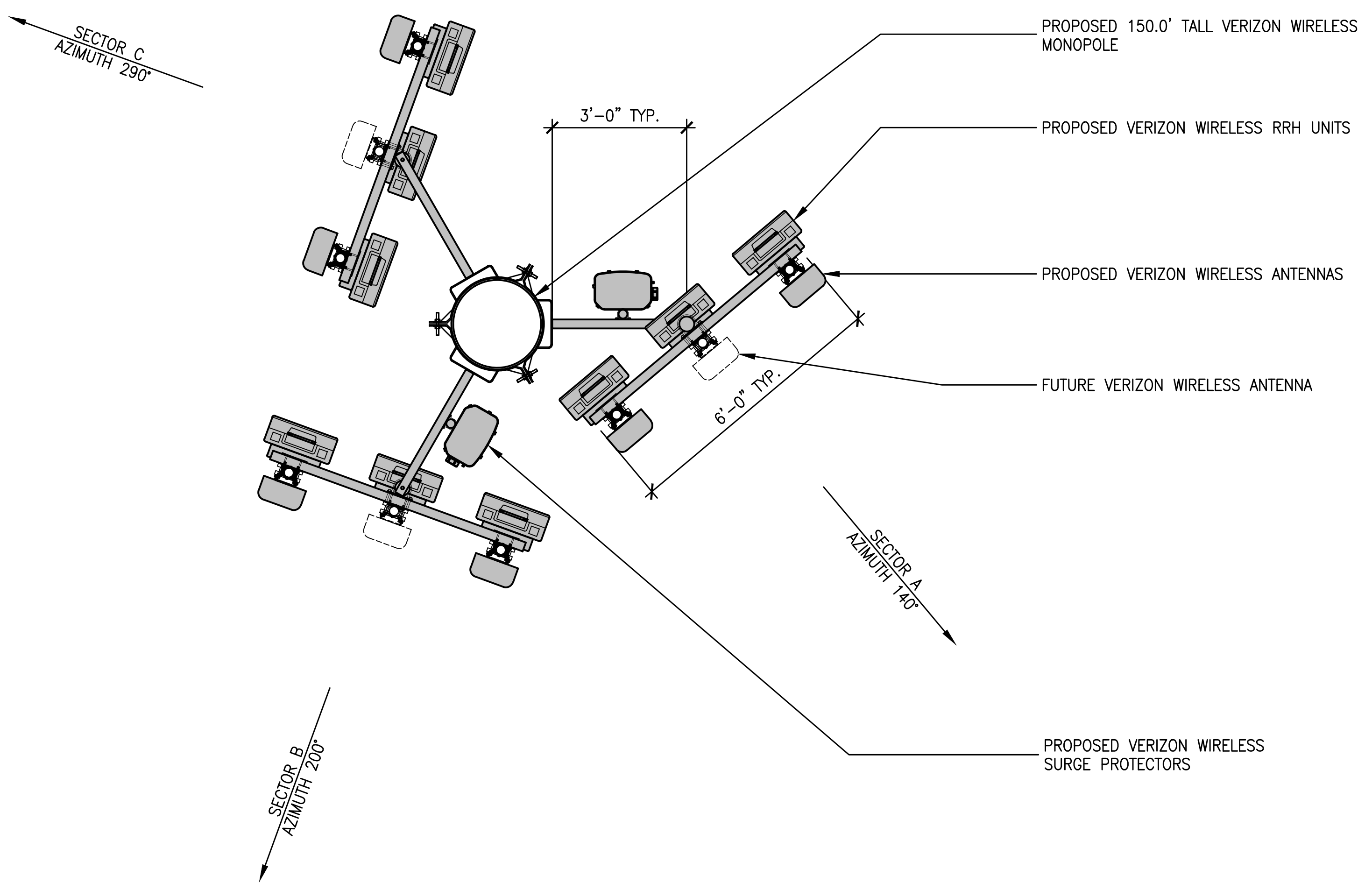
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 Scale: AS NOTED  
 Date: 06/20/2016

Job No. 162.1800

**A2.1**

PROPOSED EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	2	2	2	6
RRH	RRUS12 W/A2 OR EQUIVALENT	3	3	3	9
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
RET CABLE	5/16" RET CABLE OR N/A	0			0

