



Board of Adjustment Staff Report

Meeting Date: August 6, 2015

Subject: Special Use Permit Case Number SB15-002

Applicant: Commnet of Nevada, LLC

Agenda Item Number: 8C

Project Summary: To install a wireless telecommunications facility (monopole) up to ±50 feet tall, within the High Desert planning area

Recommendation: Approval with Conditions

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

Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Special Use Permit Case Number SB15-002 (Commnet - Gerlach Wireless Communication Facility) – Hearing, discussion, and possible action to allow the placement of a wireless communication facility to include a 50-foot tall monopole and equipment shelter.

- Applicant: Commnet of Nevada, LLC
Attn: Kristen Hubbard
1562 N. Park Street
Castle Rock, CO 80109
- Property Owner: Jola Mott
PO Box 193
Gerlach, NV 89412
- Location: State Route 34, Several Miles North of Gerlach
- Assessor's Parcel Number: 071-180-29
- Parcel Size: ±360 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: None
- Development Code: Authorized in Article 324, Communication Facilities and 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T33N, R23E, 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 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.

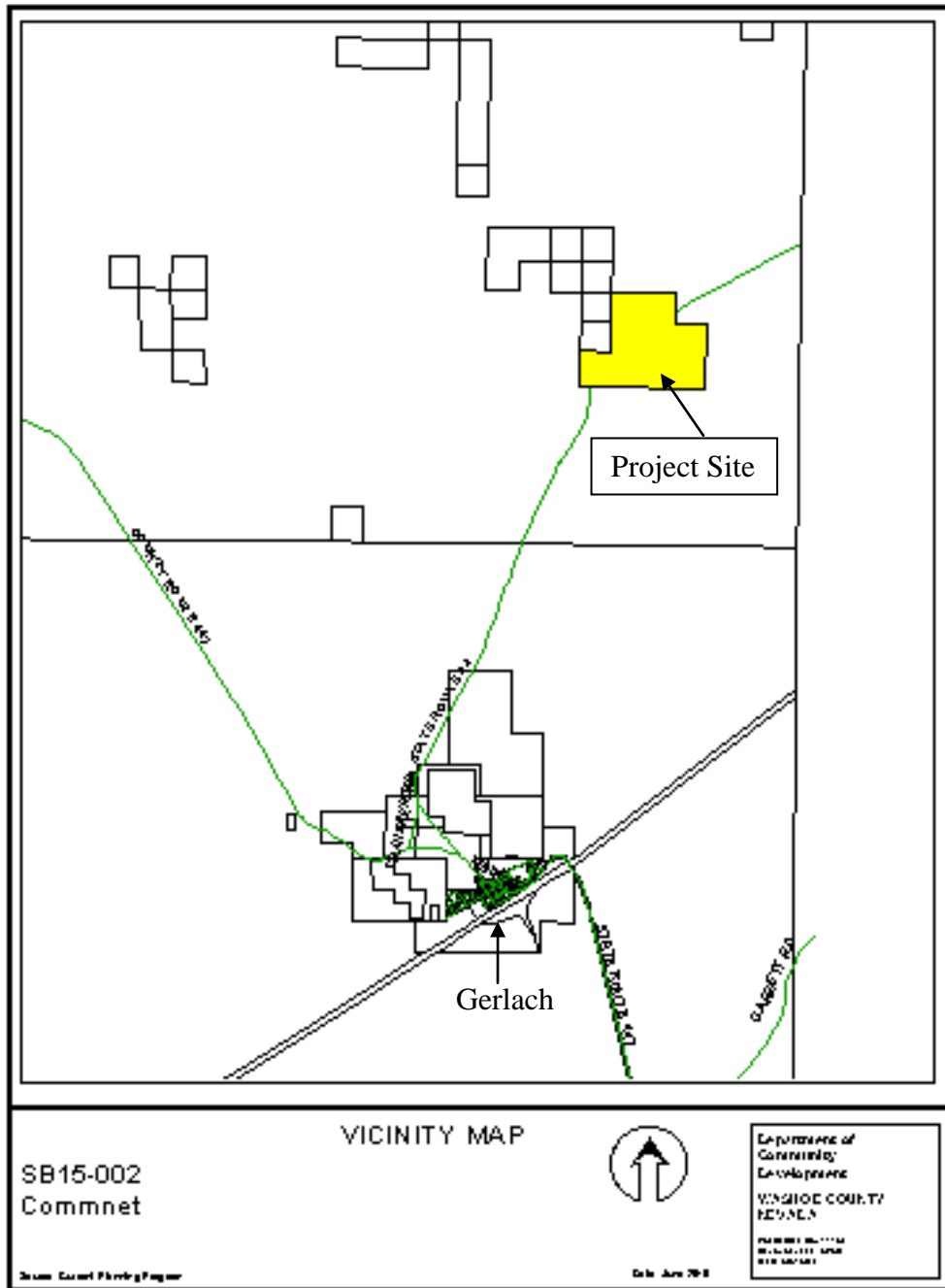
Conditions of Approval. The Conditions of Approval for this case are attached to this staff report as Exhibit A and will be included with the Action Order.

