

Community Services Department

Planning and Building

**SPECIAL USE PERMIT**

(see page 7)

**SPECIAL USE PERMIT FOR GRADING**

(see page 9)

**SPECIAL USE PERMIT FOR STABLES**

(see page 12)

**APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## 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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

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 type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

# Property Owner Affidavit

**Applicant Name:** Summit Christian Church

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, CHRISTOPHER WINSLOW  
(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): 083-730-13

Printed Name CHRISTOPHER WINSLOW

Signed [Signature]

Address 7075 PARAMOUNT WAY, SPARKS NV 89436

Subscribed and sworn to before me this 26 day of May, 2020

Ruth A. Faigin  
Notary Public in and for said county and state

My commission expires: Sept 01, 2023

(Notary Stamp)



\*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

Community Services Department  
Planning and Building  
DIRECTOR'S MODIFICATION OF  
PARKING/LANDSCAPING  
MINOR DEVIATION  
STANDARDS APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Washoe County Development Application

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Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
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<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		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):	

# Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

3. Are you proposing to mitigate the effect of the modification or reduction?

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

**PROJECT SUPPORT STATEMENT**  
**DEVELOPMENT APPLICATION FOR VERIZON SITE**

**APN 083-730-13**

**7075 PYRAMID HWY, SPARKS, NV 89436**

**INTRODUCTION**

AT&T Wireless, T-Mobile and Sprint are existing wireless carriers in three varying locations on this parcel. This application is to add Verizon Wireless, as a fourth carrier to the Summit Church parcel. TMWA parcel is unavailable. The existing Cross is carrier-specific and does not have adequate space or capacity to house stealth antennas, as a co-location. The faux rock is carrier-specific and does not have adequate space or capacity to house stealth antennas, as a co-location.

Verizon Wireless weighed stealth designs, including a short monopine, another cross, and another rock. It was felt that a monopine would be out of place, a cross was impractical given the amount and size of equipment that would be required inside it, and that another faux rock would not be the best visual solution because of its massive size requirement. To break up the design, and at the request of Summit Church, Verizon proposes a faux, 4-legged water tower with appearance similar to a combination of those located in both Red Hawk community in Sparks, and the Arrow Creek community in Reno. The faux tank would accommodate a future co-location carrier at a second centerline within the same structure. A secure, slatted chain link fence of similar color to the surrounding environment will shield the ground equipment from view. Cut and fill grading will be required, but at 750+/- yards, does not require a Major Grading SUP.

For background, VERIZON Wireless is seeking to improve communications service in this stretch of Pyramid Hwy. in an effort to improve coverage and capacity generally around the Spring Ridge subdivision to the south, residences between Summit Church and Sparks Blvd. on the east, and residences up to Kiley Parkway on the north, all as part of VERIZON's larger Washoe County Initiative. This network development will also increase public safety within these areas and bring wireless service to areas that currently have poor coverage and capacity service.

Wireless use already exists in three installations on this parcel. If this SUP is approved, Verizon's equipment and antennas are designed to comply with Washoe County wireless design guidelines with a properly entitled stealth design. Washoe County favors co-location wherever possible. And in the absence of a suitable existing stealth structure, an additional, fourth structure is required.

Specifically, code allows: PSP height (65ft) + 10ft for = 75ft. A density bonus allows an additional 25% height increase for the water tower stealth design, which brings total allowable height to 93.75ft max per 110.324.50e(2)&(4). Verizon is proposing only 75', well within code specifications.

The fence height complies with 412. Code does not require formal landscaping. However, Verizon will replant native vegetation (hydroseed or equivalent) in disturbed areas per specification as directed by Washoe County. The entire developed area does not abut a residential use, and Verizon will screen with a 7ft fence.

The site is intended to accommodate two antenna arrays into this one stealth design.

(continued on next page)

Project Support Statement Ponderosa Ranch site

## **SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE**

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

## **CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE**

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

## **COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS**

This project has been carefully designed to comply with applicable standards for Washoe County. For reference, Verizon's plans are attached that show Verizon's proposed location in relation to the other three existing carriers.

## **COMPLIANCE WITH FCC STANDARDS**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation VERIZON Wireless' FCC License. In addition, this project will conform to all FCC standards.

## **TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

VERIZON offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community.

## **LIGHTING**

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

## **NOISE**

A stand-by emergency generator is proposed within the premises, and is used in emergency situations when grid power is unavailable. Weekly testing for 15-30 minutes occurs during regular business hours.

## **HAZARDOUS MATERIAL**

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

## **ENVIRONMENTAL SETTING**

VERIZON Wireless is proposing a new monopine and solid, wood fence premises surrounding the equipment shelter that blends with the existing architectural surroundings.

## **CONSTRUCTION SCHEDULE**

Total construction time is 6-8 weeks for Verizon to complete its installation of all equipment, but only after obtaining a separate building permit. The crew size will range from two to ten individuals.

Aerial photograph showing the viewpoints for the photosimulations.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436



1

Existing installations by others to remain

Existing

Photosimulation of the view looking southwest from Pyramid Way, approaching the site from the north.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436

**verizon**✓

Proposed faux water tank

Proposed

2

Existing installations by others to remain

Existing

Photosimulation of the view looking west from the Summit Church south parking lot.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436

**verizon**✓

Proposed faux water tank

Proposed

3

Existing installations by others to remain



Existing

Photosimulation of the view looking west-northwest from the end of Dorchester Drive.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436



Proposed faux water tank



Proposed

4

Existing installations by others to remain



**Existing**

Photosimulation of the view looking west-northwest from the nearest point along northbound Pyramid Way.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436

**verizon**✓

Proposed faux water tank



**Proposed**

5

Existing installations by others to remain

Existing

Photosimulation of the view looking south-southwest from the north end of the loop road.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436

