



# Board of Adjustment Staff Report

Meeting Date: July 7, 2022

Agenda Item: 9B

SPECIAL USE PERMIT CASE NUMBER:

WSUP22-0013 (Cold Springs Communication Tower)

BRIEF SUMMARY OF REQUEST:

To approve a 110-foot tall unmanned emergency tower and accessory equipment

STAFF PLANNER:

Julee Olander, Planner  
Phone Number: 775.328.3627  
E-mail: jolander@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for an Emergency Service Communication Facility with a 2,400 square-foot fenced enclosure, 110-foot tall 4-legged self-support lattice tower and ancillary generator, as part of the Nevada Shared Radio System. The proposal also requests varying the landscaping and parking requirements by not requiring any additional landscaping and not requiring a paved parking space.

Applicant/ Property Owner:	Washoe County
Location:	1805 Mud Springs Drive
APN:	556-290-04
Parcel Size:	73.47
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Public Semi-Public Facility (PSP)
Area Plan:	Cold Springs
Development Code:	Authorized in Article 324, Communication Facilities; and Article 810, Special Use Permits
Commission District:	5 – Commissioner Herman



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0013 for Washoe County, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

*(Motion with Findings on Page 8)*

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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. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

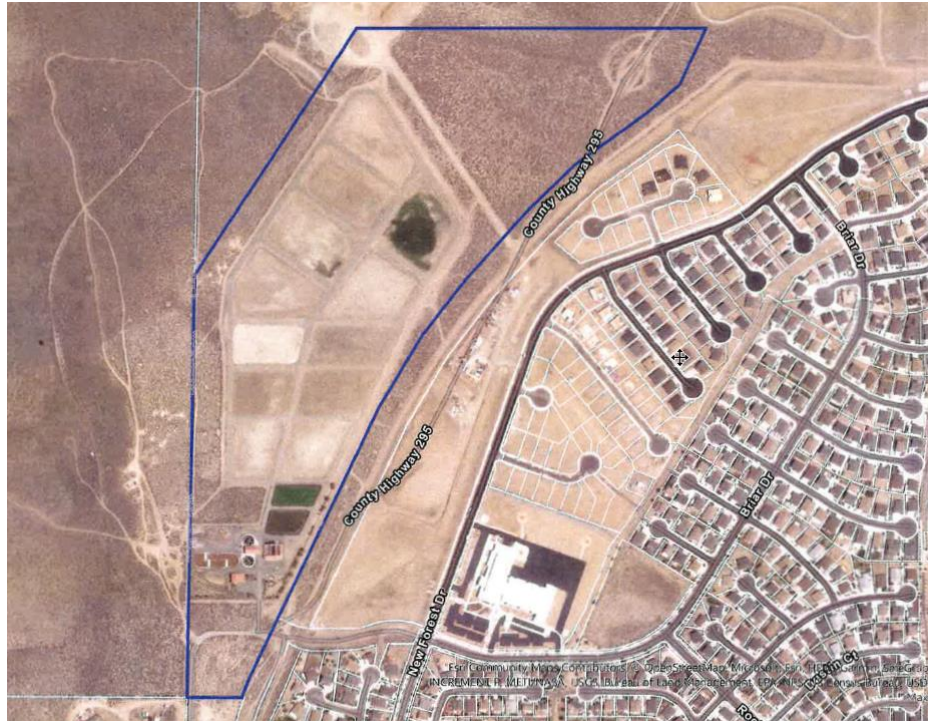
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

The conditions of approval for Special Use Permit Case Number WSUP22-0013 are attached to this staff report and will be included with the action order.

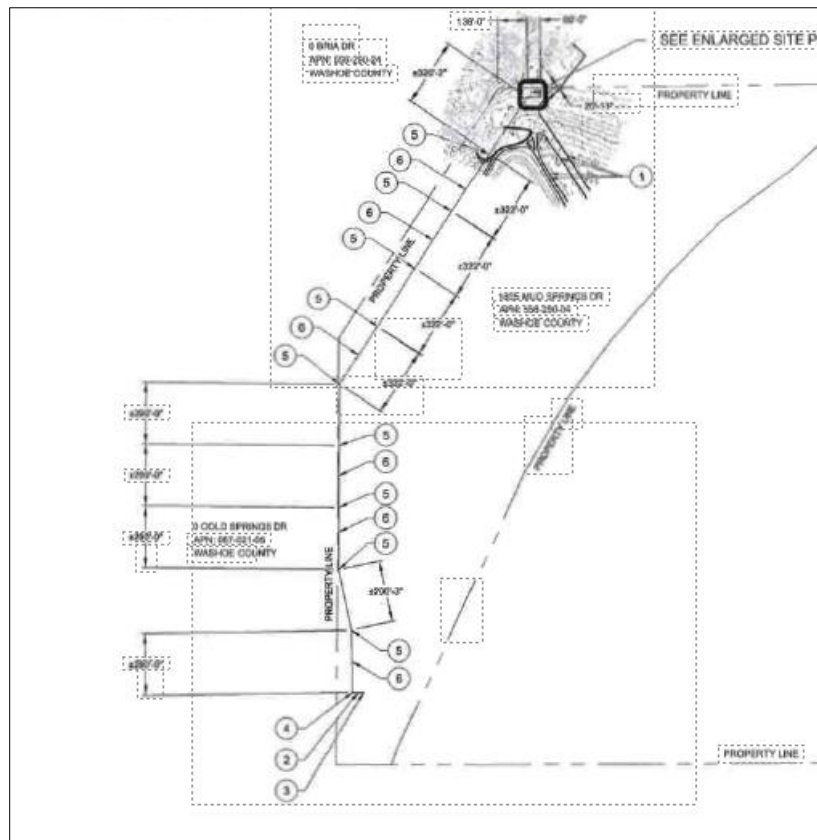
The subject property is designated as Public Semi-Public Facility (PSP). The proposed use of an emergency communication facility which is classified a communication facility is permitted in PSP with a special use permit per WCC 110.324.53(a). Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

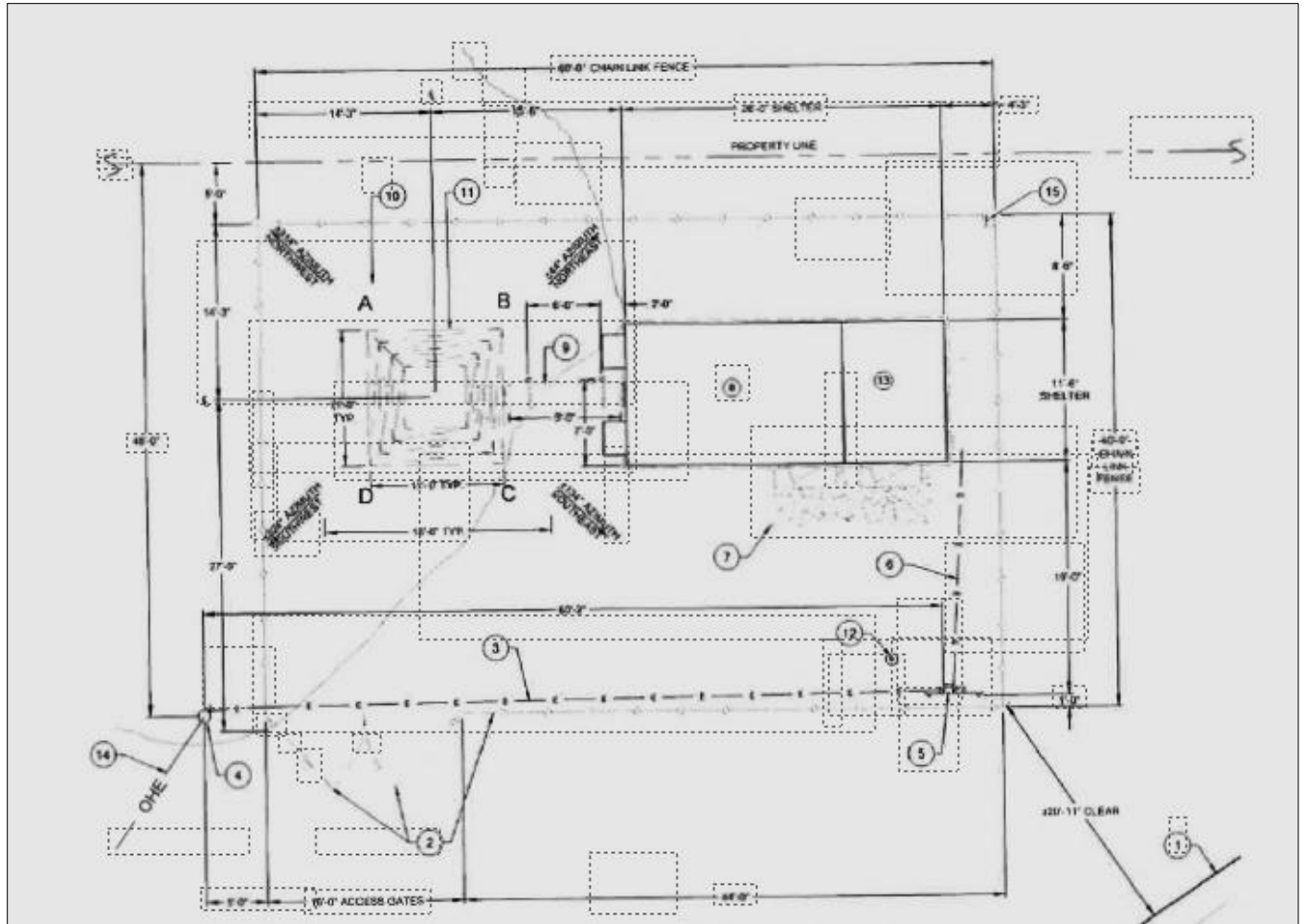
Variance(s) Requested	Relevant Code
Parking and Loading Requirement for Parking Areas	110.410.25(e)
Landscaping Requirement for Civic and Commercial Use Types	110.412.40(d)



