

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Commnet Wireless - Vya, NV			
Project Description: Commnet Wireless proposes the construction of a new unmanned wireless communication facility serving the Vya and surrounding area.			
Project Address: Washoe County E911 Assigned Address: 89000A Dugway Road, Gerlach, NV 89413			
Project Area (acres or square feet): 7,469 sf lease area along with access and utility easements			
Project Location (with point of reference to major cross streets AND area locator): <small>From Vya, NV, head north on CR 34 N (1.4 miles) continue straight onto Dugway Road (1.5 miles). Turn left onto unnamed dirt road to site.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
061-010-49	773.890015 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP19-003 (Vya Monopole)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: United States of America - BLM		Name: CIS Communications, LLC	
Address: 708 W. 12th St		Address: 749 Old Ballas Road	
Alturas, CA	Zip: 96101	Creve Coeur, MO	Zip: 63141
Phone: (530) 233-7907	Fax:	Phone: (314) 569-2275	Fax:
Email: rpedotti@blm.gov		Email: julie@ciscomm.com	
Cell:	Other:	Cell: (314) 640-5182	Other:
Contact Person: Rylee Pedotti, Realty Specialist		Contact Person: Julie Krekeler - General Manager	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Commnet of Nevada, LLC (dba Commnet Wireless)		Name:	
Address: 1562 North Park Street		Address:	
Castle Rock, CO	Zip: 80109		Zip:
Phone: (720) 733-7854	Fax:	Phone:	Fax:
Email: Cindy.Phillips@geoverse.io		Email:	
Cell: (720) 733-7854	Other:	Cell:	Other:
Contact Person: Cindy Phillips - Director of Real Estate		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

See Attached Supplemental Information.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

See Attached Supplemental Information.



March 4, 2021

Trevor Lloyd
Washoe County
Planning and Development Division
1001 E. Ninth Street
Reno, NV 89512

RE: Amendment of Conditions Application for WSUP19-003, Vya, NV 89000A Dugway Road, Gerlach, NV 89413

Trevor,

Per our recent conversations, please find enclosed an Amendment of Conditions Application for the above referenced Special Use Permit where Commnet of Nevada, LLC requests to amend condition 1 (d) for an additional one (1) year to allow all final permitting and right of way grants to be issued by Washoe County and the Bureau of Land Management. The submittal contains the following documents.

This application is for the March 8, 2021 submittal to be placed on the May 6, 2021 Board of Adjustment Agenda.

1. Filing Fee Check
2. Washoe County Development Application
3. Amendment of Conditions Application Supplemental Information
4. Property Owner Affidavit
5. Proof of Property Tax Payment – not required, Federal lands
5. Site Plan and survey
6. Location Map
7. Flash Drive containing Application materials

Upon review, if you have any questions or need additional materials, I can be reached at (314) 640-5182 cell or (314) 569-2275 office.

Sincerely,

Julie Krekeler
General Manager

Enclosures

Amendment of Conditions Application Supplemental Information (All required Information may be separately attached)

1. The following information is required for an Amendment of Conditions:

a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.

Commnet of Nevada, LLC (Commnet Wireless) is seeking to extend the Board of Adjustment Action Conditions of Approval for Special Use Permit WSUP19-0003 for an additional one (1) year to obtain all required Bureau of Land Management final Right-of-Way grants and the issuance of Washoe County's Building Permit.

Over the course of the past two (2) years, the Applegate/Susanville, CA, Bureau of Land Management Field Offices has faced several obstacles including the California/Nevada forest fires, COVID-19, and short-staffing. The additional one (1) year will be necessary to ensure adequate time frame to obtain all final grants and permits.

b. Identify the specific Condition or Conditions that you are requesting to amend.

Commnet Wireless requests to amend condition 1 (d) of the Washoe County Planning and Building Division where it states that 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 approval date for WSUP19-0003 was issued June 6, 2019.

While Commnet Wireless has submitted construction drawings and is working with Washoe County Planning and Building Department, the Bureau of Land Management must also review and approve all final changes to the construction drawings prior to issuing the final right of way grant.

c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

Please refer to the Board of Adjustment Action Order for Special Use Permit WSUP19-0003 dated June 6, 2019

Existing Condition 1 (d) language

The applicant shall submit complete construction plans and building permit shall be issued with 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 Building Division.