**verizon**✓

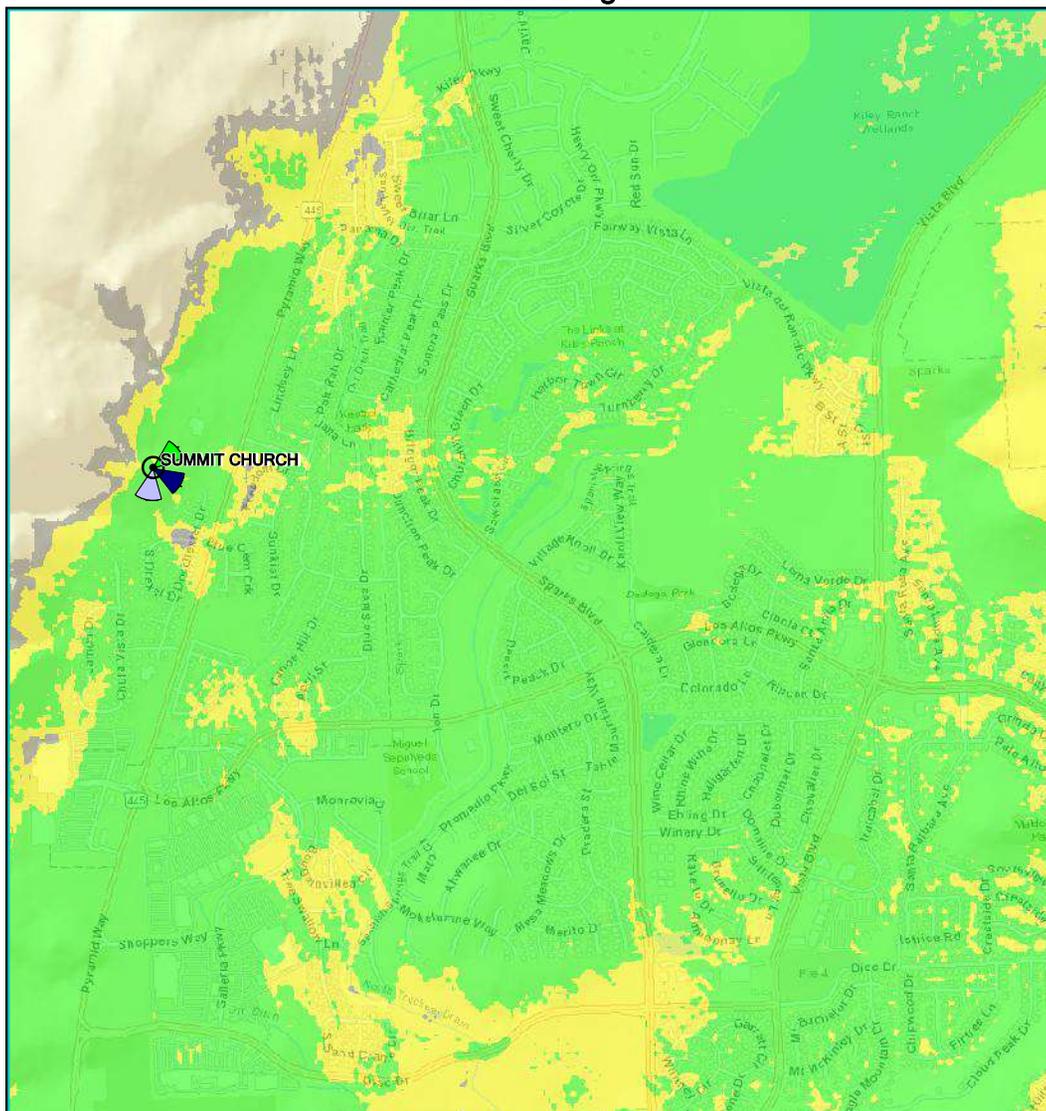
Proposed faux water tank

Proposed

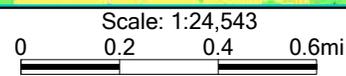
# SUMMIT CHURCH COVERAGE MAPS



## Site Coverage



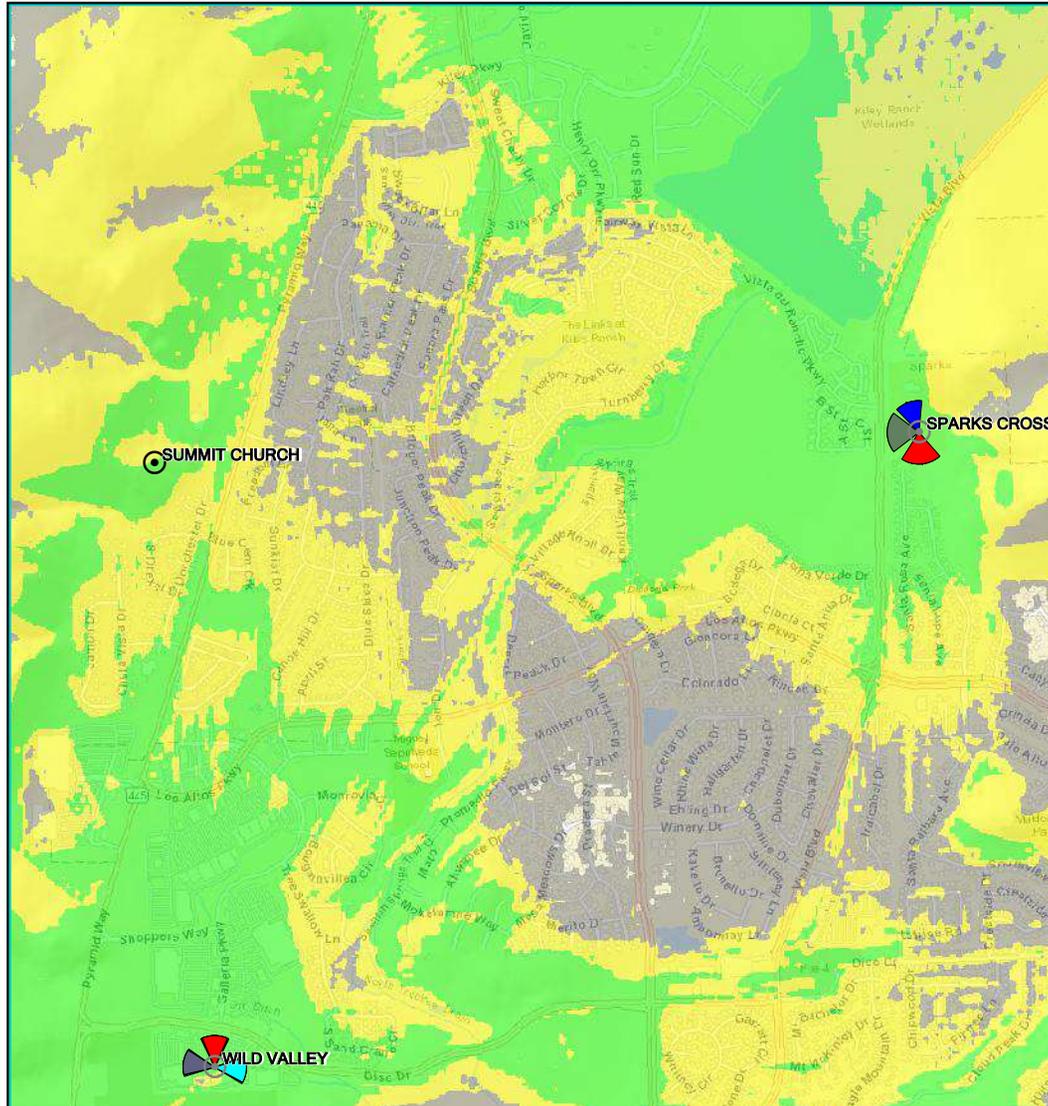
- LTE: AWS: RSRP - Site Coverage
- Best Signal Level (dBm)  $\geq -85$
  - Best Signal Level (dBm)  $\geq -95$
  - Best Signal Level (dBm)  $\geq -105$