**Vicinity Map**



**Site Plan**



SITE PLAN KEY NOTES:	#
1. EDGE OF DIRT ROAD	
2. NEW 8' TALL CHAIN LINK FENCE WITH 1' BARBED WIRE ON TOP (OVERALL 9' TALL) AND DOUBLE SWING ACCESS GATES, SEE DETAIL 1 ON SHEET A-4	
3. NEW U.G. CONDUIT FOR POWER RUN FROM NEW UTILITY TO NEW METER, APPROX. 70', SEE DETAIL 1 ON SHEET A-6	
4. NEW UTILITY POLE WITH POLE MOUNTED TRANSFORMER, 25KVA 120/240 STK #80-3151, AND NEW CONDUIT RISER INSTALLED BY NV ENERGY	
5. NEW H-FRAME WITH NEW 200A METER AND DISCONNECT SWITCH, SEE DETAIL 3 ON SHEET A-6	
6. NEW U.G. CONDUIT FOR POWER RUN FROM DISCONNECT SWITCH TO SHELTER, APPROX. 25', SEE DETAIL 1 ON SHEET A-6	
7. NEW 5x13' CONCRETE STOOP, SEE DETAIL 3 ON SHEET A-5	
8. NEW 11'-6"x26'-0" EQUIPMENT SHELTER WITH GENERATOR ROOM SUPPORT BY CONCRETE SLAB, SEE DETAIL 1 ON SHEET A-5 & MANUFACTURER'S DRAWINGS	
9. NEW 9' LONG ICE BRIDGE, SEE DETAIL 2 ON SHEET A-4	
10. NEW 18'-6"x18'-6" TOWER FOOTING BELOW, SEE MANUFACTURER'S DRAWINGS	
11. NEW 110'-0" TALL 4-LEGGED SELF-SUPPORT TOWER, SEE MANUFACTURER'S DRAWINGS	
12. NEW BOLLARD, SEE DETAIL 2 ON SHEET A-6	
13. NEW GENERATOR ROOM FOR NEW 50KW, 1PH 500 GAL. DIESEL GENERATOR	
14. NEW OVERHEAD POWER LINE INSTALLED BY NV ENERGY, FROM EXISTING POWER TO NEW UTILITY AT SITE, APPROXIMATE ±3,060', REFER TO NV ENERGY DRAWINGS FOR MORE DETAILS	
15. NEW GRAVEL, SEE DETAIL 4 ON SHEET A-6	

**Enlarged Site Map and Key Notes**



### **Project Evaluation**

The applicant is requesting a special use permit (SUP) for an Emergency Service Communication Facility with a 2,400 square-foot fenced enclosure, 110-foot tall 4-legged self-support lattice tower and ancillary generator as part of the Nevada Shared Radio System. This facility will be a part of the upgrade for the Nevada Shared Radio System and will improve the state-wide emergency radio system. This new tower will address a significant gap in coverage in this area and will provide better emergency response opportunities for government agencies using the Nevada Shared Radio System. The applicant indicates that construction will begin in the next few months and it is anticipated to be completed within six months.

The parcel has a regulatory zone of Public/Semi-Public Facilities (PSP) and has a master plan designation of Suburban Residential (SR). The communication facility is proposed to be located in the northeast portion of a parcel where Washoe County's Cold Springs Water Reclamation Facility is located. The site is relatively flat with native vegetation. The 73.4 acre parcel is surrounded by vacant land, with the Woodland Village development to the east and northwest, where single-family residential development is planned. There is a 640 acre parcel to the west owned by the federal government. The site will be visible to properties to the east and south; however the location of the tower is approximately 2,300 feet from the nearest residential development.

The applicant indicates 57 cy of material will be excavated for the tower foundation and 20 cy for the shelter. An area of 2,400 SF will be fenced with an 8-foot-tall chain link fence topped with one foot of barbed wire and there will be two 8-foot swing gates. The new tower and ancillary generator will be located within the fenced enclosure. The fence will keep the area secure from the public and wildlife.

### **Modifications**

The proposed requests to vary the landscaping and parking requirements by not requiring a paved parking space or landscaping the developed area. The SUP allows the BOA to vary the landscaping and parking requirements. The communication facility use is considered a commercial use and WCC 110.410.25(e) requires one paved parking space. The facility will be unmanned and the applicant is requesting to waive the paving requirement because of the remote location and the limited number of vehicles visiting the site. The applicant will grade enough area for vehicles to park close to the shelter and within the fence enclosure.

Additionally, WCC 110.412.40(a) requires that 20% of the total developed land area be landscaped. The applicant has requested to waive the landscaping requirement because the facility is located in a remote area with native vegetation and no available water for irrigation. The applicant indicates that adding landscaping around the perimeter will not provide any shielding benefit from the tower and may actually call more attention to the facility since only native vegetation is in the area.

### **Area Plan Evaluation**

The subject parcel is located within the Cold Springs Area Plan. Staff was unable to find any relevant policies related to communication facilities.

### **Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.us
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Airport Authority	X			
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan.

*Staff Comment: Staff has reviewed the Master Plan and the Cold Springs Area Plan and the proposed use is consistent with all plans and 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 of the Development Code;

*Staff Comment: The communication facility will be un-manned and there are adequate services on the site for the proposed the facility. The project was reviewed by relevant agencies and no conditions were received regarding additional required improvements and is in compliance with Division Seven.*

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

*Staff Comment: The site is relatively flat with native vegetation and minimal grading will be needed.*

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: The proposed project is anticipated to have minimal impact to the surrounding area. Based on the requirements of the FCC, the "Electromagnetic Frequency (RF) exposure level due to the proposed site is well below the maximum allowable by FCC Regulations. The site fully complies with FCC rules and regulations.*

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

*Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0013 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0013 for Washoe County, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for the development of a communication facility and for the intensity of such a development;
- (d) 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;
- (e) 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.

### **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 Building Division within 10 calendar days



from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Washoe County, Attn: Melissa Lawney  
MLawney@washoecounty.gov

Representatives: Stacie Huggins  
shuggins@woodrodgers.com



# Conditions of Approval

Special Use Permit Case Number WSUP22-0013

The project approved under Special Use Permit Case Number WSUP22-0013 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 7, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution 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.

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 Building Division**

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

**Contact Name – Julee Olander, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**

- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. All trash and similar debris within the project area shall be removed.
- f. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.

**Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Robert Wimer, P.E. 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- 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. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- c. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Truckee Meadows Fire Protection District**

- 3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfspd.us](mailto:blemon@tmfspd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

Date: May 26, 2022

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Cold Springs Communication Tower WSUP22-0013**  
 APN 556-290-04

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an unmanned telecommunications facility and is located on approximately 73.47 acres at the Cold Springs Wastewater Treatment Facility. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The



Subject: **Cold Springs Communication Tower WSUP22-0013**  
Date: May 26, 2022  
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property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink, (775) 328-2050

1. No traffic related conditions.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No utilities related conditions.



**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP22-0013 (Cold Springs Communication Tower) Conditions of Approval  
**Date:** Monday, May 23, 2022 9:01:54 AM  
**Attachments:** [image001.png](#)

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Good Morning Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Can we also get information on any batteries that are going to be stored?

Thank you.