Proposed Condition 1 (d) language

The applicant shall submit complete construction plans and building permit shall be issued within one (1) year from the date of Amendment of Conditions 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 Building Division.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

This telecommunications facility is part of the FirstNet nationwide buildout to provide an emergency broadband network dedicated to first responders (ie Fire, Police, EMT) for the ability to communicate on a single network for any public safety needs in the area. In addition, the tower will provide expansion of LTE for Commnet and any of its collaboration partners/collocators.

The approval of this Amendment is vital in the expansion of FirstNet's coverage to provide reliable communications for public safety.

Property Owner Affidavit

Applicant Name: Commnet of Nevada, LLC

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, CRAIG R. DRAKE
(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): 061-010-49

Printed Name CRAIG R. DRAKE
Signed Craig R. Drake
Address 708 W. 12th ST.
ALTURAS, CA 96101

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

(Notary Stamp)

see att. Just
Notary Public in and for said county and state

My commission expires: _____

- *Owner refers to the following: (Please mark appropriate box.)
- Owner
 - Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 - Power of Attorney (Provide copy of Power of Attorney.)
 - Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 - Property Agent (Provide copy of record document indicating authority to sign.)
 - Letter from Government Agency with Stewardship

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

~~_____

_____~~

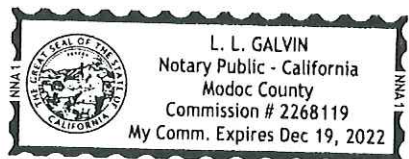
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Modoc

Subscribed and sworn to (or affirmed) before me
on this 4 day of April, 2019,
by Craig R. Drake
Date Month Year



(1) Craig R. Drake
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]
Signature of Notary Public

Seal
Place Notary Seal Above

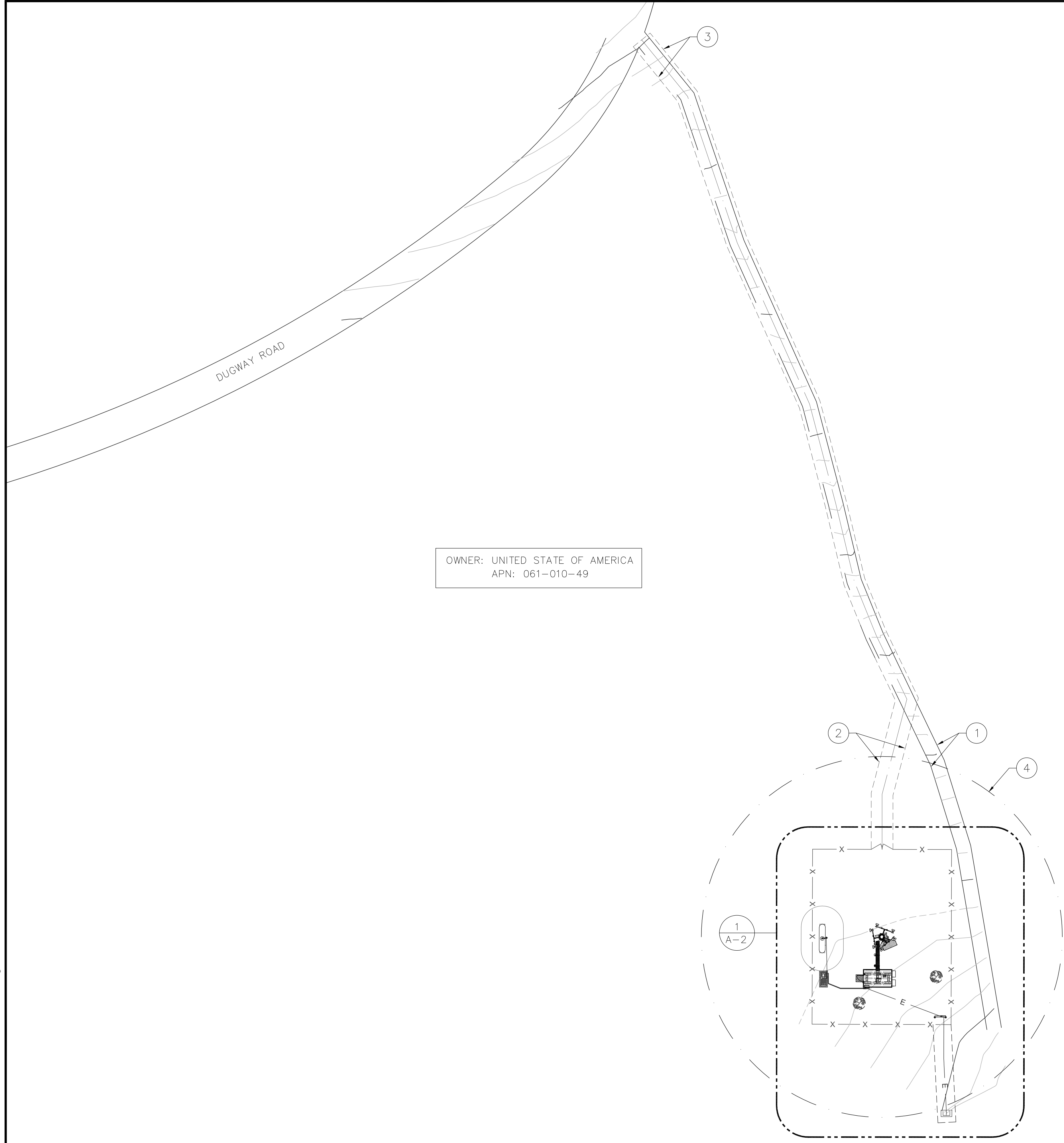
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