FUTURE EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	1	1	1	3



**Manuel S. Tshilas, Architect**  
1520 River Park Drive, Sacramento, CA 95815  
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5205 WAYSIDE ROAD  
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SHEET TITLE:  
ANTENNA LAYOUT PLAN

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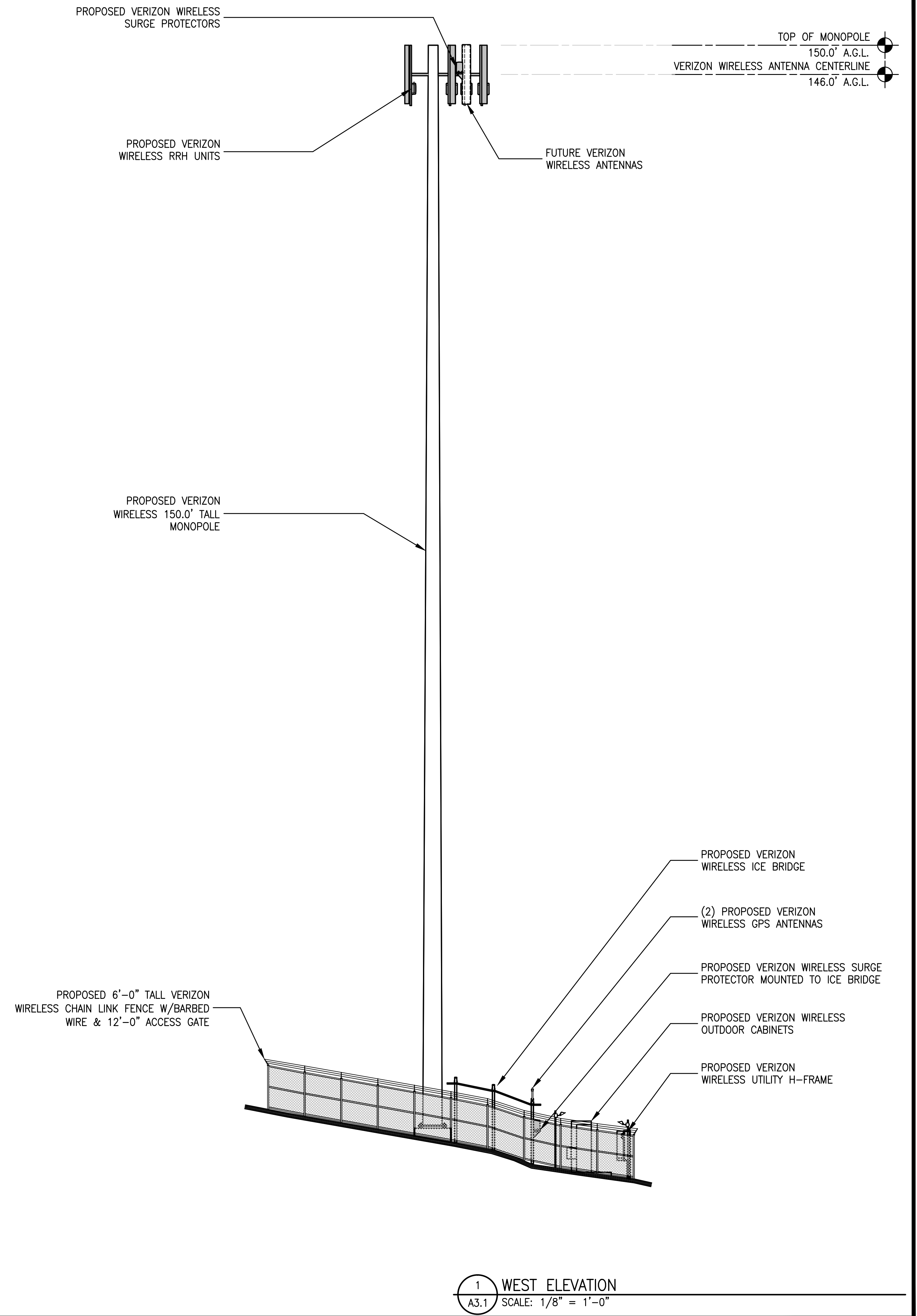