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

May 31, 2022

Washoe County Community Services  
Planning and Development Division

RE: Cold Springs WC Communication Tower; 556-290-04  
Special Use Permit; SUP22-0013

Dear Washoe County Staff:

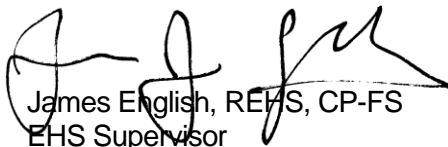
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The parcel associated with the project is served by community water and sewerage infrastructure.
- b) Condition #2: The WCHD has no conditions, comments or requirements to this application as submitted.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

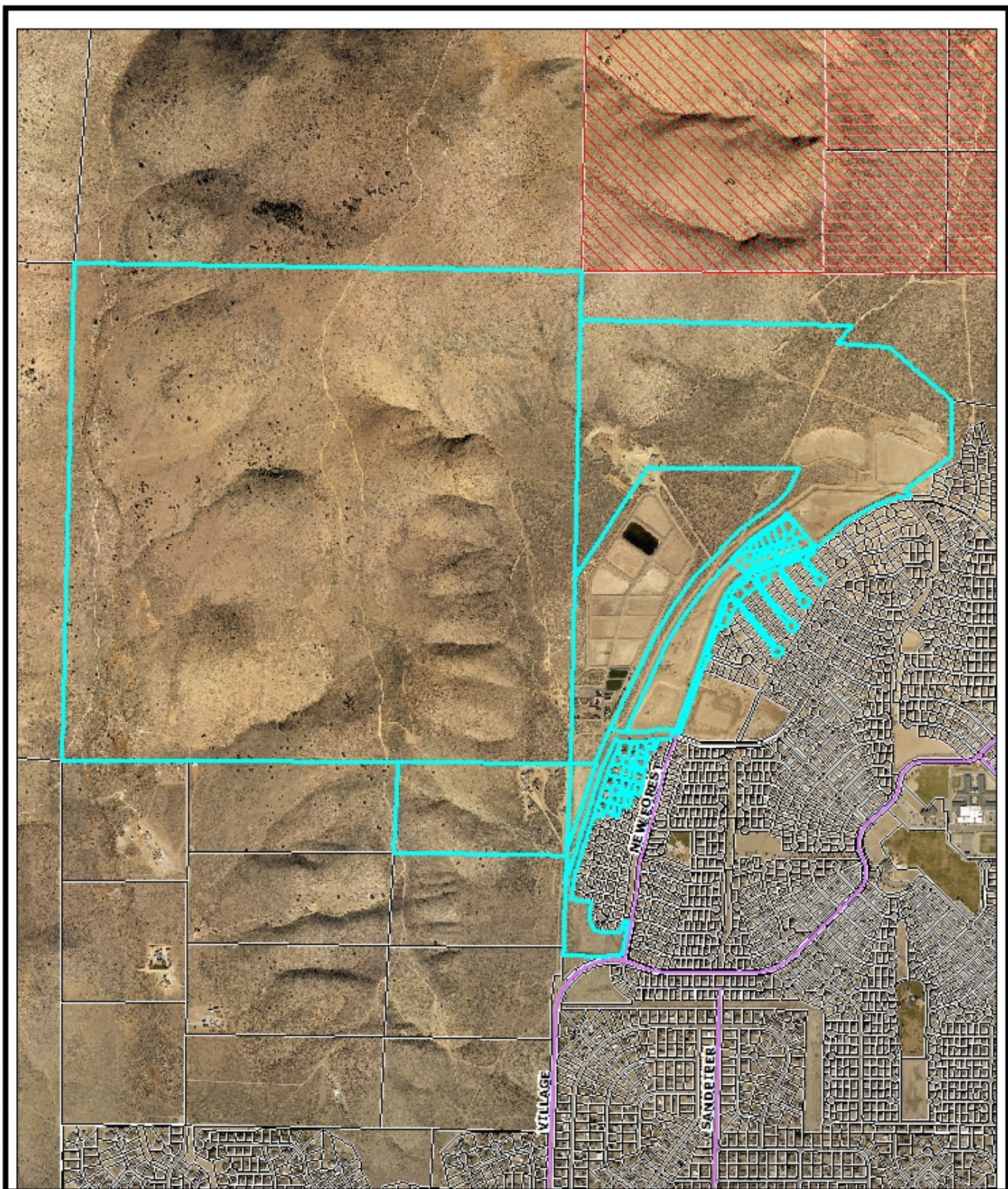
Sincerely,



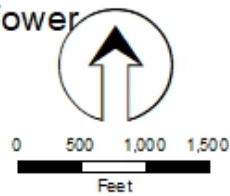
James English, RE/FS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District







WSUP22-0013 -Cold Springs Communication Tower  
Vicinity Map - 500 feet



Community Services  
Department



1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

Date: 5/11/2022

Source: Planning and Building Division



# Special Use Permit Washoe County Communication Site

Submitted to Washoe County

May 8, 2022

Prepared for

WC Technology Services Dept.

230 Edison Way

Reno, NV 89502

Prepared by

  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Blvd • Reno, NV 89502 • Tel 775 823 4068 • www.woodrogers.com

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## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Cold Springs WC Communication Tower</b>			
Project Description: Construction of an unmanned telecommunications facility as part of the Nevada Shared Radio System upgrade. The project will include a 110 foot tall lattice tower and accessory equipment.			
Project Address: 1805 Mud Springs Drive			
Project Area (acres or square feet): 2,400 square feet			
Project Location (with point of reference to major cross streets AND area locator): <b>Cold Spring Wastewater Treatment Facility site</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-290-04	73.47		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Washoe County; Community Services Dept		Name: Wood Rodgers, Inc	
Address: 1001 E 9th Street, Bldg A		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-5258	Fax:
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: WC Technology Services Department		Name:	
Address: 230 Edison Way		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775-858-5952	Fax:	Phone:	Fax:
Email: MLawney@washoecounty.gov		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Melissa Lawney		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: Washoe County Technology Services Department

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, DWAYNE SMITH (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 Building.

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

Assessor Parcel Number(s): 556-290-04

Printed Name DWAYNE SMITH

Signed [Signature]

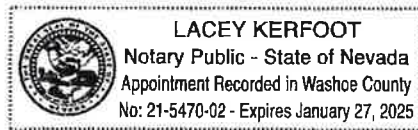
Address 1001 E 9th St.  
RENO NV 89512

Subscribed and sworn to before me this 5 day of November, 2021.

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

My commission expires: 01/27/2025

(Notary Stamp)



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

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

As part of the Nevada Shared Radio System upgrade to improve the state-wide emergency radio system and address significant gap coverage in northern Washoe County, Washoe County seeks to construct a new communication tower with ancillary generator building near the northwestern property boundary of the site.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached plans from L3Harris

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

The proposed project will begin construction in mid to late 2022 and is anticipated to be completely installed and electrical equipment turned on within six months.

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

The southern portion of the site is currently used for a public utility (water reclamation facility), a more intense use than the proposed communications tower. The location of the tower is approximately 2,300 feet from the nearest residential development and will not have impacts that will affect surrounding uses.

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

This new tower will address a significant gap in coverage in this area providing better emergency response opportunities for government agencies using the Nevada Shared Radio System. The tower will provide improved emergency communications throughout the northern Nevada/California area which do not currently have adequate emergency cellular service, particularly as it relates to the Nevada Shared Radio System.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

None. The proposed tower has been sited to avoid negative impacts on adjacent properties.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Due to the type of project proposed, no landscaping, parking or signs are proposed. See Project Description in Section 2 for additional information.

8. 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
------------------------------	----------------------------------------

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	NV Energy
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Truckee Meadows Water Authority

For most uses, 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	

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

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	1.34 miles away
b. Health Care Facility	0.56 miles away
c. Elementary School	1.2 miles away
d. Middle School	0.59 miles away
e. High School	9.6 miles away
f. Parks	0.37 miles away
g. Library	9.53 miles away
h. Citifare Bus Stop	5.83 miles away

**Special Use Permit Application  
for Grading  
Supplemental Information**

(All required information may be separately attached)

1. What is the purpose of the grading?

To support development of a new public safety communications tower.

2. How many cubic yards of material are you proposing to excavate on site?

The tower foundation will require approximately 57 cy of excavation and the shelter will require approximately 20 cubic yards.

3. How many square feet of surface of the property are you disturbing?

The fenced area will be approximately 2,400 square feet with an additional 10 feet cleared for a construction buffer around the final site dimensions.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Some clean fill materials for compacted bedding will be required under the shelter foundation. The shelter will require approx. 4 cubic yards of crushed rock. Spoils will be spread across the site to level low spots.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Yes; this information is provided for background information only.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The subject site may be visible to properties directly east and south; however, due to the nature of the project, the impact is considered to be minimal.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No, improvements are limited to use by the Washoe County Communications project.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The site slopes less than 1% across the 60' width of the proposed improvements. Currently there is no vegetation on the site to clear or re-establish.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	----------------------------------------	----------------------------------------------

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls are necessary for the project.