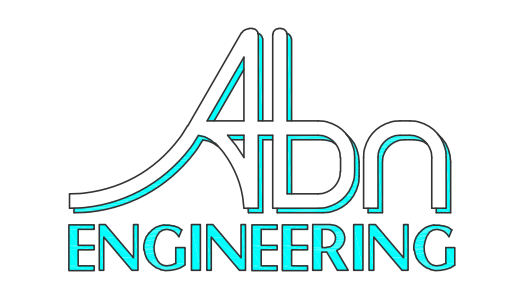
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OWNER: UNITED STATE OF AMERICA
APN: 061-010-49

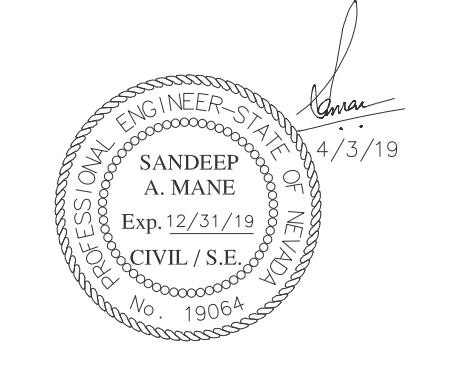
COMPOUND PLAN KEYED NOTES: #

1. (E) DIRT ROAD
2. (N) 12' WIDE DIRT ACCESS ROAD
3. (N) 12' WIDE ACCESS EASEMENT
4. CONSTRUCTION WORK AREA ±100' RADIUS, THE AREA WITHIN THIS BOUNDARY TO BE USED AS TEMPORARY CONSTRUCTION ZONE, STAGING MATERIAL AREA, VEHICLE ACTIVITY AREA AND GENERAL CONSTRUCTION PURPOSE. THIS AREA WILL RECLAIMED AND CLEANED UP AFTER CONSTRUCTION IS COMPLETE.