# SUMMIT CHURCH COVERAGE MAPS



Before Coverage



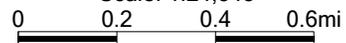
LTE: AWS: RSRP - Existing Coverage

Best Signal Level (dBm)  $\geq -85$

Best Signal Level (dBm)  $\geq -95$

Best Signal Level (dBm)  $\geq -105$

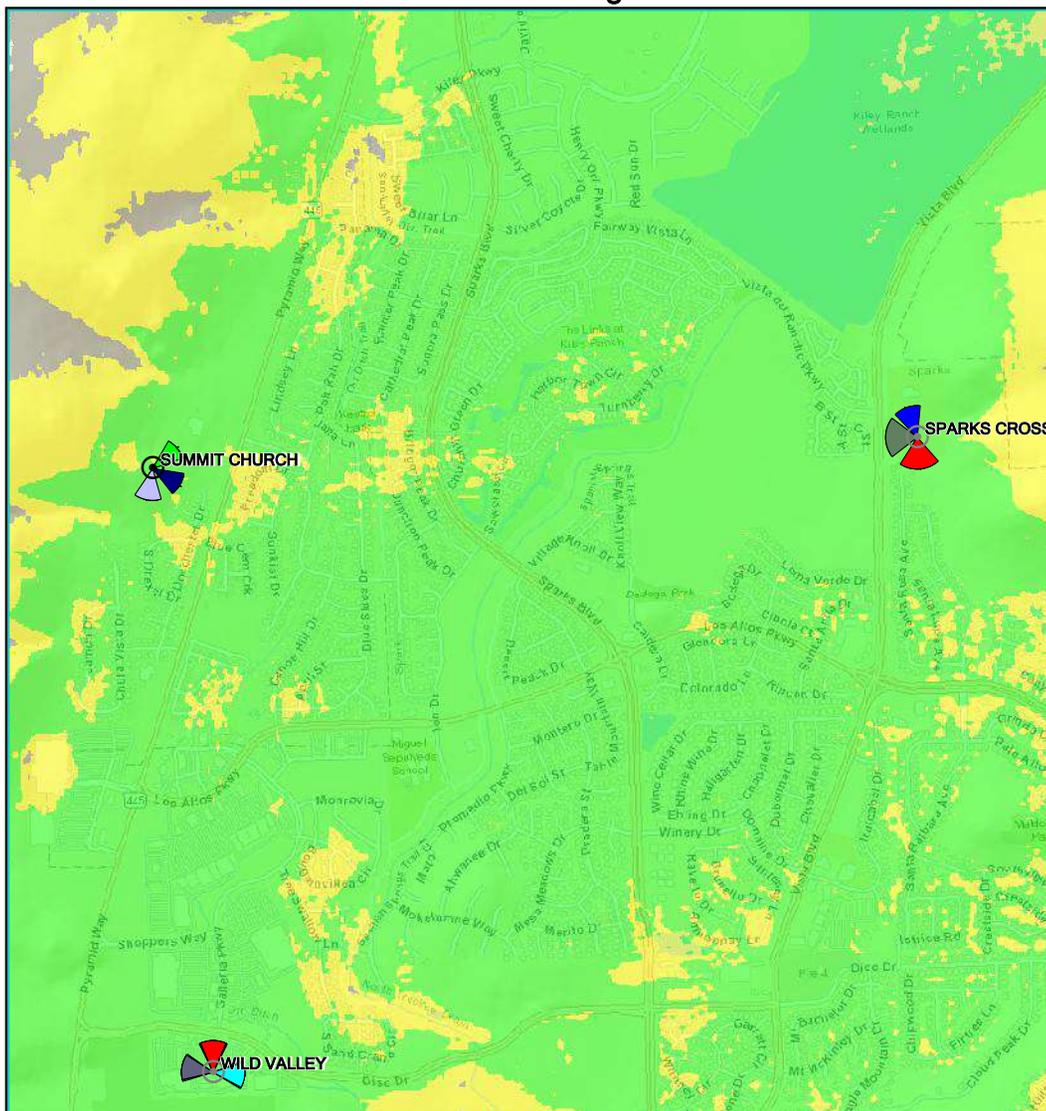
Scale: 1:24,543



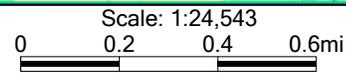
# SUMMIT CHURCH COVERAGE MAPS



After Coverage



- LTE: AWS: RSRP - After Coverage
- Best Signal Level (dBm)  $\geq -85$
- Best Signal Level (dBm)  $\geq -95$
- Best Signal Level (dBm)  $\geq -105$





**SUMMIT CHURCH**  
 7075 PYRAMID WAY, SPARKS, NV 89436  
 LOCATION NUMBER: 497892

VERIZON WIRELESS EQUIPMENT ENGINEER: SIGNATURE _____ DATE _____	VERIZON WIRELESS REAL ESTATE: SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION: SIGNATURE _____ DATE _____	VERIZON WIRELESS RF ENGINEER: SIGNATURE _____ DATE _____
PROPERTY OWNER: SIGNATURE _____ DATE _____	EPIC WIRELESS GROUP INC - LEASING SIGNATURE _____ DATE _____
EPIC WIRELESS GROUP INC - CONSTRUCTION SIGNATURE _____ DATE _____	EPIC WIRELESS GROUP INC - ZONING SIGNATURE _____ DATE _____

**SUMMIT CHURCH**

497892  
 7075 PYRAMID WAY  
 SPARKS, NV 89436



2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

**Streamline Engineering**  
 and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95661  
 Contact: Larry Houghby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

KEVIN R. SORENSEN  
 S4469

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
	12/04/20	ZD 90%	C.C.
	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: J. GRAY  
 APPROVED BY: -  
 DATE: 02/02/21

**SHEET TITLE:**  
 TITLE SHEET  
**SHEET NUMBER:**  
 T-1

**PROJECT DESCRIPTION**

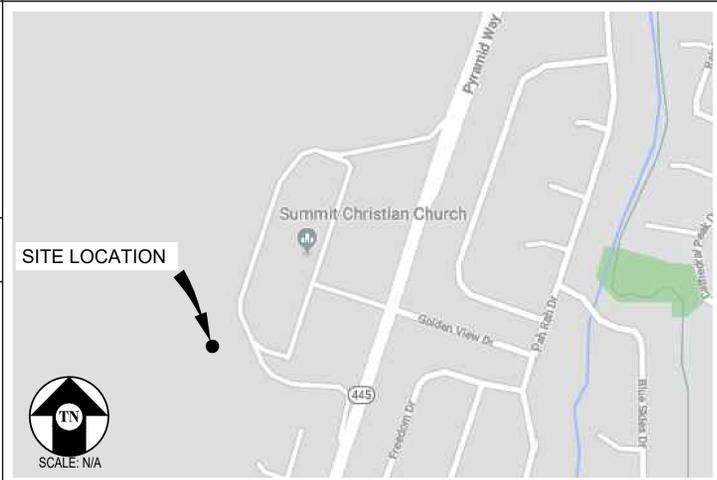
A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (P) VERIZON WIRELESS 75'-0" FAUX WATER TANK
- (9) (P) VERIZON WIRELESS ANTENNAS
- (9) (P) RADIO UNITS
- (2) (P) SURGE SUPPRESSORS, (1) @ EQUIPMENT & (1) @ ANTENNAS
- (P) VERIZON WIRELESS 30KW DIESEL GENERATOR ON 132 GAL UL #142 RATED FUEL TANK
- (P) VERIZON WIRELESS 30'-0"X30'-0" (900 SQ FT) EQUIPMENT LEASE AREA
- (P) GPS ANTENNA
- (P) HYBRID TRUNK CABLE

**PROJECT INFORMATION**

SITE NAME:	SUMMIT CHURCH	SITE #:	497892
COUNTY:	WASHOE	JURISDICTION:	WASHOE COUNTY
APN:	083-730-13	POWER:	NV ENERGY
SITE ADDRESS:	7075 PYRAMID WAY SPARKS, NV 89436	FIBER:	T.B.D.
CURRENT ZONING:	GENERAL RURAL (GR)		
CONSTRUCTION TYPE:	I-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	SUMMIT CHRISTIAN CHURCH 7075 PYRAMID WAY SPARKS NV. 89436 ATTN: CHRIS WINSLOW CWINSLOW@SUMMITNV.ORG (775) 424-5683 EXT 106		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630		
LEASING CONTACT:	ATTN: BUZZ LYNN (775) 852-5367 BUZZ.LYNN@EPICWIRELESS.NET		
ZONING CONTACT:	ATTN: BUZZ LYNN (775) 852-5367 BUZZ.LYNN@EPICWIRELESS.NET		
CONSTRUCTION CONTACT:	ATTN: JOE ZAGAR (916) 747-5758 JOE.ZAGAR@EPICWIRELESS.NET		