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

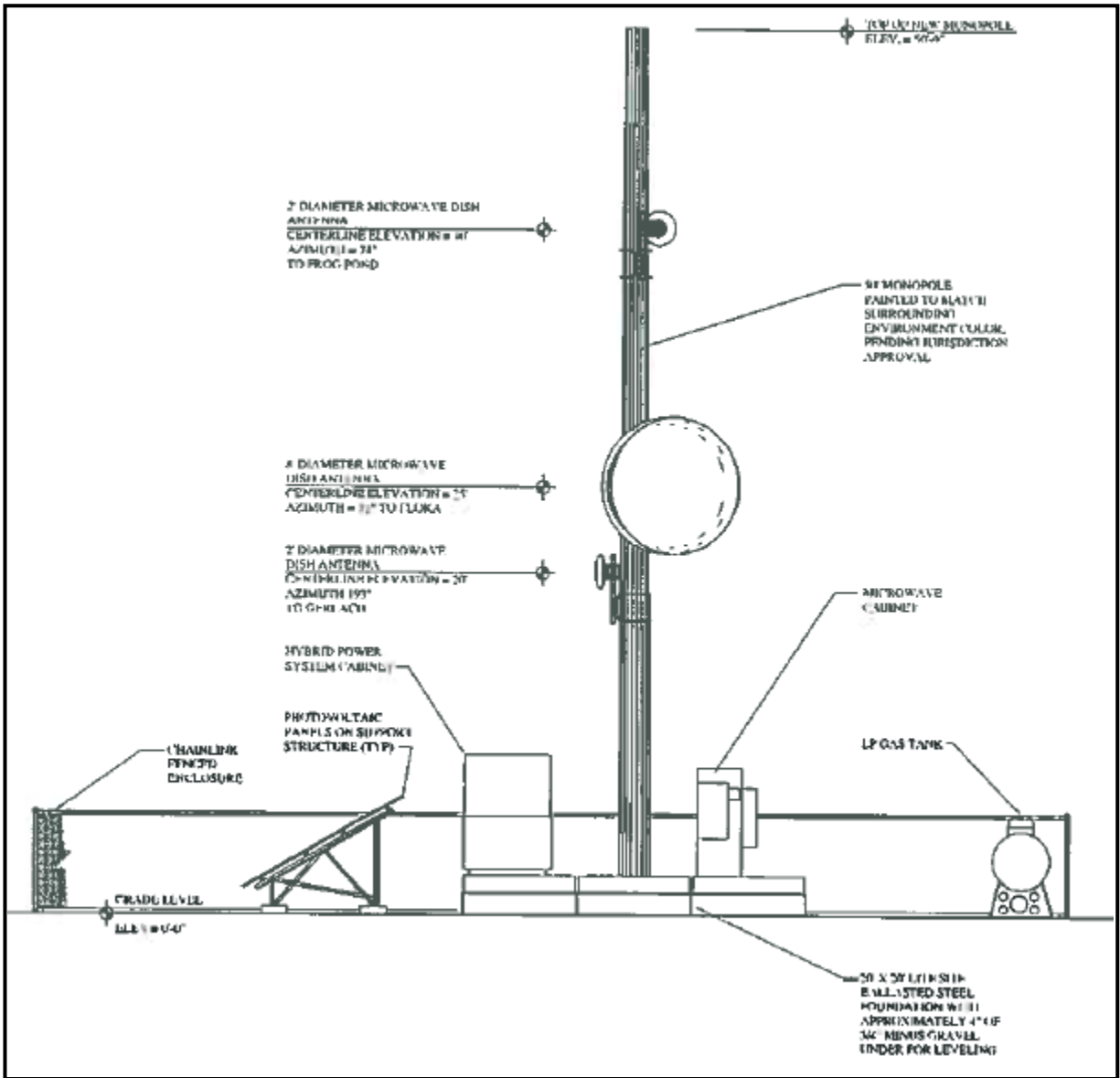
Special Federal and State Rules The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement,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

- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules);
- If we deny a request to place, construct, or modify personal wireless service facilities, we must do so in a separate writing, and the decision must be supported by substantial evidence (evidence that a reasonable mind might accept as adequate to support a conclusion) contained in a written record. State law (NRS 707.585) requires that a decision denying an application must set forth with specificity each ground on which the authority denied the approval of the application, and must describe the documents relied on by the Board in making its decision.
- We may not regulate the placement, construction and modification of personal wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