13. What are you proposing for visual mitigation of the work?

Due to the nature of the proposed project, no screening/buffering is proposed with the project.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees are present on the proposed site.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

No vegetative ground cover is currently present at the project site and there is no plan to provide any after construction. Ground cover will consist of crushed rock within the fenced compound.

16. How are you providing temporary irrigation to the disturbed area?

N/A

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	----------------------------------------	-------------------------------



## **Project Description**

### **Executive Summary**

District #: 5 – Commissioner Herman  
Applicant: Washoe County Technology Services Department  
APN Number: 556-290-04  
Request: A request has been made for a Special Use Permit to allow a commercial use (communication facility) in the PSP zoning district per Washoe County Development Code Section 110.304.25  
Location: The project is located at 1805 Mud Springs Drive approximately 530 feet west of New Forest Drive in Cold Springs.

### **Background**

The proposed project is located at 1805 Mud Springs Drive (APN 556-290-04), approximately one-half mile north of Village Parkway. The property is zoned Public/Semi-Public Facilities (PSP) and has a master plan designation of Suburban Residential (SR). The parcel is surrounded by vacant land, aside from a small section of the southern portion of the property which borders single-family residential development. The parcel is partially developed with a Washoe County reclaimed water reservoir and pump station.

### **Project Request**

Washoe County proposes the construction of an unmanned telecommunications facility as part of the Nevada Shared Radio System upgrade. The tower will improve the state-wide emergency radio system and address substantial gap coverage in northern Washoe County.

The site plan includes a 2,400 square-foot fenced enclosure with a new 110-foot tall 4-legged self-support lattice tower and an ancillary generator located near the northwestern property boundary. The facility is accessed via an existing dirt road and does not propose any new grading or roadway paving. The restricted access site is enclosed by an 8-foot-tall chain link fence topped with one foot of barbed wire and two 8-foot swing gates. A 26' x 11'6" equipment shelter houses support equipment, including a new 50-kW 1PH 500-gallon diesel generator. A 9-foot-long ice bridge connects the tower to the equipment shelter. The proposed location of the tower on the site is approximately 2,300 feet from the nearest residential development.

There are two main components of the site that require excavation to install the supporting concrete foundations. The shelter will require approximately 20 cubic yards of excavation, with all the excavated materials being replaced with concrete. The tower foundation will require approximately 57 cubic yards of excavation for the concrete foundation. There will be approximately 19 cubic yards of concrete placed in the excavation and then approximately 38 cubic yards of soils from the original excavation will be compacted on top of the concrete foundation, bringing the excavation back to grade. The remaining spoils will be used to level any low spots on the 2400 square foot compound. Both excavations are performed on flat ground with no slope cut/fill required.

### Landscaping and Paving

As part of this request, the applicant is also requesting waivers from development standards regarding parking and landscaping requirements. Specifically, the request to waive the requirement to pave all parking areas, driveways and maneuvering areas will reduce new impervious surfaces and reduce future maintenance of paved surfaces.

The request to waive requirements for landscaping will minimize negative visual impacts on the area since the native vegetation in this area does not include plant types typically found in more formal landscaping, including the use of trees. Furthermore, the applicant is proposing the use of chain-link fencing as a means of keeping the area secure from the public and wildlife.

### Findings

#### Special Use Permit Findings

- (a) ***Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;***

**Response:** The proposed project is in conformance with Washoe County Master Plan and the Cold Springs Area Plan, specifically the Suburban Character Management Area. The Cold Springs Area Plan Public Services and Facilities Plan classifies the subject parcel as public land and suburban community services area, which aligns with a Nevada Shared Radio System emergency communications tower use. There are no programs, policies, or standards of the Master Plan or Cold Springs Area Plan that prohibit approval of a communications facility. Therefore, the proposed project is consistent with the Suburban Residential designation on the property.

- (b) ***Improvements. 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;***

**Response:** The communication facility will provide necessary emergency services communication capabilities for the Nevada Shared Radio System, filling a significant gap in coverage in Northern Washoe County. The project does not require improvements to existing public utilities for its operation. Access to the site will be from an existing access road that connects to Mud Springs Drive and County Highway 295, which borders the parcel on the eastern boundary.

- (c) ***Site Suitability. The site is physically suitable for the type of development and for the intensity of development;***

**Response:** The site is physically suitable for the construction of a communication tower. The proposed project is located on a large parcel presently used for a water treatment facility, in a portion of the site which has no other existing development. The communication tower and equipment shelter will be located in the furthest possible location from adjacent residential zoning and will not be visible to surrounding development. The site will be fenced on all four sides.

- (d) Issuance Not Detrimental. 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; and**

**Response:** Issuance of the permit will not be detrimental to the public health, safety, or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design, notably in the placement of the tower and equipment shelter as far as possible from any surrounding residential development.

- (e) 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.**

**Response:** Not applicable as there are no military installations within the project area.

**Emergency Service Communication Facilities Findings**

In addition to the findings required for approval in Article 810, Special Use Permit, the following findings must also be made for approval of all emergency service community facilities:

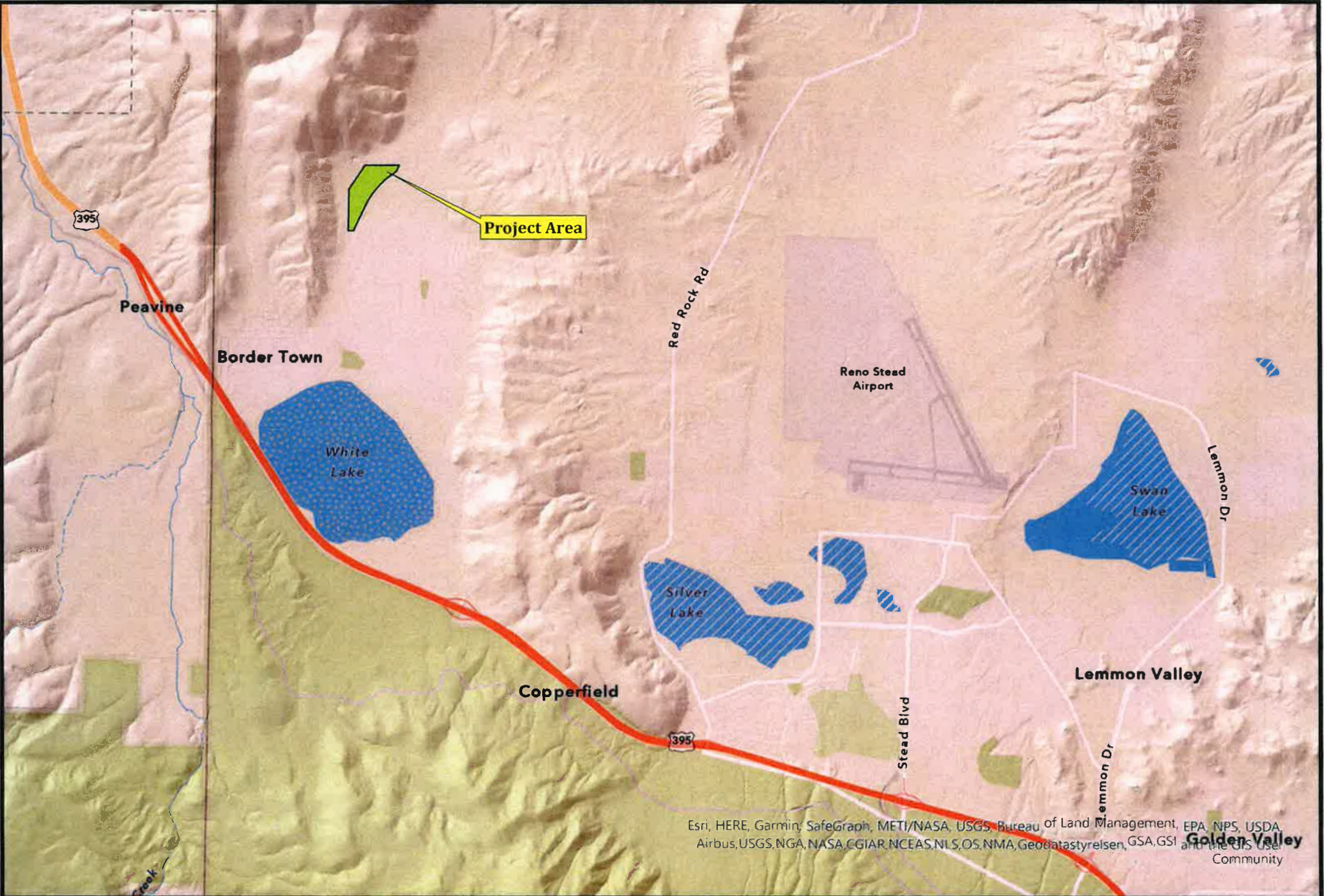
- (a) The proposed emergency service communication antenna is necessary to meet the applicant's and the public's needs.**

**Response:** The purpose of this project is to significantly improve gap coverage for emergency service communications by constructing the proposed tower in an area which does not otherwise have adequate wireless service.