**VICINITY MAP**



**CODE COMPLIANCE**

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

1. 2018 INTERNATIONAL BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
2. 2018 INTERNATIONAL RESIDENTIAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
3. 2018 INTERNATIONAL EXISTING BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
4. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
5. 2018 INTERNATIONAL FUEL GAS CODE
6. 2018 INTERNATIONAL MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
7. 2018 UNIFORM PLUMBING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
8. 2018 UNIFORM MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
9. 2017 NATIONAL ELECTRICAL CODE
10. 2012 INTERNATIONAL FIRE CODE
11. 2012 WLDLAND URBAN INTERFACE CODE
12. 2012 NORTHERN NEVADA AMENDMENTS
13. 2015 NORTHERN NEVADA ENERGY CODE AMENDMENTS
14. 2012 NORTHERN NEVADA FIRE AMENDMENTS
15. CITY/COUNTY ORDINANCES
16. ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

**DRIVING DIRECTIONS**

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598  
 TO: 7075 PYRAMID WAY, SPARKS, NV 89436

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD 0.2 MI
2. USE THE LEFT 2 LANES TO TURN LEFT ONTO OAK GROVE RD 0.5 MI
3. USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD 2.2 MI
4. SLIGHT RIGHT TOWARD BUSKIRK AVE 161 FT
5. SLIGHT RIGHT ONTO BUSKIRK AVE 0.2 MI
6. USE THE LEFT LANE TO TAKE THE INTERSTATE 680 N RAMP 390 FT
7. MERGE ONTO I-680 N 1.8 MI
8. KEEP LEFT AT THE FORK TO STAY ON I-680 N (PARTIAL TOLL ROAD) 5.9 MI
9. KEEP LEFT AT THE FORK TO CONTINUE ON I-680 (TOLL ROAD) 0.1 MI
10. KEEP RIGHT AT THE FORK TO STAY ON I-680 (PARTIAL TOLL ROAD) 14.2 MI
11. USE THE RIGHT 2 LANES TO TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO 0.4 MI
12. MERGE ONTO I-80 E 29.0 MI
13. KEEP LEFT AT THE FORK TO STAY ON I-80 E 12.1 MI
14. USE THE RIGHT 2 LANES TO TAKE EXIT 1A FOR I-80 TOWARD RENO 0.7 MI
15. CONTINUE ONTO I-80 E 11.8 MI
16. KEEP LEFT AT THE FORK TO STAY ON I-80 E 24.5 MI
17. KEEP LEFT TO STAY ON I-80 E (ENTERING NEVADA) 102 MI
18. USE THE RIGHT 2 LANES TO TAKE EXIT 18 TO MERGE ONTO NV-445 N/PYRAMID WAY 0.2 MI
19. USE THE LEFT 2 LANES TO MERGE ONTO NV-445 N/PYRAMID WAY 354 FT
20. CONTINUE STRAIGHT TO STAY ON NV-445 N/PYRAMID WAY 4.2 MI
21. TURN LEFT AT GOLDEN VIEW DR 0.1 MI

END AT: 7075 PYRAMID WAY, SPARKS, NV 89436  
 ESTIMATED TIME: 4 HOUR ESTIMATED DISTANCE: 210 MILES

**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
C-3	GRADING PLAN	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-

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

**Lease Area Description**

All that certain lease area being a portion of that certain resultant parcel as is shown on that certain Record of Survey #5630, filed in the office of the County Recorder of Washoe, and being located in the South half of the Southeast quarter of Section 16, Township 20 North, Range 20 East, M.D.B. & M. Iying Westerly of State Highway 445 also known as the Pyramid Lake Highway, Washoe County Nevada, being more particularly described as follows:

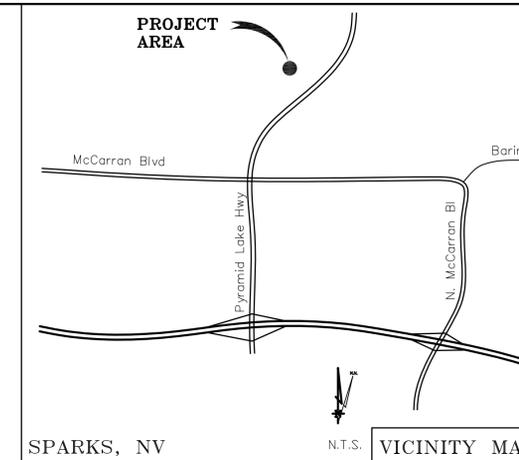
Commencing at a monument in box set for the centerline intersection of Dorchester Drive and Spartan Court from which a similar monument bears South 19°12'39" West 264.34 feet; thence from said point of commencement North 46°34'09" West 685.24 feet to the True Point of Beginning; thence from said point of Beginning North 30.00 feet; thence West 30.00 feet; thence South 30.00 feet; thence East 30.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access and utility purposes twelve feet in width the centerline of which is described as follows: beginning at a point which bears East 6.00 feet from the Southeast corner of the above described lease area and running thence North 30.91 feet; thence North 17°10'14" East 36.90 feet; thence North 02°53'02" East 23.79 feet; thence North 01°58'30" West 12.77 feet; thence North 06°26'12" West 4.95 feet to a point hereafter defined as Point "A"; thence as an access only easement North 39°44'24" West 84.11 feet; thence North 11°57'03" West 39.76 feet; thence North 14°39'51" West 81.64 feet; thence through a non-tangent curve to the left having a radius of 154.62 feet the chord of which bears North 33°25'54" West 52.50 feet more or less to the existing traveled way; thence over and across the underlying parcel and existing traveled way and parking area as is generally shown hereon to the public right of way. To include the turn around area as generally shown hereon.

Also together with a non-exclusive easement for utility purposes eight feet in width the centerline of which is described as follows: Beginning at a point which bears East 7.50 feet from Southeast corner of the above described lease area; thence from said point of beginning at a width of eight feet South 4.57 feet to a point hereafter defined as Point "B"; thence continuing South 6.66 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the center line of which is described as follows: Beginning at Point "B" as previously defined and running thence South 89°07'39" East 457.56 feet; thence South 76°39'58" East 86.11 feet; thence South 87°38'57" East 207.40 feet; thence South 61°41'34" East 24.29 feet; thence South 86°10'04" East 24.7 feet more or less to the public right of way.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "A" as previously defined and running thence North 23°28'55" East 92 feet more or less to the existing Telephone Box.



DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

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

SPARKS, NV N.T.S. VICINITY MAP

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

Verizon Wireless  
 Project Name: Summit Church  
 Project Site Location: 7075 Pyramid Way  
 Sparks, NV 89436  
 Washoe County  
 Date of Observation: 09-09-19

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.  
 Type of Antenna Mount: Proposed Faux Water Tank

Coordinates (Centerline Tank)  
 Latitude: N 39° 35' 34.25" (NAD83) N 39° 35' 34.57" (NAD27)  
 Longitude: W 119° 44' 32.49" (NAD83) W 119° 44' 28.81" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4668' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