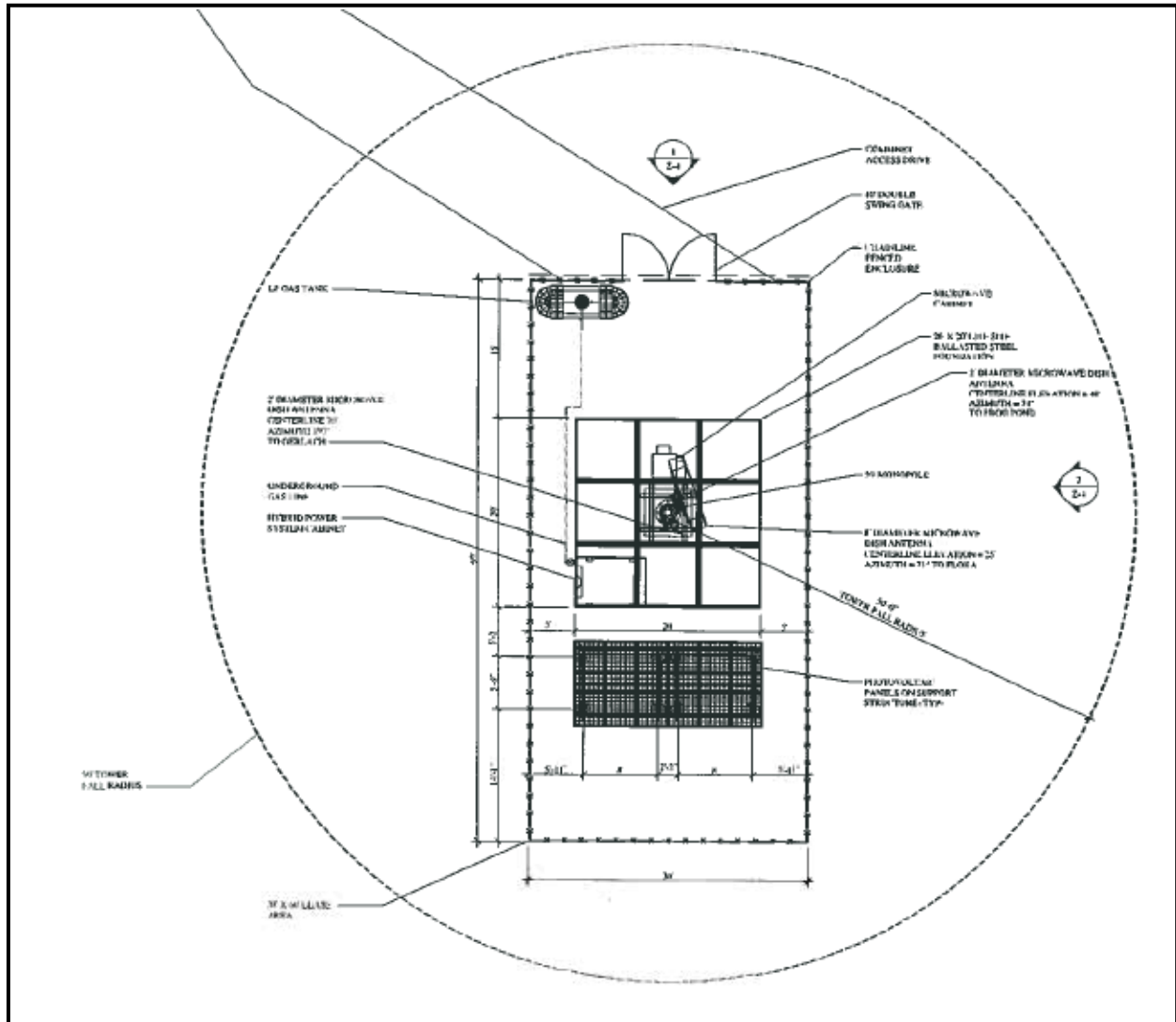
Vicinity Map



Site Plan Elevation



Site Plan



Project Evaluation

Commnet of Nevada, LLC has requested this special use permit in order to place an unmanned wireless telecommunications monopole with all necessary appurtenances upon the subject property. The project site is located on a 360-acre parcel several miles north of the town of Gerlach within the High Desert planning area. The 50-foot tall monopole will be equipped with three (3) microwave dishes, one (1) 8' dish, two (2) 2' dishes, three (3) electronic microwave links, two small equipment cabinets, photovoltaic panels on a support structure and gas tank within an 1,800 square-foot leased area.

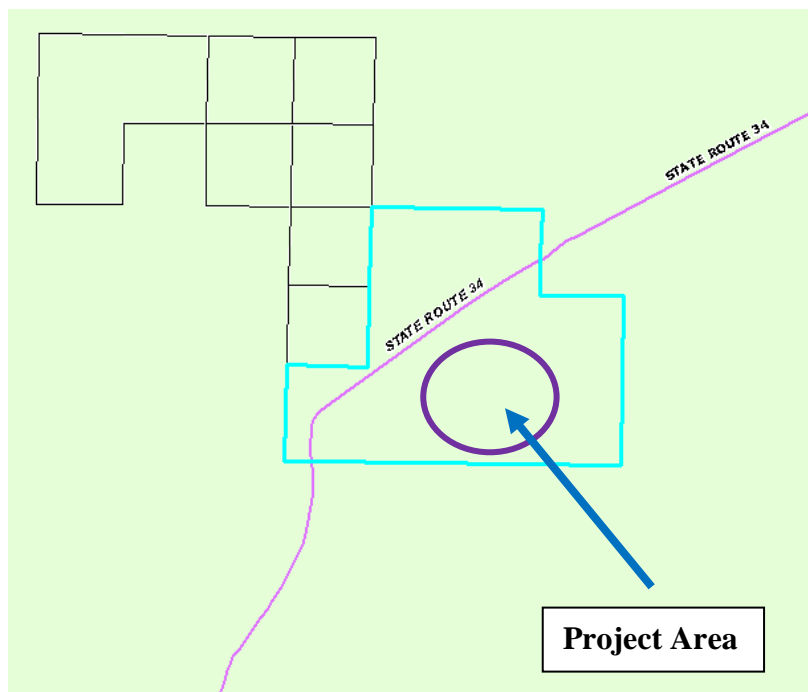
The 1,800 square-foot leased area will include the monopole and all equipment placed within an enclosed/fenced project area. The project area will be enclosed with an 8-foot, chain link security fence. Staff will require the new monopole to be painted a dark grey color in order to blend with the surrounding hillsides and vegetation. The monopole overall height is proposed to

be ± 50 -foot tall to the top of the pole as allowed per Section 110.324.40 through 110.324.75 of the Washoe County Development Code (Table 110.324.50.1)

Existing Conditions

The proposed project site is approximately ± 360 acres and is undeveloped but is currently being used for agricultural purposes. The property is situated against the Black Rock Desert playa and the proposed monopole will be visible to visitors of the playa.

The subject site and the adjacent properties are zoned General Rural (GR).



Analysis

The applicant has indicated the reason for the new telecommunications tower is to offer improved cellular and emergency services to the adjacent properties and the surrounding community and for the High Desert planning area. The facility will also support the annual Burning Man festival with improved wireless services on the playa. In addition to the Burning Man festival, many travelers visit the Black Rock Desert year round and will enjoy improved wireless services in the area. The increase in wireless cellular service will be beneficial in emergency situations where landlines are not available.