- (b) The proposed emergency service communication antenna is provided with adequate safety equipment and aesthetic treatments to be visually compatible with uses in the general vicinity.**

**Response:** The proposed project will include an 8 foot all chain link fence with slats that provide at least 75 percent opacity as a means of keeping the area secure from wildlife and/or protected from climbing by unauthorized persons.





Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyreisen, GSA, GSI and the GIS User Community

**30**

**Vicinity Map**  
**Washoe County Communication Site/Cold Springs**  
**October 2021**

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502  
 Tel: 775.823.4068 Fax: 775.823.4066

**WSUP22-0013**  
**EXHIBIT D**





**Legend**

 Project Area

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# Aerial Map

## Washoe County Communication Site/Cold Springs

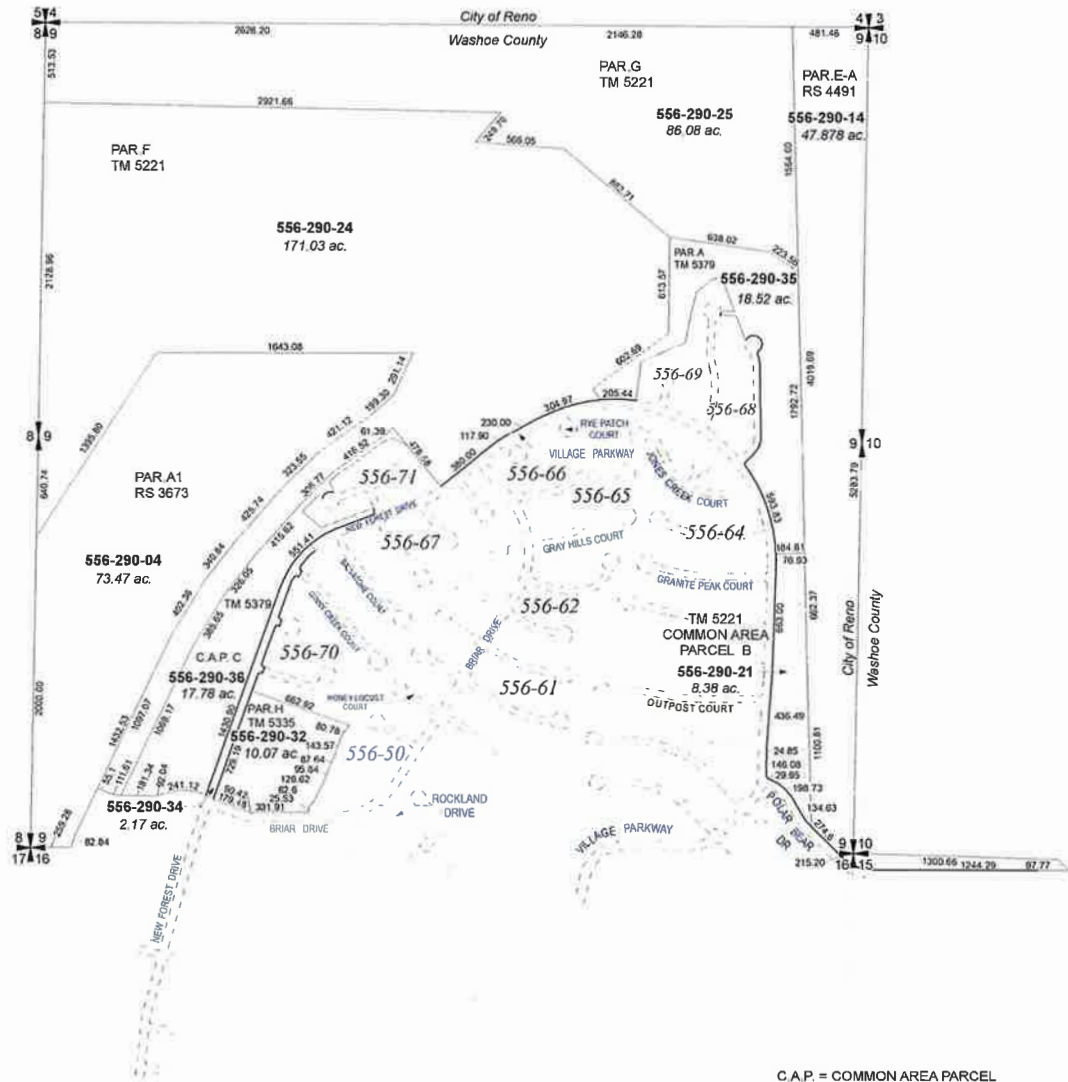
October 2021

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard    Tel: 775.823.4068  
 Reno, NV 89502                      Fax: 775.823.4066

 **WSUP22-0013**  
**EXHIBIT D**



PORTIONS OF SECTIONS 9, 15, & 16  
T21N - R18E

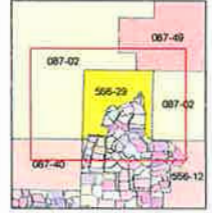


Assessor's Map Number  
**556-29**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231

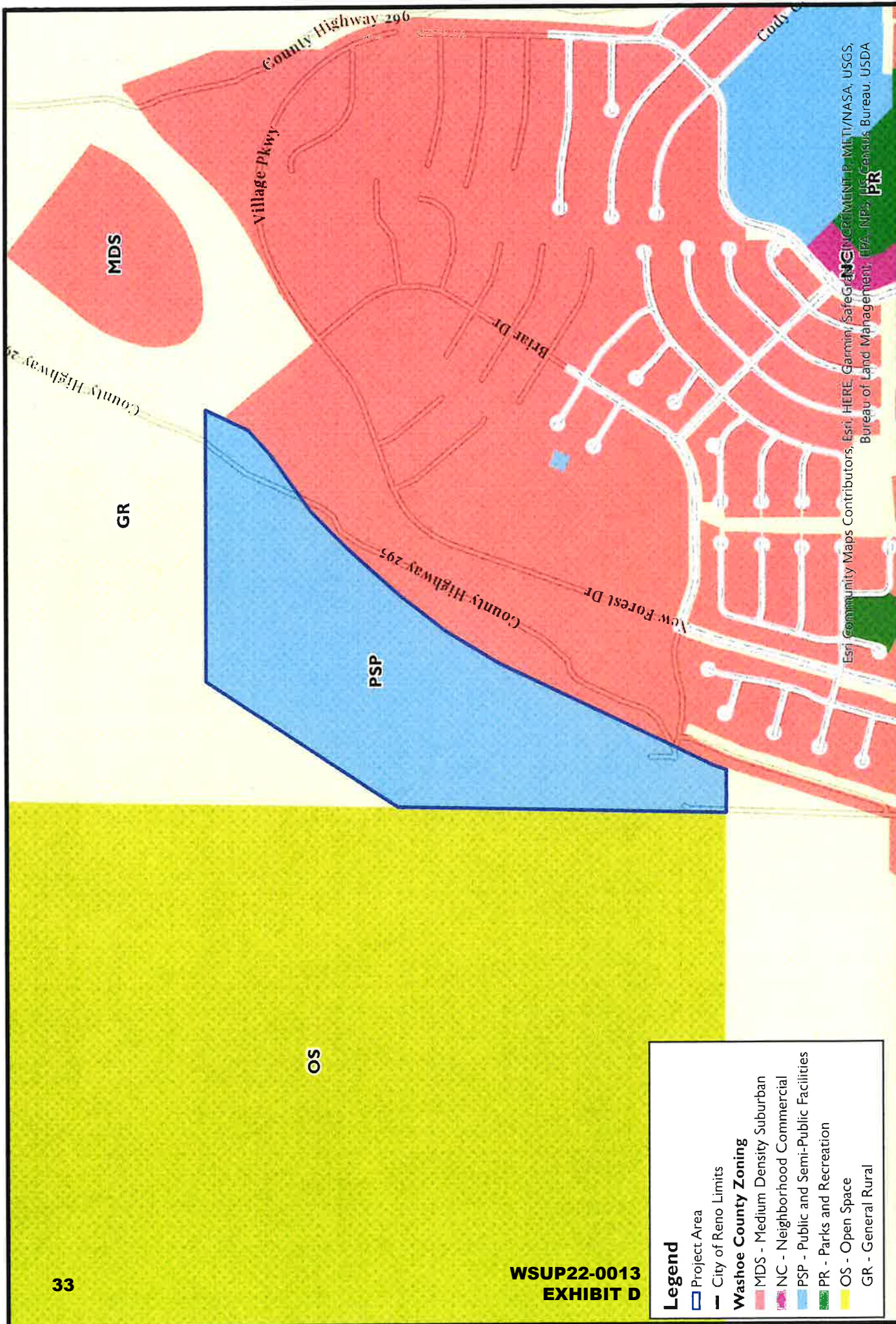


Scale bar: 0, 200, 400, 600, 800 Feet  
1 inch = 800 feet



created by: NLH 05/19/2011  
updated: SR 08/29/17 SR 07/09/18  
SR 08/15/19 SR 07/08/20

area previously shown on map(s):  
  