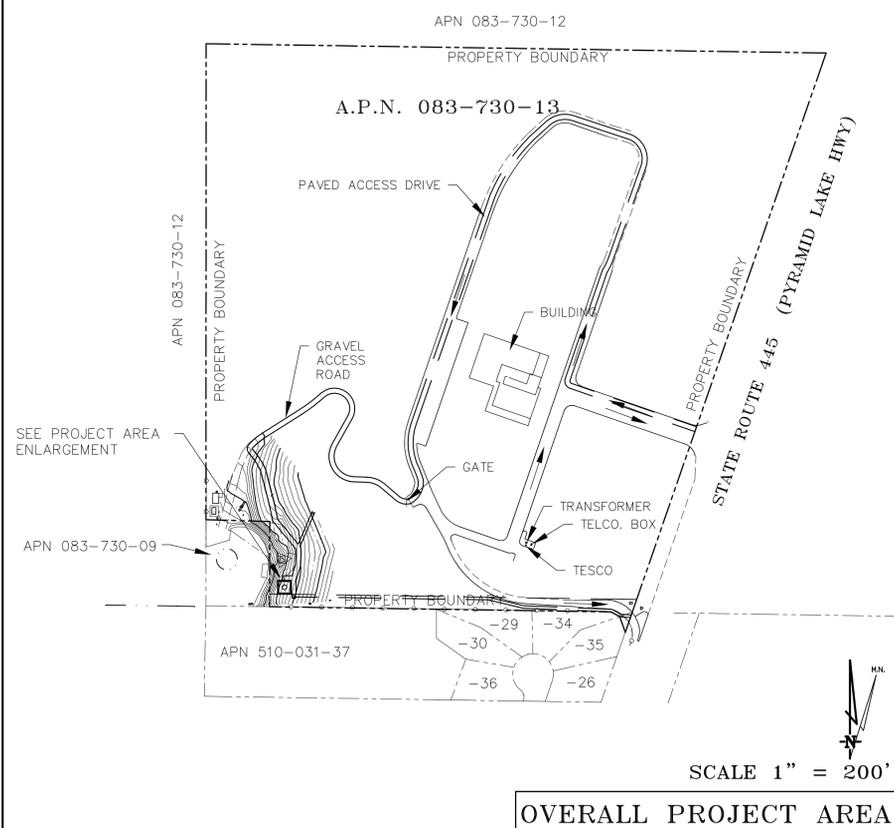
Kenneth D. Geil Nevada PLS 13385

DATE OF SURVEY: 09-09-19  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S.13385.  
 LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 3.52' FROM ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: 2'  
 ASSESSOR'S PARCEL NUMBER: 083-730-13  
 LANDLORD(S): SUMMIT CHRISTIAN CHURCH  
 7075 PYRAMID WAY  
 SPARKS, NV 89436



**SUMMIT CHURCH**  
**7075 PYRAMID WAY**  
**SPARKS, NV 89436**

**PLOT PLAN AND**  
**SITE TOPOGRAPHY**

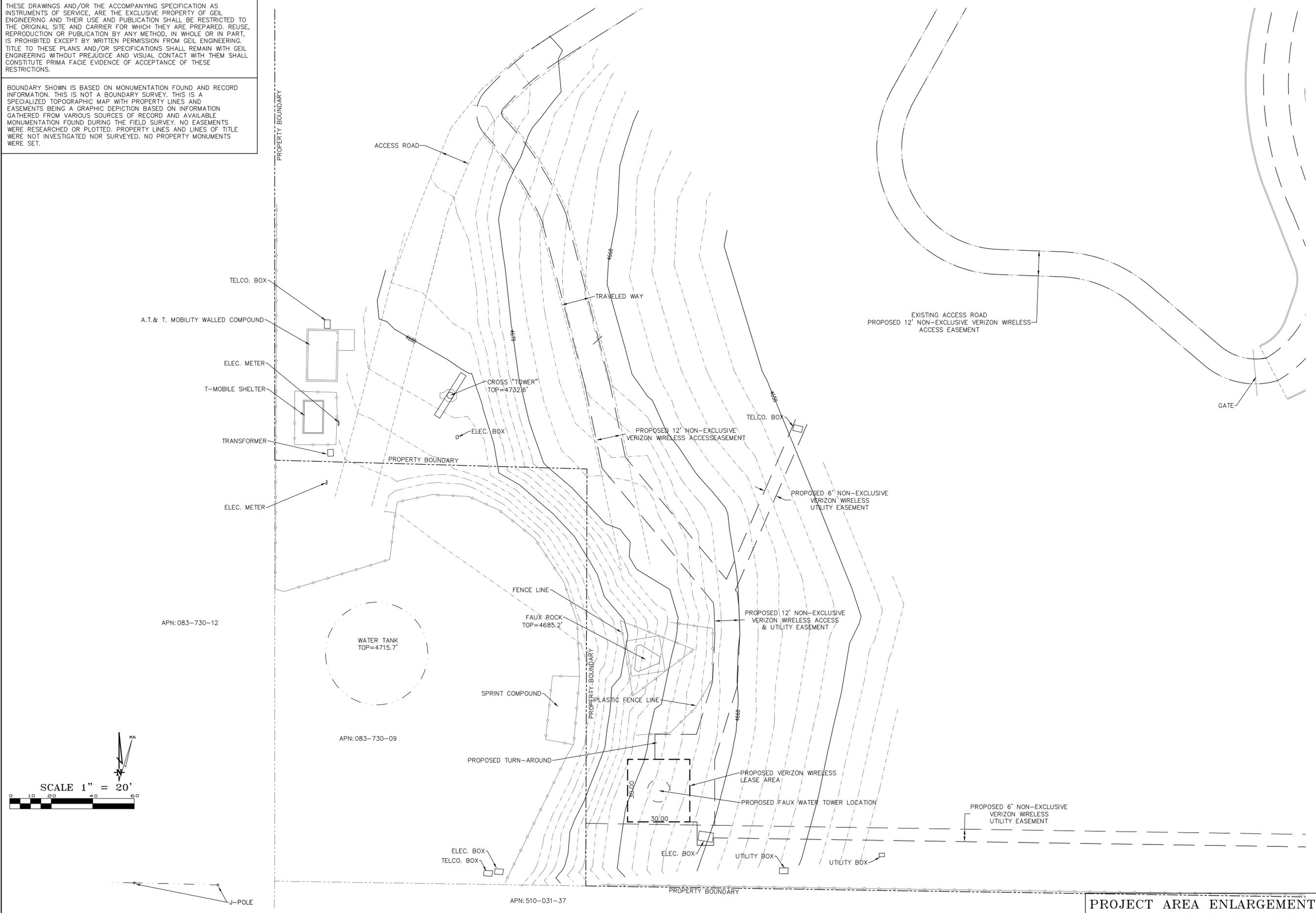


REVISIONS	NO.	DATE	DESCRIPTION
REV	01	09-11-19	Preliminary Drawing
REV	02	09-14-20	Lease Area Added
REV	03	12-30-20	Lease Area Mod.
REV			
REV			
REV			

Sheet  
**C-1**

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

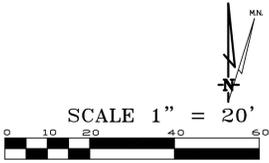


- TELCO. BOX
- A.T. & T. MOBILITY WALLED COMPOUND
- ELEC. METER
- T-MOBILE SHELTER
- TRANSFORMER
- ELEC. METER

APN: 083-730-12



APN: 083-730-09



- ELEC. BOX
- TELCO. BOX

APN: 510-031-37

PROJECT AREA ENLARGEMENT

DEPT		APPROVED		DATE	
ARC					
RE					
RF					
INT					
EE\IN					
OPS					
EE\OUT					

Surveyor  
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 1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 Phone: (530) 885-1226  
 Fax: (530) 885-1100



**SUMMIT CHURCH**  
 7075 PYRAMID WAY  
 SPARKS, NV 89436

**PLOT PLAN AND  
 SITE TOPOGRAPHY**

Sheet  
**C-2**

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

KEVIN R. SORENSEN  
S4469

**ISSUE STATUS**

△	DATE	DESCRIPTION	REV.
	12/04/20	ZD 90%	C.C.
	12/17/20	CLIENT REV	A.A.
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	-	-	-
	-	-	-