Due to the remote location of the project site, there will be minimal visual impacts to the surrounding communities. The facility will be visible to visitors of the playa, however, the monopole will be painted a dark grey color to blend in with the mountains in the background as viewed from the playa. The subject property is identified as being located within an area of "High" fire danger. Consequently, the Truckee Meadows Fire Protection District (TMFPD) has provided conditions of approval for the applicant in regard to compliance with all applicable regulations of Washoe County Code 60. Compliance with the applicable portions of County Code 60 shall be determined by the TMFPD prior to the issuance of building permits.

Use Type:

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

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

Section 110.324.40 Wireless Communication/Cellular Facilities: Definitions.

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

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

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

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

Antenna Height:

The proposed monopole will be placed on a parcel of land zoned General Rural (GR), and the allowable height is 90-feet when it is located no closer than 1500-feet from a residentially zoned parcel or publically paved right-of-way, whichever is closest. The proposed monopole is more than 1,500 feet away from the nearest roadway or residence. The proposed monopole height of 50 feet is well below the 90 foot tall monopole height allowed per code.

Table 110.324.50.1

ANTENNA PLACEMENT STANDARDS

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

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

Source: Washoe County Department of Community Development.

Access/Parking:

No new access or parking spaces will be required, as the facility is an unmanned facility. An existing 12 foot access road, which is unpaved, will be utilized to access the wireless facility from the Washoe County maintained roadway. Only one (1) parking space will be necessary for the monthly maintenance employee parking.

Signage/Lighting:

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

Landscaping:

The applicant has indicated that there will be no landscaping due to the site being located within a very remote and undeveloped area which contains no trees. Staff will require the applicant to submit a *Modification of Standards* for the landscaping requirements, but the remote location of the facility as an extenuating circumstance can be sited as a justification for the modification of the standards. Section 110.412.05 (d) Review of Extenuating Circumstances of the Development Code allows the applicant to apply for the Director's Modification.

Visual Impacts:

The request by Commnet of Nevada to add a telecommunications monopole is consistent with the standards of Article 324, *Telecommunications*, of the Washoe County Development Code. The proposed telecommunications tower will be painted a dark grey color in order to blend with the surrounding mountains in the background.

Radio Frequency and Environmental Impacts.

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

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
- Washoe County Health District
- Truckee Meadows Fire Protection District
- Washoe County Sheriff's Office
- Regional Transportation Commission
- Bureau of Land Management – Winnemucca District Office

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

Washoe County Planning and Development addressed the monopole color, landscaping modification requirement, and FCC licensure/radio frequency emissions requirements.

- Contact: Trevor Lloyd, Senior Planner 775.328.3620, tlloyd@washoecounty.us

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

- Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

Bureau of Land Management requested that the antennas be painted a grey color to match the surrounding landscape.

- Contact: Julie McKinnon, 775.623.1598, jmckinno@blm.gov

REQUIRED FINDINGS

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

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

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

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

Staff Comment: There are adequate utilities, roadways, etc. for the proposed wireless facility. The proposed project is in compliance with Division Seven.

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

Staff Comment: The property is located in a remote location north of Gerlach. The nearest residence is several miles from the site. The telecommunications pole will be painted a dark grey color in order to blend with the surrounding mountains in the background

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 property is remote and the nearest residence is several miles away. Also, based on the requirements of the FCC, the "Electromagnetic Frequency" (RF) exposure level due to the proposed site is well below the maximum allowable by FCC Regulations. The site fully complies with FCC rules and regulations.

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

Staff Comment: There is no military installation nearby.

Findings required by Section 110.324.75, for a telecommunications facility.

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

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

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

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

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

Staff Comment: The proposed monopole will blend with the surrounding hills and mountains that will be seen in the background as viewed from the playa adjacent to the site. The property does not contain and significant ridgelines or vistas.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB15-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration:

Motion

I move to adopt all of the eight findings listed in the staff report and based on those findings approve Special Use Permit Case Number SB15-002 for Commnet of Nevada, LLC, subject to the conditions contained in Exhibit A to the Staff Report. The Findings are adopted based on individual consideration of information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. Counsel for the Board and the Board Secretary are hereby directed to prepare a written Action Order consistent with this motion.

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 filed with the Secretary to the Board of Adjustment and mailed to the applicant.

xc: Property Owner: Jola Mott
PO Box 193
Gerlach, NV 89412

Applicant: Commnet of Nevada, LLC
Attn: Kristen Hubbard
1562 Park Street
Castle Rock, CO 80109



Conditions of Approval

Special Use Permit Case Number SB15-002

The project approved under Special Use Permit Case Number SB15-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 6, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

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

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

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

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.”

These conditions must be continually complied with for the life of the project or business.

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

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

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

Washoe County Planning and Development

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

Contact Name – Trevor Lloyd, 775.328.3620

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

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record

and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of a building permit, the applicant shall provide a certification by a professional that the facility complies with Federal Communications Commission (FCC) regulations for Radio Frequency Emissions (RFE).
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of twelve (12) consecutive months.
- g. Prior to the issuance of a building permit, the applicant shall submit an application for a Director's Modification of Standards to request that the removal of the requirements for landscaping pursuant Article 412 of the Washoe County Development Code or provide a complete set of landscaping plans that comply with standards of Article 412.
- h. The monopole structure and all antennas and equipment on the monopole shall be painted a dark grey color to match the surrounding environment to the best extent possible.
- i. The following **Operational Conditions** shall be required for the life of the project:
 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division staff to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Truckee Meadows Fire Protection District

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

Contact Name – Amy Ray, 775.326.6005

- a. This project shall meet the requirements of Washoe County Code 60.