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**Legend**

- Project Area
- City of Reno Limits

**Washoe County Zoning**

- MDS - Medium Density Suburban
- NC - Neighborhood Commercial
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- OS - Open Space
- GR - General Rural

0 500 1,000 FEET

# Zoning

## Washoe County Communication Site/Cold Springs

October 2021

Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INC, IMET/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA







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Fax: 775-823-4066

J:\Jobs\0051\_Washoe County\057\_Emergency\_Service\_Comm\_OA\GIS\ArcPro\ColdSprings.aprx 10/26/2021 8:46 AM ethompson

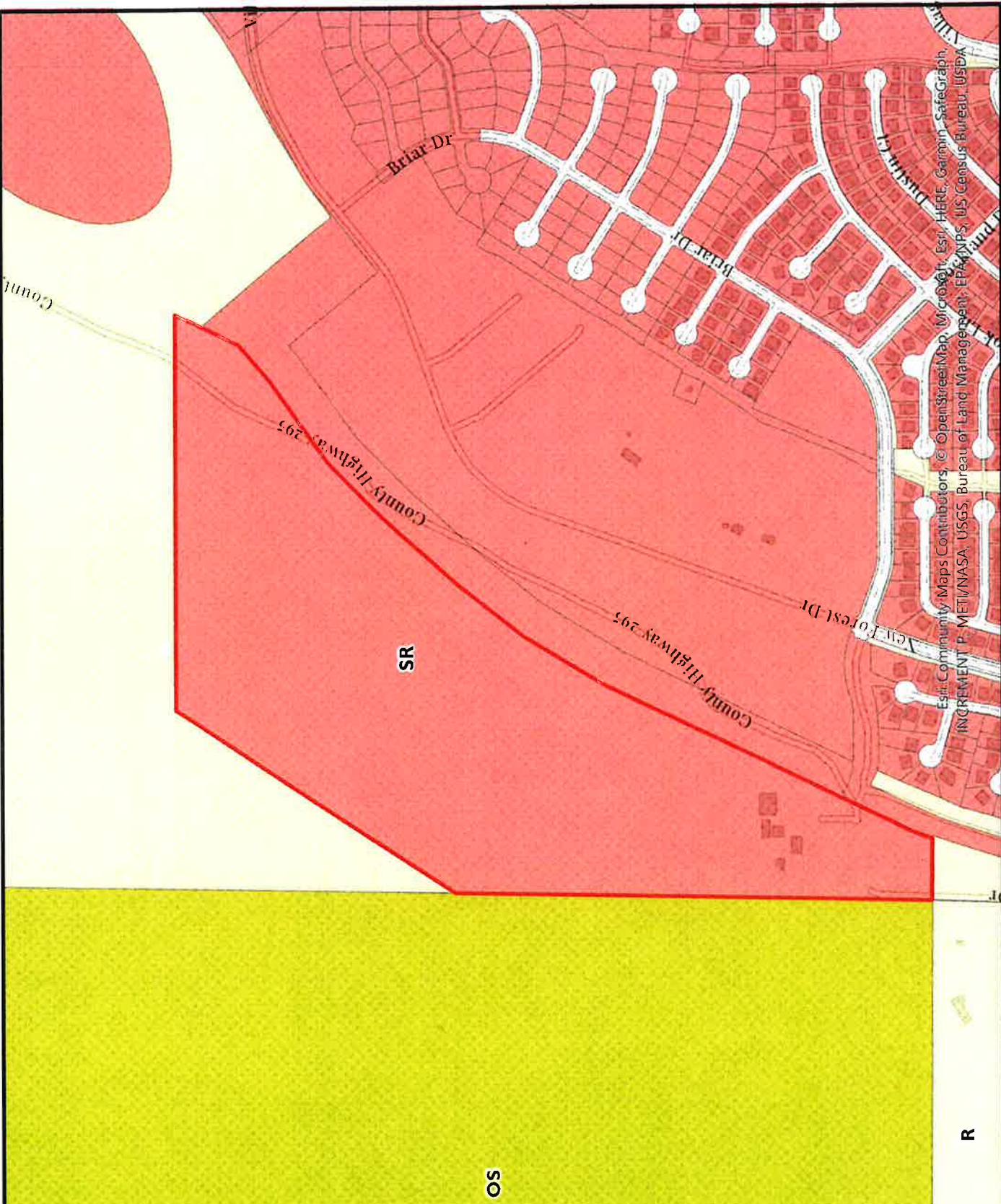


**Legend**

-  Project Area
- Washoe County Master Plan**
-  R - Rural
-  SR - Suburban Residential
-  OS - Open Space



**Master Plan/Land Use**  
 Washoe County Communication Site/Cold Springs  
 October 2021



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 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775-823-4088  
 Fax: 775-823-4086



HGFEDCBA

87654321

### GENERAL NOTES

THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT AS SET FORTH IN THE CONSTRUCTION DRAWINGS, CONTRACT DOCUMENTS AND THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERtheless CAUTIONED THAT MINOR ERRORS MAY OCCUR. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND REQUIREMENTS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTORS' PROPOSAL. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK UNLESS OTHERWISE DIRECTED.

### 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:

- 2018 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS
- 2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC) AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE (IPC) AMENDMENTS
- 2018 NATIONAL ELECTRICAL CODE (NEC) AMENDMENTS
- 2018 NATIONAL FIRE CODE (NFC) AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AMENDMENTS
- ANSI/AIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS

### VICINITY MAP

### DRIVING DIRECTIONS

FROM RENO CITY, NV: TAKE US-95 N, KEEP LEFT TO STICK ON I-580 N, CONTINUE ONTO US-395 S, TURN RIGHT ONTO NEW FOREST DR., TURN LEFT ONTO BIRCH DR., SHARP TURN RIGHT ONTO CO HWY 285, CONTINUE TO TRAVEL ON CO HWY FOR 0.4 MI AND THEN TURN LEFT ONTO UNNAME DIRT ROAD, CONTINUE TO TRAVEL ON UNMANNED DIRT ROAD FOR 0.25 MI. DESTINATION IS LOCATED ON THE RIGHT SIDE OF THE ROAD.

### GENERAL INFORMATION

**JURISDICTION: WASHOE COUNTY**

**SITE NAME:**  
COLD SPRINGS

**SITE ADDRESS:**  
1805 MUD SPRINGS DRIVE  
RENO, NV 89505

### PROJECT TEAM

**PROJECT OWNER:**  
WASHOE COUNTY TECHNOLOGY SERVICES  
230 EDISON WAY  
RENO, NV 89502  
CONTACT: MELISSA LAWNEY

**PROJECT MANAGER:**  
L3HARRIS COMMUNICATIONS SERVICES  
1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NV 89120  
CONTACT: HEATHER TAYLOR  
PHONE: (775) 658-8655

**APPLICANT:**  
L3HARRIS COMMUNICATIONS SERVICES  
1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NEVADA 89120  
CONTACT: HEATHER TAYLOR  
PHONE: (775) 658-8655  
EMAIL: Heather.Taylor@l3harris.com

**CONSULTANT:**  
ADW COMMUNICATIONS SERVICES, INC.  
14350 NORTH 6TH STREET  
SCOTTSDALE, ARIZONA 85208  
CONTACT: KYLE WATSON  
PHONE: (480) 291-8620  
EMAIL: kwatson@adwcomm.com

**TOWER MANUFACTURER:**  
SABRE INDUSTRIES  
101 SOUTH BRIDGE DRIVE  
SIoux FALLS, SD 57105  
PHONE: (712) 236-6690

### PROJECT INFORMATION

**SITE ADDRESS:**  
1805 MUD SPRINGS DRIVE  
RENO, NV 89508

**SITE COORDINATES:**  
LATITUDE: 39° 42' 08.34" N (NAD 83)  
LONGITUDE: 119° 59' 29.70" W (NAD 83)  
ELEVATION: 5,107.50' (AMSL) (NAD 86)