1337 E DESERT FLOWER LANE
PHOENIX, AZ 85048
PHONE: (480) 213-8524

PE SEAL



DESIGNER: JASON NGO

LEAD EE: SB

LEAD CE/SE: SAM

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
H	1/25/19	COMMENTS	JN
I	2/13/19	COMMENTS	JN
J	2/18/19	COMMENTS	JN
K	2/19/19	FINAL CD	JN
L	4/3/19	REVISED CD	JN

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

SITE NAME

VYA, NEVADA

PROJECT

RAW LAND MONOPOLE

SITE ADDRESS

LAT: 41° 35' 30.76358"N
LONG: 119° 52' 47.14752"W
89000A DUGWAY ROAD
GERLACH, NV 89413

SHEET TITLE

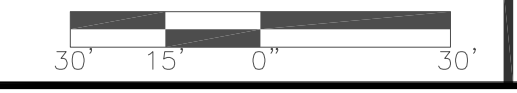
OVERALL SITE PLAN

SHEET NUMBER

A-1



22"x34" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"



OVERALL SITE PLAN

1

LEGAL DESCRIPTIONS

BEING A PORTION OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, MDB&M., WASHOE COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

"PARCEL A" (LEASE AREA)

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, M.D.B.&M.;

THENCE NORTH 77°40'28" EAST, 2441.54 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°49'37" EAST, 72.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING, SOUTH 89°49'37" EAST, 5.00 FEET;

THENCE NORTH 00°10'23" EAST, 97.00 FEET;

THENCE NORTH 89°49'37" WEST, 38.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE CONTINUING, NORTH 89°49'37" WEST, 38.50 FEET;

SOUTH 00°10'23" WEST, 97.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,469 SQ.FT. MORE OR LESS.

"PARCEL B" (UTILITY EASEMENT)

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "A";

THENCE SOUTH 12°50'26" EAST, 54.25 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS, AND TO BEGIN ON THE SOUTH LINE OF "PARCEL A".

CONTAINING 542 SQ.FT. MORE OR LESS.

"PARCEL C" (ACCESS EASEMENT)

BEING A STRIP OF LAND 12.00 FEET IN WIDTH, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "B";

THENCE NORTH 00°00'00" EAST, 30.57 FEET;

THENCE NORTH 14°37'01" WEST, 54.43 FEET;

THENCE NORTH 25°42'37" WEST, 39.11 FEET;

THENCE NORTH 22°04'32" WEST, 32.34 FEET;

THENCE NORTH 13°24'41" WEST, 44.10 FEET;

THENCE NORTH 14°43'36" WEST, 57.25 FEET;

THENCE NORTH 24°09'51" WEST, 97.94 FEET;

THENCE NORTH 18°44'16" WEST, 85.71 FEET;

THENCE NORTH 39°03'24" WEST, 40.30 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS, AND TO BEGIN ON THE NORTH LINE OF "PARCEL A".

CONTAINING 5,781 SQ.FT. MORE OR LESS.

PARENT PARCEL LEGAL DESCRIPTION

LYING WITHIN SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA.

OWNERSHIP INFORMATION

OWNER = UNITED STATES OF AMERICA
CONTACT = N/A

ASSESSOR'S PARCEL NUMBER = 061-010-49

VESTING DOCUMENT = N/A

TITLE REPORT DATA AND EXCEPTIONS

NO TITLE REPORT PROVIDED.

BASIS OF BEARINGS

GRID NORTH BASED UPON THE NORTH AMERICAN DATUM OF 1983/94 (2011), NEVADA WEST ZONE (2703) COORDINATES PROVIDED BY OPUS SOLUTION; THE DISTANCES ARE BASED ON A GROUND SCALE FACTOR OF 1.0002506172 REFERENCED FROM A POINT NEAR THE PROJECT WITH A LATITUDE OF 41°35'30.19834" N AND A LONGITUDE OF 119°52'47.01529" W AND A NORTH AMERICAN VERTICAL DATUM OF 1988 HEIGHT OF 6167.50 FEET USING GEOID12A