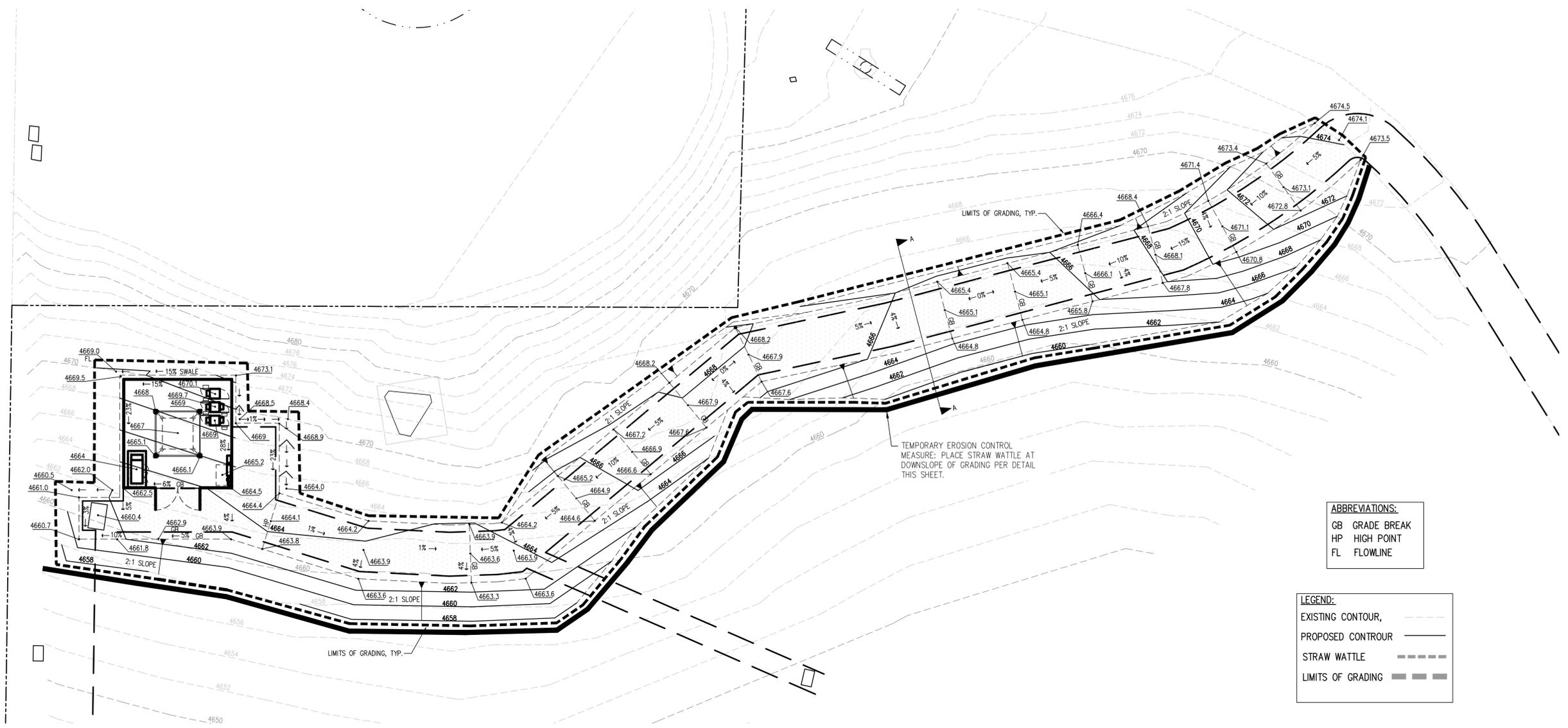
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
DATE:

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

**C-3**



**ABBREVIATIONS:**  
GB GRADE BREAK  
HP HIGH POINT  
FL FLOWLINE

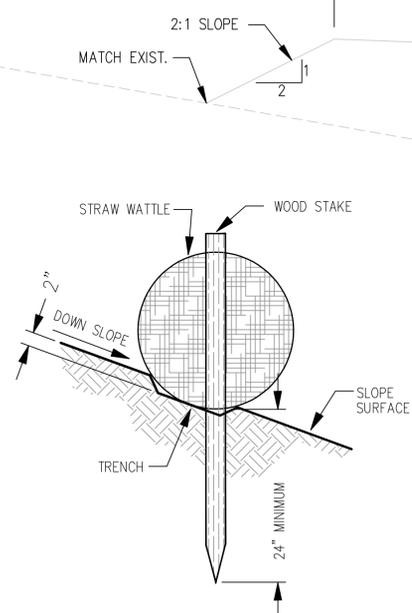
**LEGEND:**  
EXISTING CONTOUR, ---  
PROPOSED CONTOUR, ———  
STRAW WATTLE, - - - - -  
LIMITS OF GRADING, - - - - -

**TOTAL AREA OF DISTURBANCE:**  
13,600 S.F.  
0.31 AC.

**ESTIMATED GRADING VOLUME:**  
CUT: 70 C.Y.  
FILL: 780 C.Y.  
IMPORT: 710 C.Y.

**DEPOSIT & BORROW SITE:**

NOTE: EARTHWORK VOLUMES ARE APPROXIMATE.  
CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK  
CALCULATION FOR BIDDING PURPOSES.



STRAW WATTLE DETAIL  
NOT TO SCALE

ROAD SECTION A-A  
NOT TO SCALE

**GRADING PLAN**

1"=10'-0"



1  
2

2:1 SLOPE

MATCH EXIST.

EXIST. GRADE

FILL, TYP.

4%

2:1 SLOPE

MATCH EXIST.