**PROPERTY OWNER:**  
TBD

**APN NUMBER:**  
565-205-04

**CURRENT ZONING:**  
PSP

**CONSTRUCTION TYPE:**  
VB

**OCCUPANCY:**  
U FOR TOWER

**CURRENT USE:**  
VACANT LAND

**NEW USE:**  
UNMANNED TELECOMMUNICATIONS FACILITY

**LEASE AREA:**  
2,400 SQ FT

### SPECIAL INSPECTIONS

	NO	YES
DRILLED CAISSON (PERIODIC)		<input checked="" type="checkbox"/>
CONCRETE CONSTRUCTION (CONTINUOUS)		<input checked="" type="checkbox"/>
BOLTS IN CONCRETE & HIGH STRENGTH BOLTS (CONTINUOUS)		<input checked="" type="checkbox"/>
REINFORCING STEEL (PERIODIC)		<input checked="" type="checkbox"/>
EXPANSION AND EPOXY BOLTS (CONTINUOUS)		<input checked="" type="checkbox"/>
SOIL COMPACTION BELOW SLAB ON GRADE (PERIODIC)		<input checked="" type="checkbox"/>

### UTILITY TABLE

UTILITY:	N/A	TBD	PROVIDER
WATER	<input checked="" type="checkbox"/>		
SEWER	<input checked="" type="checkbox"/>		
ELECTRICAL	<input checked="" type="checkbox"/>		
TELEPHONE/FIBER	<input checked="" type="checkbox"/>		
POLICE	<input checked="" type="checkbox"/>		
FIRE	<input checked="" type="checkbox"/>		

<p><b>WASHOE COUNTY TECHNOLOGY SERVICES</b> 230 EDISON WAY RENO, NV 89502</p>	<p><b>L3HARRIS</b> L3HARRIS COMMUNICATIONS SERVICES 1421 EAST SUNSET RD, SUITE 18 LAS VEGAS, NV 89120</p>
---------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------

REV	DESCRIPTION	DATE	BY
001	ISSUE CD	5/20/2021	ADW
002	COMMENTS	7/22/2021	ADW
003	COMMENTS	8/12/2021	ADW

<p><b>PROJECT NOTES:</b></p> <ol style="list-style-type: none"> <li>THE FACILITY IS UNMANNED WITH RESTRICTED ACCESS. EQUIPMENT ROOMS/SHED AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF WASHOE COUNTY COMMUNICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACILITY TO REMAIN OPERATIONAL FOR ROUTINE INSPECTION AND MAINTENANCE AND THE WORK ASSOCIATED WITH ANY EQUIPMENT IS NOT TYPICALLY PERFORMED BY PERSONS WITH DISABILITIES.</li> <li>NO SANITARY SEWER, POTABLE WATER OR WASTE DISPOSAL IS REQUIRED.</li> <li>ADA COMPLIANCE IS NOT REQUIRED PER IBC SECTION 1103.2.9</li> </ol>	<p><b>PROJECT DESCRIPTION</b></p> <p>THE SITE PROPOSED SCORE INCLUDES THE INSTALLATION OF A NEW SELF-SUPPORT TOWER WITH NEW ANTENNAS &amp; TOWER FOUNDATION, NEW EQUIPMENT SHELTER, GENERATOR, AND ICE BRIDGE WITHIN A NEW CHAIN LINK FENCE COMPOUND.</p>
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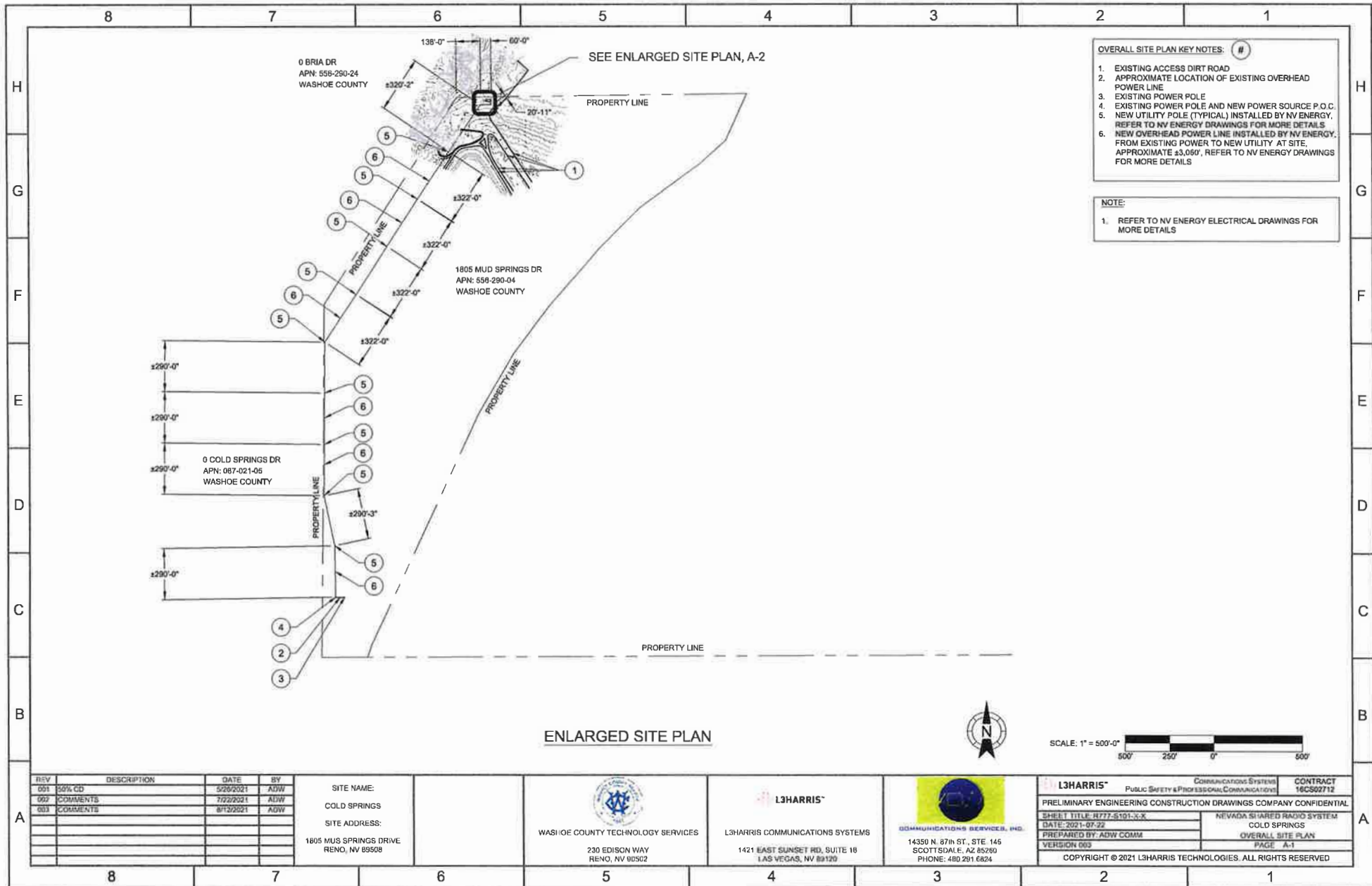
### PROJECT NOTES

### SHEET INDEX

TITLE	DESCRIPTION:
T-1	TITLE SHEET & PROJECT INFORMATION
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	ABBREVIATIONS & LEGEND
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATION
A-4	CONSTRUCTION DETAILS
A-5	CONSTRUCTION DETAILS
A-6	CONSTRUCTION DETAILS
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL NOTES
E-3	ONE-LINE DIAGRAM
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
SS-1	TOPOGRAPHICAL SURVEY

<p><b>L3HARRIS</b> Public Safety &amp; Proximal Communications 16050712</p>	<p>CONTRACT PRELIMINARY ENGINEERING CONSTRUCTION DRAWINGS COMPANY CONFIDENTIAL NEWADA SHARED RADIO SYSTEMS COLD SPRINGS TITLE SHEET PAGE 13</p>
-------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------

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REV	DESCRIPTION	DATE	BY
001	50% CD	5/25/2021	ADW
002	COMMENTS	7/22/2021	ADW
003	COMMENTS	8/12/2021	ADW