*** End of Conditions ***



Commet Wireless
 400 Nevada Blvd, Suite 325
 Las Vegas, Nevada 89102
 Phone: 702-338-6900 Fax: 702-338-6901

N@DESIGN

15444 East Pecos Drive
 Aurora, Colorado 80013
 Phone: 303-677-2200
 FAX: 303-677-2335
 E-MAIL: n@designinc.com

DISPENSER: NSP

LEAD ID:

LEAD CDR:

NO.	DATE	DESCRIPTION	BY
A.	10/29/13	2D FOR REVIEW	NSN
B.	11/29/13	2D FOR REVIEW	NSN
C.	12/10/13	2D FOR REVIEW	NSN
D.	12/10/13	2D FOR REVIEW	NSN
E.	01/01/14	2D FOR SUBMITTAL	NSN

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DATE: 02/11/14

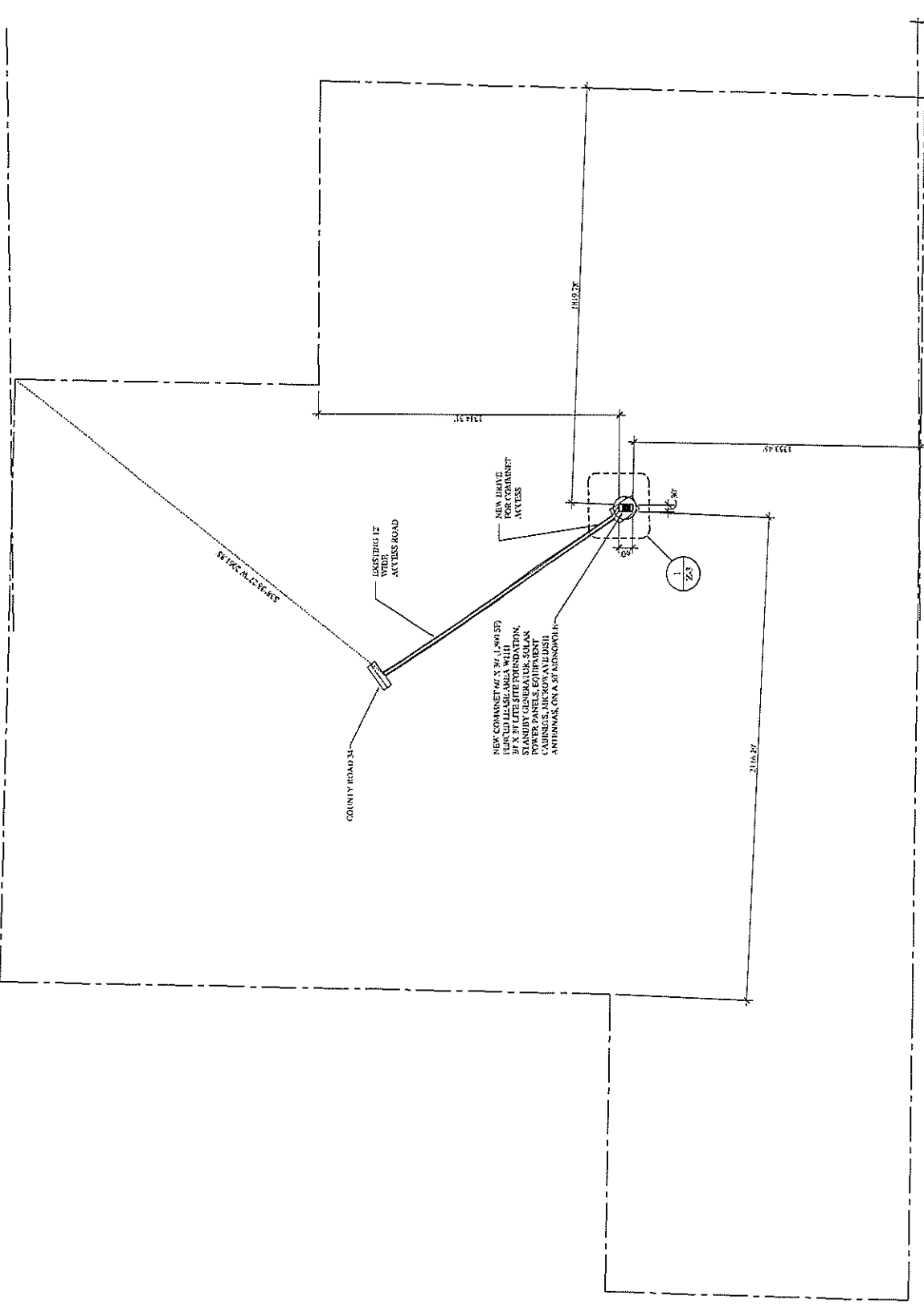
SITE NAME
**GERLACH - MOTT
 NEVADA**

PROJECT
RAW LAND SITE

SITE ADDRESS
**WASHOE COUNTY HWY 31
 GERLACH, NV 89412**

SHEET TITLE
PROJECT SITE PLAN

SHEET NUMBER
Z-2



SCALE: DRAWING = 1"=200'-0"
 EXHIBIT B = 200'-0"

OVERALL SITE PLAN



Commet Wireless
 400 Northridge Road, Suite 325
 Atlanta, Georgia 30350
 Phone: 678-339-6890
 Fax: 678-338-5861

N@DESIGN

1844 E. Flamingo Ave.
 Suite 6
 Las Vegas, NV 89119
 PHONE: 702-735-4419
 FAX: 702-735-7238
 E-MAIL: ndesign@comnet.net

DESIGNER:	NKN	
LEAD CE:		
ISSUED FOR:		
NO DATE	DESCRIPTION	BY
A	ISSUED FOR PERMITS	NKN
B	ISSUED FOR REVIEW	NKN
C	ISSUED FOR REVIEW	NKN
D	ISSUED FOR REVIEW	NKN
E	ISSUED FOR SUBMITTAL	NKN

THE ENGINEER HAS PREPARED THESE PERMITS SET OF DRAWINGS TO BE SUBMITTED TO THE APPLICABLE AGENCIES. ANY USE OR POST THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.