2'  
SHOULDER

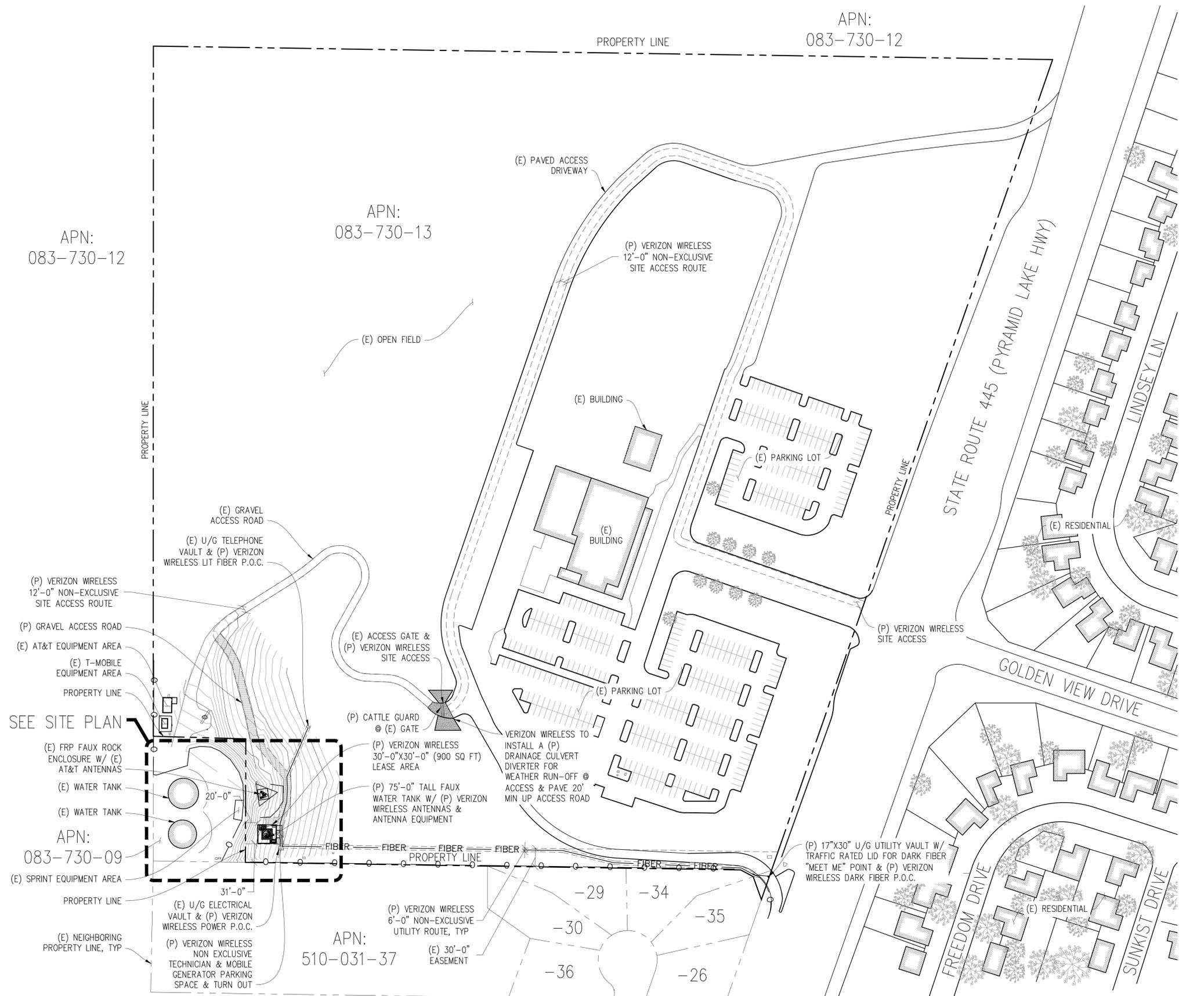
12'  
ACCESS ROAD  
ALL-WEATHER SURFACE

2'  
SHOULDER

LIMITS OF GRADING, TYP.

TEMPORARY EROSION CONTROL  
MEASURE: PLACE STRAW WATTLE AT  
DOWNSLOPE OF GRADING PER DETAIL  
THIS SHEET.

LIMITS OF GRADING, TYP.



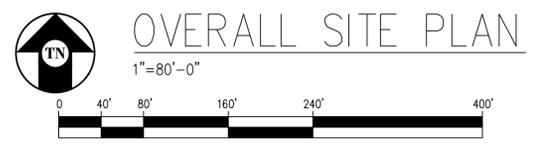
APN: 083-730-12

APN: 083-730-13

APN: 083-730-12

APN: 083-730-09

APN: 510-031-37



OVERALL SITE PLAN

SUMMIT CHURCH

497892  
7075 PYRAMID WAY  
SPARKS, NV 89436



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



8445 Sierra College Blvd., Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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S4469

ISSUE STATUS

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	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 02/02/21

SHEET TITLE:  
OVERALL  
SITE PLAN  
SHEET NUMBER:  
**A-1**





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	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

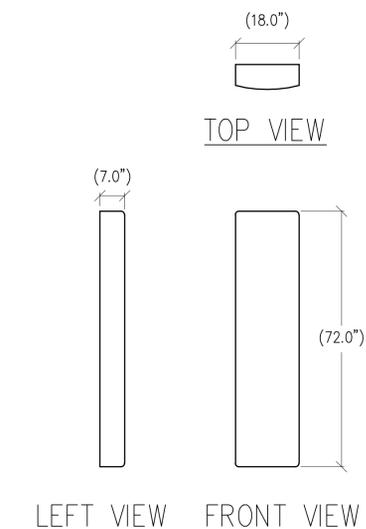
DATE: 02/02/21

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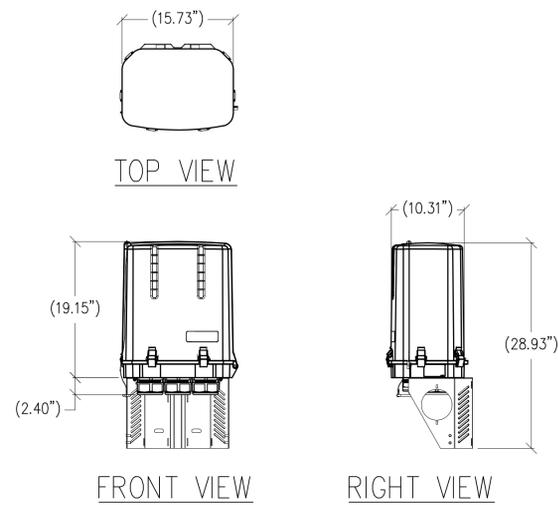
ANTENNA PLAN  
& DETAILS

SHEET NUMBER:

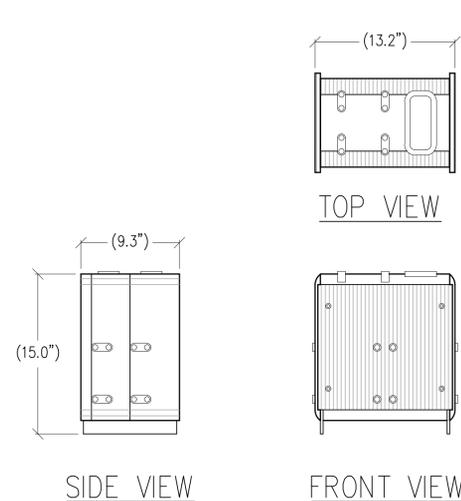
A-4



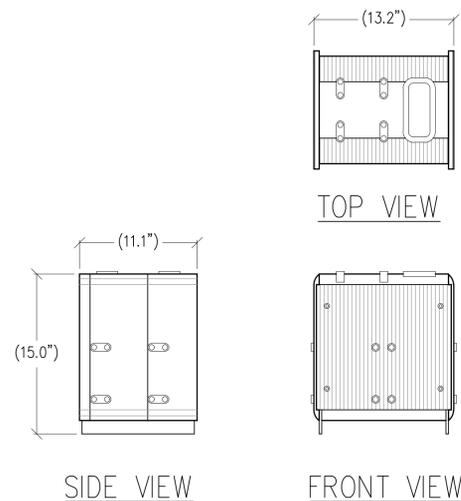
1 ANTENNA DETAIL  
1/2"=1' MAX WEIGHT: 73.6 LBS