SITE NAME:  
COLD SPRINGS

SITE ADDRESS:  
1805 MUS SPRINGS DRIVE  
RENO, NV 89508



WASHOE COUNTY TECHNOLOGY SERVICES

230 EDISON WAY  
RENO, NV 95002

**L3HARRIS**

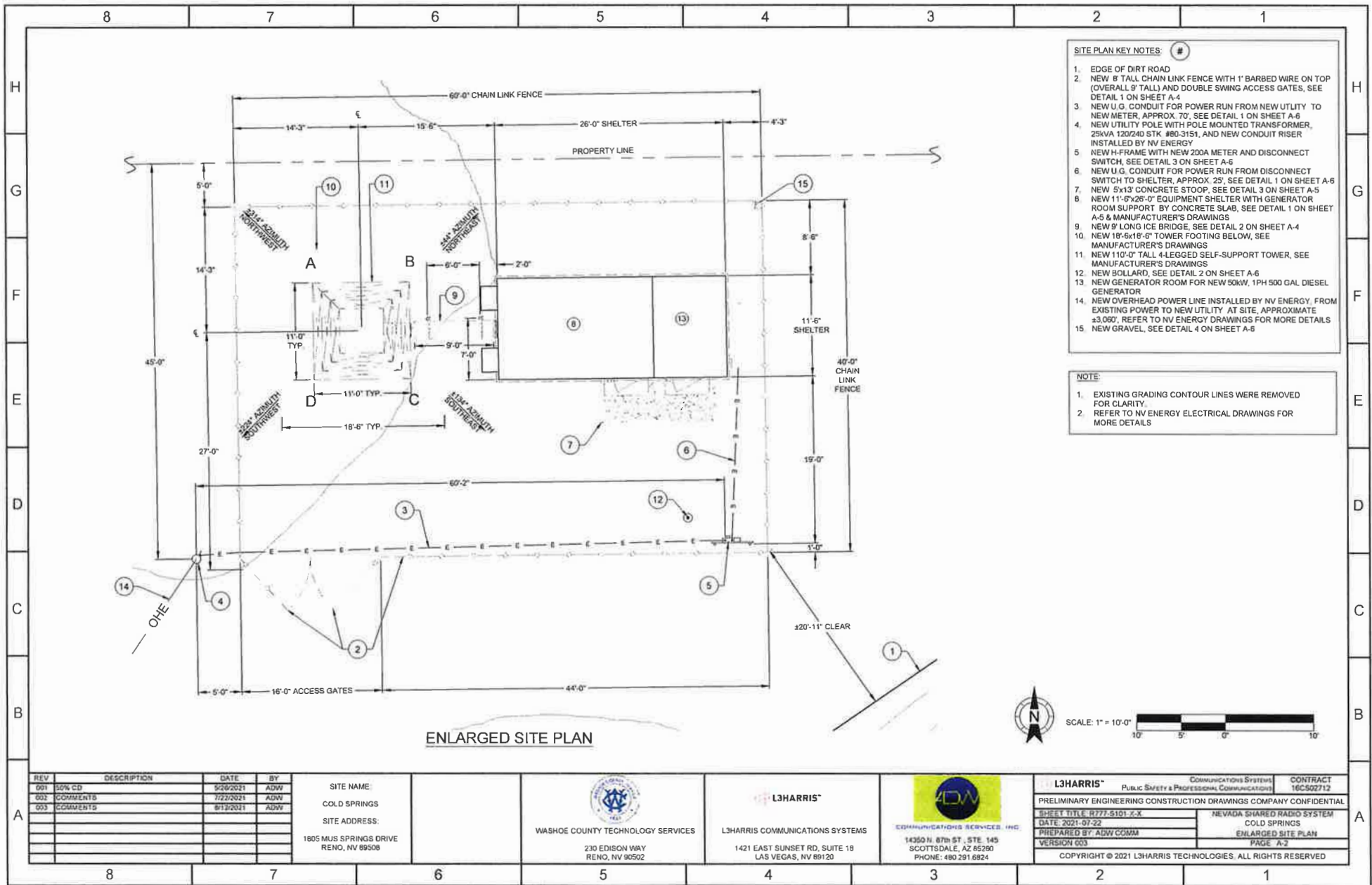
L3HARRIS COMMUNICATIONS SYSTEMS

1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NV 89120

COMMUNICATIONS SERVICES, INC.

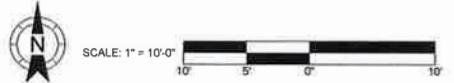
14350 N. 87th ST., STE 145  
SCOTTSDALE, AZ 85260  
PHONE: 480 291 6824

<b>L3HARRIS</b>	PUBLIC SAFETY & PROFESSIONAL COMMUNICATIONS	COMMUNICATIONS SYSTEMS	CONTRACT 16CS02712
PRELIMINARY ENGINEERING CONSTRUCTION DRAWINGS COMPANY CONFIDENTIAL			
SHEET TITLE: R777-5101-XX		NEVADA SHARED RADIO SYSTEM	
DATE: 2021-07-22		COLD SPRINGS	
PREPARED BY: ADW COMM		OVERALL SITE PLAN	
VERSION 003		PAGE A-1	
COPYRIGHT © 2021 L3HARRIS TECHNOLOGIES. ALL RIGHTS RESERVED			



- SITE PLAN KEY NOTES** #
- EDGE OF DIRT ROAD
  - NEW 8' TALL CHAIN LINK FENCE WITH 1' BARBED WIRE ON TOP (OVERALL 9' TALL) AND DOUBLE SWING ACCESS GATES, SEE DETAIL 1 ON SHEET A-4
  - NEW U.G. CONDUIT FOR POWER RUN FROM NEW UTILITY TO NEW METER, APPROX. 70', SEE DETAIL 1 ON SHEET A-6
  - NEW UTILITY POLE WITH POLE MOUNTED TRANSFORMER, 25KVA 120/240 STK #60-3151, AND NEW CONDUIT RISER INSTALLED BY NV ENERGY
  - NEW H-FRAME WITH NEW 200A METER AND DISCONNECT SWITCH, SEE DETAIL 3 ON SHEET A-6
  - NEW U.G. CONDUIT FOR POWER RUN FROM DISCONNECT SWITCH TO SHELTER, APPROX. 25', SEE DETAIL 1 ON SHEET A-6
  - NEW 5x13 CONCRETE STOOP, SEE DETAIL 3 ON SHEET A-5
  - NEW 11'-6"x26'-0" EQUIPMENT SHELTER WITH GENERATOR ROOM SUPPORT BY CONCRETE SLAB, SEE DETAIL 1 ON SHEET A-5 & MANUFACTURER'S DRAWINGS
  - NEW 9' LONG ICE BRIDGE, SEE DETAIL 2 ON SHEET A-4
  - NEW 18'-6"x18'-0" TOWER FOOTING BELOW, SEE MANUFACTURER'S DRAWINGS
  - NEW 110'-0" TALL 4-LEGGED SELF-SUPPORT TOWER, SEE MANUFACTURER'S DRAWINGS
  - NEW BOLLARD, SEE DETAIL 2 ON SHEET A-6
  - NEW GENERATOR ROOM FOR NEW 50KW, 1PH 500 GAL DIESEL GENERATOR
  - NEW OVERHEAD POWER LINE INSTALLED BY NV ENERGY, FROM EXISTING POWER TO NEW UTILITY AT SITE, APPROXIMATE ±3,000', REFER TO NV ENERGY DRAWINGS FOR MORE DETAILS
  - NEW GRAVEL, SEE DETAIL 4 ON SHEET A-6

- NOTE:**
- EXISTING GRADING CONTOUR LINES WERE REMOVED FOR CLARITY.
  - REFER TO NV ENERGY ELECTRICAL DRAWINGS FOR MORE DETAILS



**ENLARGED SITE PLAN**

REV	DESCRIPTION	DATE	BY
001	35% CD	5/26/2021	ADW
002	COMMENTS	7/22/2021	ADW
003	COMMENTS	8/12/2021	ADW

**SITE NAME:**  
COLD SPRINGS

**SITE ADDRESS:**  
1805 MUS SPRINGS DRIVE  
RENO, NV 89508



**WASHOE COUNTY TECHNOLOGY SERVICES**  
230 EDISON WAY  
RENO, NV 96502



**L3HARRIS**  
L3HARRIS COMMUNICATIONS SYSTEMS  
1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NV 89120



**EDW COMMUNICATIONS SERVICES, INC.**  
14350 N. 87th ST., STE. 145  
SCOTTSDALE, AZ 85280  
PHONE: 480.291.6824

**L3HARRIS** COMMUNICATIONS SYSTEMS CONTRACT 16C502712  
PUBLIC SAFETY & PROFESSIONAL COMMUNICATIONS

PRELIMINARY ENGINEERING CONSTRUCTION DRAWINGS COMPANY CONFIDENTIAL

**SHEET TITLE: R777-5101 X-X** NEVADA SHARED RADIO SYSTEM  
DATE: 2021-07-22 COLD SPRINGS  
PREPARED BY: ADW COMM ENLARGED SITE PLAN  
VERSION 003 PAGE A-3  
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