DATE:	05/21/15
SITE NAME:	GERLACH - MOTT NEVADA

PROJECT:
RAW LAND SITE
 319 ADDRESS:
**WASHOE COUNTY HWY 34
 GERLACH, NV 89412**

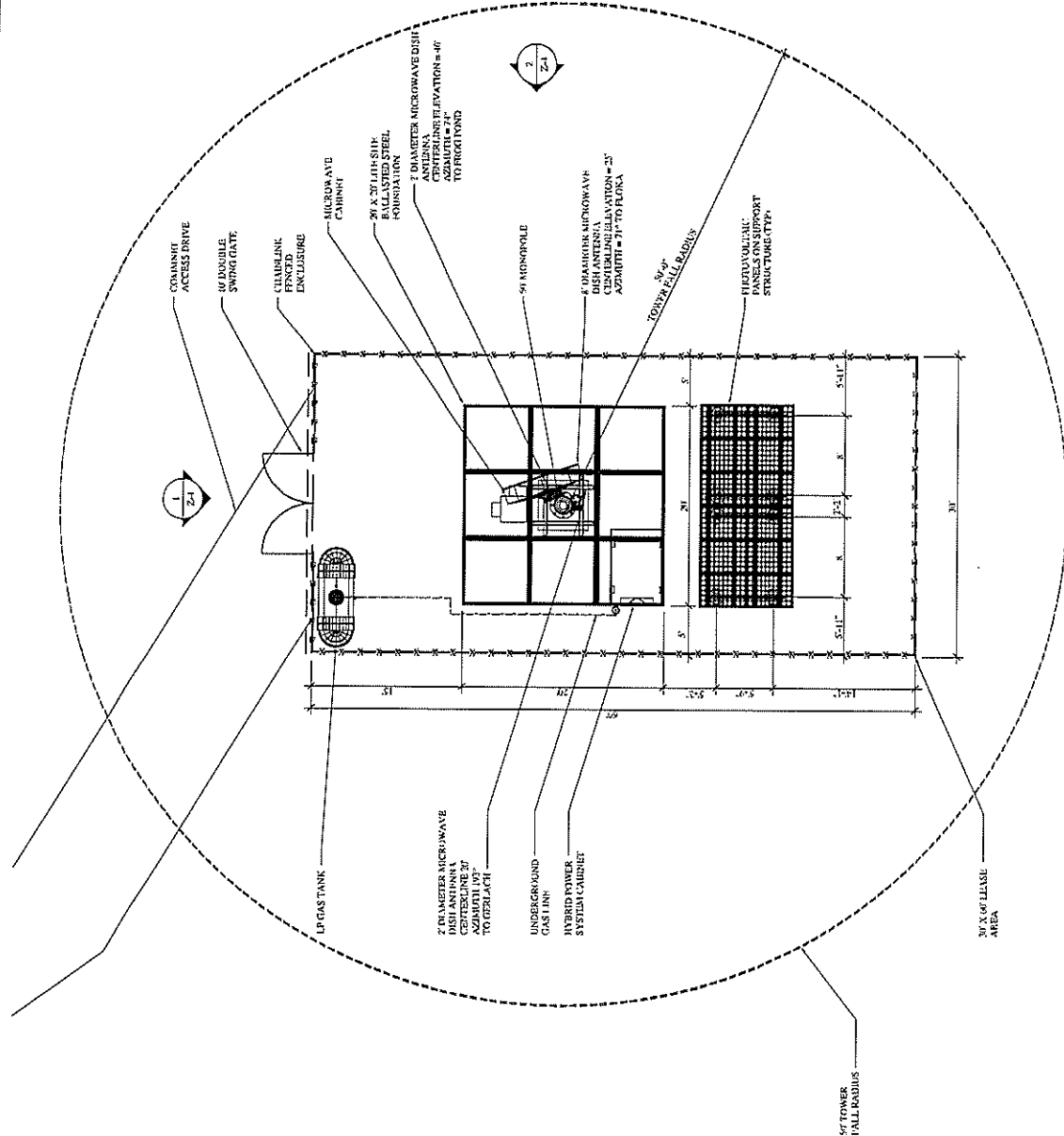
SHEET TITLE:
PROJECT SITE PLAN

SHEET NUMBER:
Z-3



SCALE: HORIZONTAL = 1" = 100'
 VERTICAL = 1" = 40'

PROJECT SITE PLAN





Commet Wireless
400 Northgate Road, Suite 303
Atlanta, Georgia 30350
Phone: 678-338-6660
Fax: 678-338-5931

NODESIGN

1846 East Parker Drive
Suite 100
Atlanta, Georgia 30329
Phone: (770) 252-4480
Fax: (770) 527-7348
Email: nodedesign@commet.com

DESIGNER:	NNN		
LEAD EE:			
LEAD CSR:			
SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	10/22/15	2D FOR REVIEW	NNN
B	11/02/15	2D FOR REVIEW	NNN
C	09/29/15	2D FOR REVIEW	NNN
D	09/29/15	2D FOR REVIEW	NNN
E	09/01/15	2D FOR SUBMITTAL	NNN