PROPOSED TOWER COORDINATES

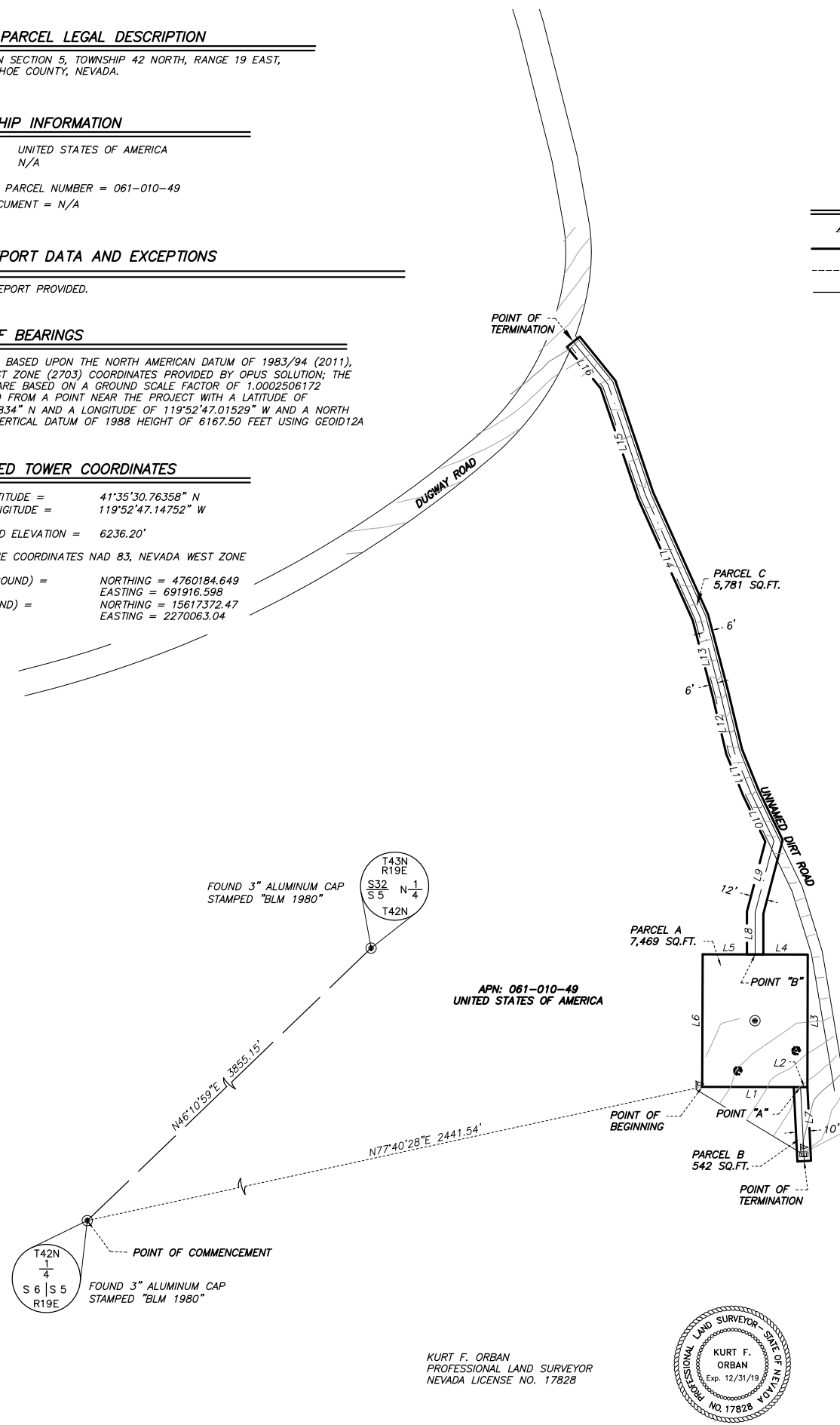
NAD 83 LATITUDE = 41°35'30.76358" N
LONGITUDE = 119°52'47.14752" W

SITE GROUND ELEVATION = 6236.20'