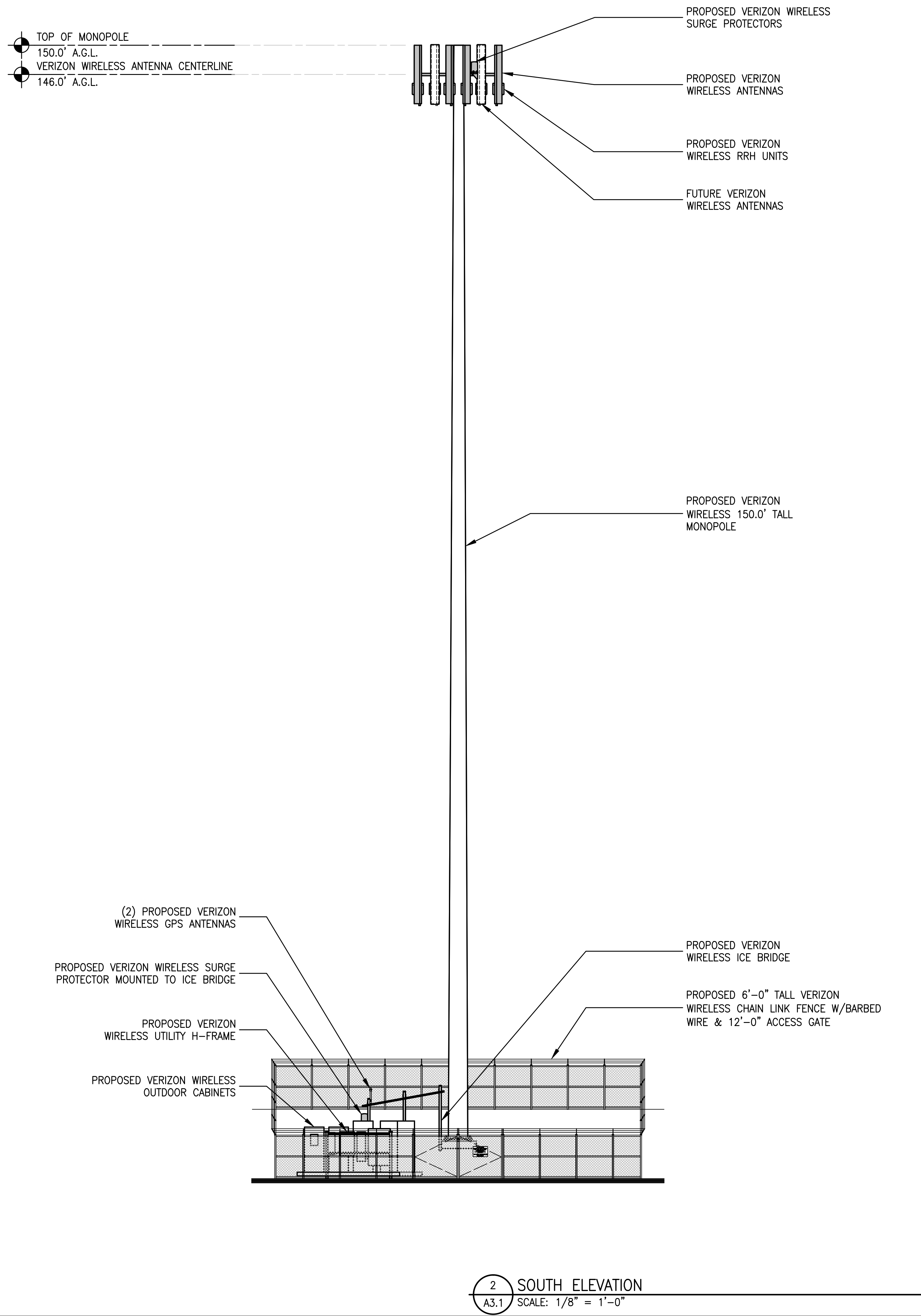
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Job No. 162.1800

**A2.2**



**Manuel S. Tshilas, Architect**  
1520 River Park Drive, Sacramento, CA 95815  
916-595-3811

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PROJECT ELEVATIONS

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Checked By: TST  
Scale: AS NOTED  
Date: 06/20/2016

Job No. 162.1800

**A3.1**