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DATE: 09/01/15

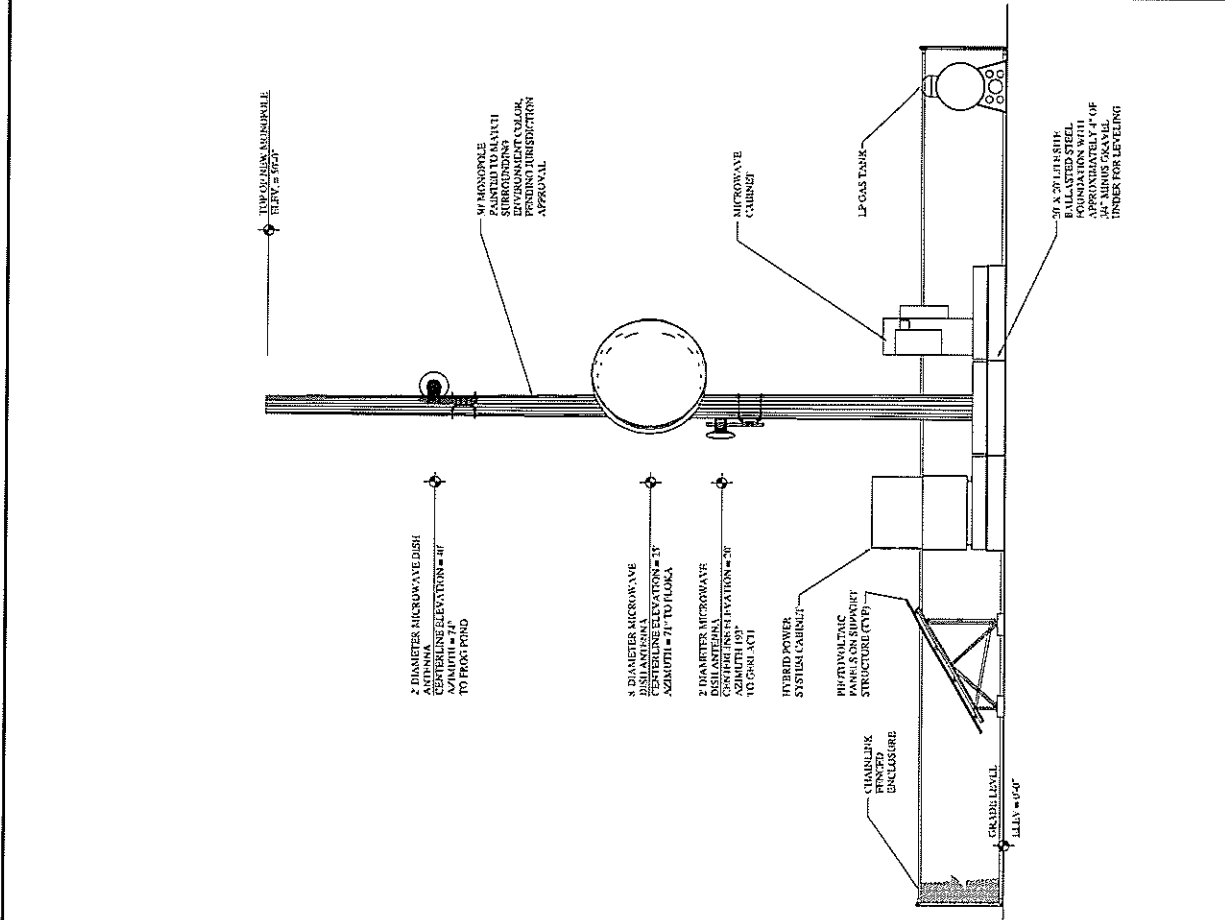
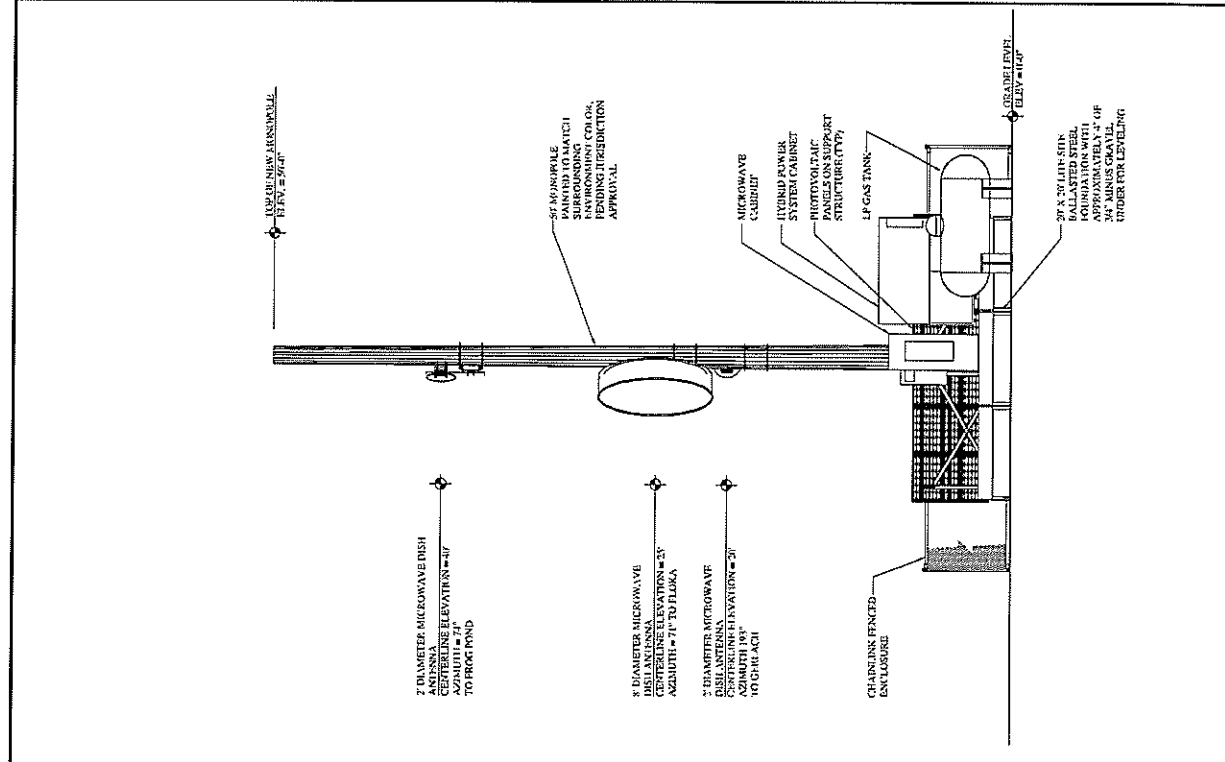
STATION: GERLACH - MOTT NEVADA