STATE PLANE COORDINATES NAD 83, NEVADA WEST ZONE

METERS (GROUND) = NORTHING = 4760184.649
EASTING = 691916.598

FEET (GROUND) = NORTHING = 15617372.47
EASTING = 2270063.04



LEGEND

APN	ASSESSORS PARCEL NUMBER
—	PROPOSED EASEMENT LINE
- - - - -	EXISTING EASEMENT LINE
—	SECTION LINE
⊙	FOUND MONUMENTATION AS DESCRIBED
⊖	ELECTRIC PULL BOX
▽	ELECTRIC MARKER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°49'37"W	72.00'
L2	N89°49'37"W	5.00'
L3	S0°10'23"W	97.00'
L4	S89°49'37"E	38.50'
L5	S89°49'37"E	38.50'
L6	N0°10'23"E	97.00'
L7	S2°50'26"E	54.25'
L8	N0°00'00"E	30.57'
L9	N14°37'01"E	54.43'
L10	N25°42'37"W	39.11'
L11	N22°04'32"W	32.34'
L12	N13°24'41"W	44.10'
L13	N14°43'36"W	57.25'
L14	N24°09'51"W	97.94'
L15	N18°44'16"W	85.71'
L16	N39°03'24"W	40.30'

WALLACE MORRIS ORBAN
SURVEYING, LLC.
LAND SURVEY CONSULTING
1250 LAMOLLE HIGHWAY, UNIT 628
ELKO, NEVADA 89801
PH: 775.753.3610 FX: 775-753-7078

DESCRIPTION:

REV: DATE:

COMMNET WIRELESS, LLC
VYA SITE, WASHOE COUNTY, NEVADA
061-010-49
TOPOGRAPHY MAP

DATE: 03/29/18
DRAFTER: KFO
FIELD: BH/CH
CHECKED: KFO

JOB NO.
EOM-18020

SHEET
1
OF 1 SHEETS



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order
Special Use Permit Case Number WSUP19-0003 (Vya Monopole)

Decision: Approval with Conditions
 Decision Date: June 6, 2019
 Mailing/Filing Date: June 12, 2019
 Applicant: Commnet of Nevada, LLC
 Assigned Planner: Jacob Parker, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3628
 E-Mail: jparker@washoecounty.us

Special Use Permit Case Number WSUP19-0003 (Vya Monopole) – For possible action, hearing, and discussion to approve a special use permit for the installation and operation of a 150-foot tall monopole telecommunication facility with all necessary appurtenances/supporting equipment and facilities and to vary development code requirements for landscaping for a commercial use by waiving them for this project.

- Applicant: Commnet of Nevada LLC
- Property Owner: United States of America
- Location: Immediately north of State Route 8A, ±2 miles west of Fortynine Lake
- APN: 061-010-49
- Parcel Size: 773.89 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 324, Communication Facilities and Article 810 Special Use Permits
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



To: Commnet of Nevada, LLC
Subject: Special Use Permit Case Number WSUP19-0003
(Vya Monopole)
Date: June 11, 2019
Page: 2

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

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/JP/df

Attachments: Conditions of Approval

Applicant: Commnet of Nevada LLC
1562 North Park St.
Castle Rock, CO 80109

Owner: United States of America – BLM
2550 Riverside Dr.
Susanville, CA 96130

To: Commnet of Nevada, LLC
Subject: Special Use Permit Case Number WSUP19-0003
(Vya Monopole)
Date: June 11, 2019
Page: 3

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Don Coon, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Gerlach/Empire Citizen Advisory Board



Conditions of Approval

Special Use Permit Case Number WSUP19-0003

The project approved under Special Use Permit Case Number WSUP19-0003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June, 06 2019. 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.

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, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

Washoe County Planning and Building Division

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

Contact Name – Jacob Parker (775) Phone Number, jparker@washoecounty.us

- a. 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.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall demonstrate conformance to State of Nevada Executive Order 2018-32, Order Establishing Use of the Nevada Greater Sage-Grouse Conservation Plan and Credit System. The Planning and Building Division shall determine compliance with this condition.
- d. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- e. All existing trees and landscaping removed as part of the construction of this facility shall be replaced at the rate of two trees for each tree removed and two bushes for each bush removed.
- f. The monopole tower shall not exceed 150 feet in maximum height, as approved under this special use permit WSPU19-0003.
- g. 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.

- h. 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).
- i. 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.
- j. The following **Operational Conditions** shall be required for the life of the unmanned wireless telecommunications monopole.
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. 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 Building Division.
 - iii. 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 Building 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 Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

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 – Leo Vesely and (775) 328-2041, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall provide documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan.

*** End of Conditions ***