PROJECT: RAW LAND SITE

SITE ADDRESS: WASHOE COUNTY HWY 34
GERLACH, NV 89412

SHEET TITLE: SITE ELEVATIONS

SHEET NUMBER: Z-4



SCALE: 1/8\"/>

From: McKinnon, Julie [jmckinno@blm.gov]
Sent: Wednesday, July 01, 2015 9:38 AM
To: Lloyd, Trevor
Cc: Fagan, Donna; Mark Hall
Subject: Re: Washoe County June Agency Review Memo

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Trevor,

It appears Commnet's proposed access to the site location would also be on private land. If that is not correct or changes for some reason and access would be on the public lands a right-of-way from the BLM would be necessary.

I noticed that they are proposing to paint the facilities to match the surrounding landscape to minimized visual intrusions, we would also ask that any microwave dish covers be gray instead of white or another color that would reduce any visual intrusion to the surrounding area.

Thank you for your consideration.

Julie McKinnon

On Tue, Jun 30, 2015 at 8:30 AM, Lloyd, Trevor <TLloyd@washoecounty.us> wrote:
Hi Julie,
An email would be sufficient. Thank you for asking.

Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning & Development Division
(775) 328-3620
tlloyd@washoecounty.us

From: McKinnon, Julie [mailto:jmckinno@blm.gov]
Sent: Tuesday, June 30, 2015 8:05 AM
To: Lloyd, Trevor
Subject: Fwd: Washoe County June Agency Review Memo

Hi Trevor,

Please see the trailing email.

I am curious if comments could be submitted by email or if a letter is preferred.

----- Forwarded message -----

From: McKinnon, Julie <jmckinno@blm.gov>
Date: Sat, Jun 27, 2015 at 1:58 PM
Subject: Re: Washoe County June Agency Review Memo
To: DFagan@washoecounty.us
Hi Ms. Fagan,

**SB15-002
EXHIBIT D**

I am receipt of you email with the Washoe County Agency Review Memo pertaining to Commnet's proposal to install a communication facility on private land.

How would you prefer a response? Would email be sufficient or would you prefer a letter?

Thanks,
Julie

On Thu, Jun 25, 2015 at 1:44 PM, Dunham, Debra <d1dunham@blm.gov> wrote:
Hi Julie:

I am forwarding this to you as it pertains to Gerlach.

Thank-you,
Debbie Dunham
Realty Specialist
Bureau of Land Management
Division of Cultural, Lands, and Recreation
Humboldt River Field Office
5100 East Winnemucca Boulevard
Winnemucca, Nevada 89445
Phone: 775-623-1598
Fax: 775-623-1503
Email: d1dunham@blm.gov

----- Forwarded message -----

From: WDO_Webmail, BLM_NV <blm_nv_wdo_webmail@blm.gov>
Date: Thu, Jun 25, 2015 at 1:31 PM
Subject: Fwd: Washoe County June Agency Review Memo
To: Debra Dunham <d1dunham@blm.gov>

----- Forwarded message -----

From: Fagan, Donna <DFagan@washoecounty.us>
Date: Mon, Jun 22, 2015 at 11:38 AM
Subject: Washoe County June Agency Review Memo
To: "wfoweb@blm.gov" <wfoweb@blm.gov>
Ms. Dunham,

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

You've been asked to review item #4. Click on the blue highlighted case description for a link to the application.

If you require a paper copy, please let me know.

Thank you,
Donna

Donna Fagan
Office Assistant III
Washoe County Community Services Department

SB15-002
EXHIBIT D

(775) 325-8050 (office)
dfagan@washoecounty.us
1001 E. Ninth St., Bldg. A, Reno, NV 89512

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Julie McKinnon
Realty Specialist
Winnemucca District Office
775.623.1734

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OFFICIAL NOTICE OF PUBLIC HEARING

DATE: July 27, 2015

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, August 6, 2015

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

PUBLIC HEARING: Special Use Permit Case Number SB15-002 (Commnet - Gerlach Wireless Communication Facility) – Hearing, discussion, and possible action to allow the placement of a wireless communication facility to include a 50-foot tall monopole and equipment shelter.

- Applicant: Commnet of Nevada, LLC.
Attn: Kristen Hubbard
1562 N. Park Street
Castle Rock, CO 80109
- Property Owner: Jola Mott
PO Box 193
Gerlach, NV 89412
- Location: State Route 34, Several Miles North of Gerlach
- Assessor's Parcel Number: 071-180-29
- Parcel Size: ±360 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: None
- Development Code: Authorized in Article 324, Communication Facilities and 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T33N, R23E, MDM,
Washoe County, NV
- Prepared by: Trevor Lloyd, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3620
- E-Mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2015**. Then click on the desired agenda.