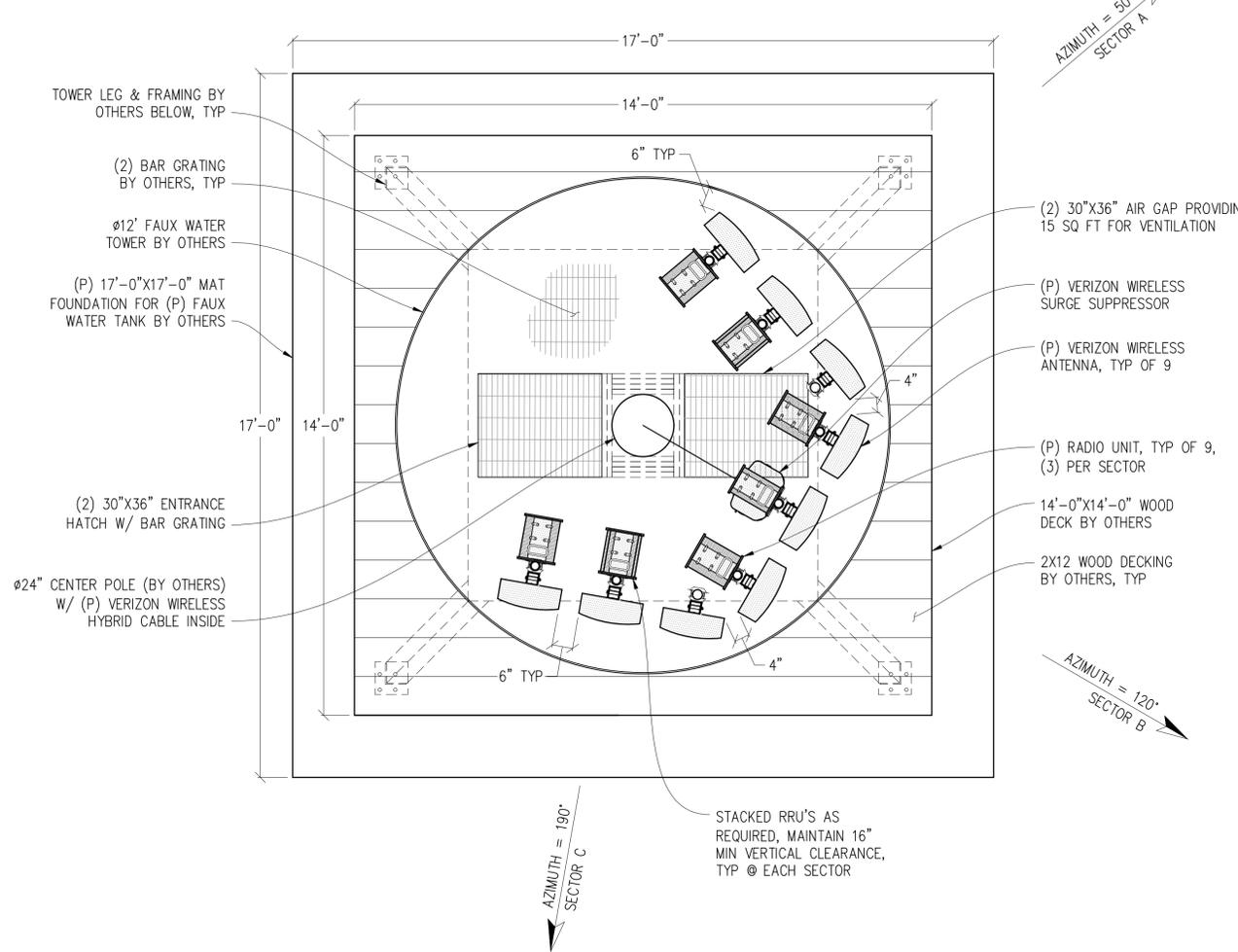
2 SURGE PROTECTION BOX  
1"=1'-0" MAX WEIGHT: 32.0 LBS



3 RADIO DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 70 LBS



4 RADIO DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 75 LBS



ANTENNA PLAN

1/2"=1'-0"

NOTE:  
(P) FAUX WATER TANK TO HAVE AN INDUSTRIAL LOOK & FEEL W/ NO WOOD APPEARANCE OR HORIZONTAL ARCHITECTURAL BANDS. (P) TANK TO BE A SILVER, SMOOTH WALLED WATER TANK. (P) WATER TANK TO BE FLAT @ THE TOP WITHOUT ROOF & HAVE A FRP MESH OVER THE TOP TO KEEP BIRDS OUT.

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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KEVIN R. SORENSEN  
S4469

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	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

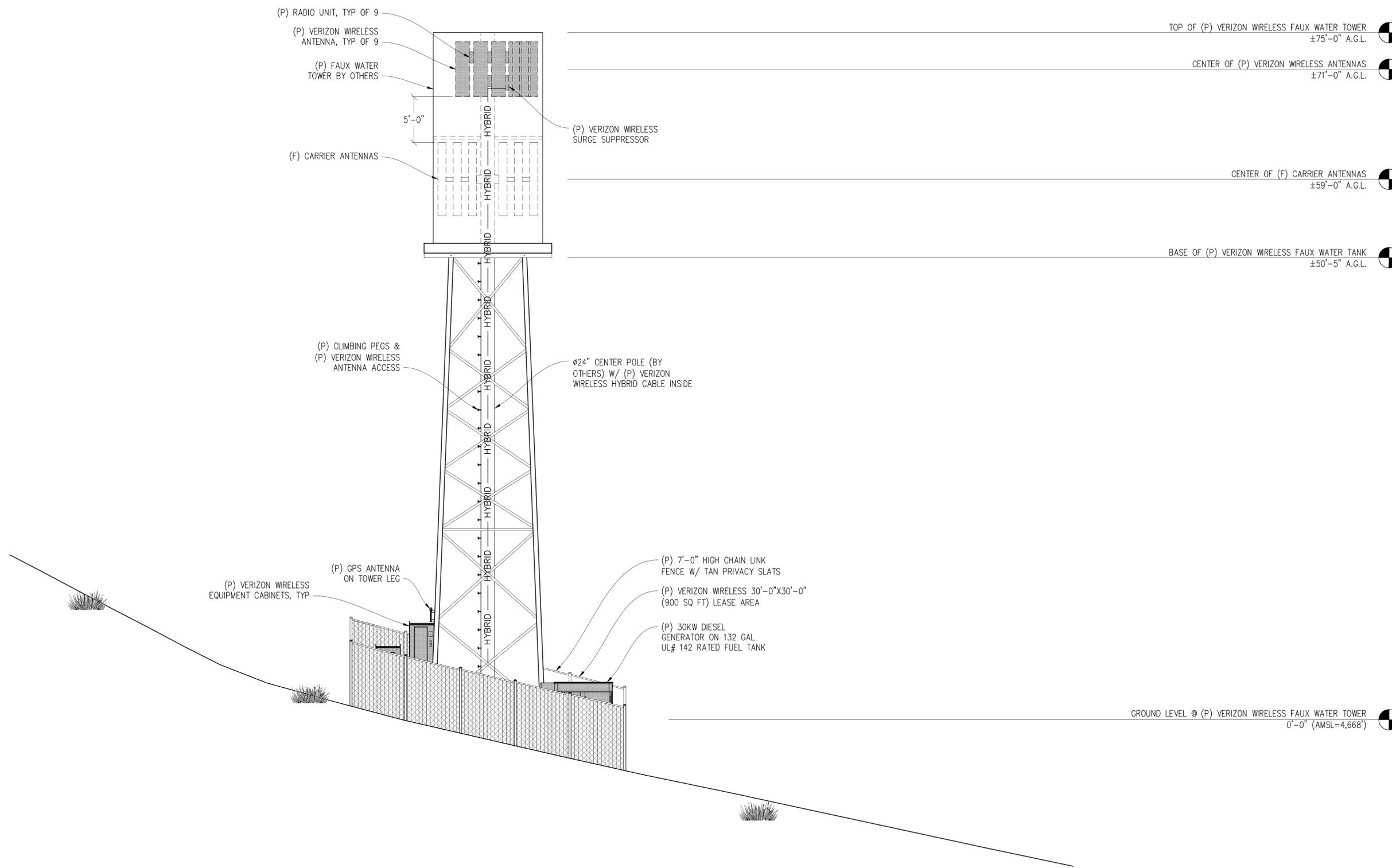
DATE: 02/02/21

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-5



SOUTH ELEVATION  
3/16" = 1'-0"

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
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	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

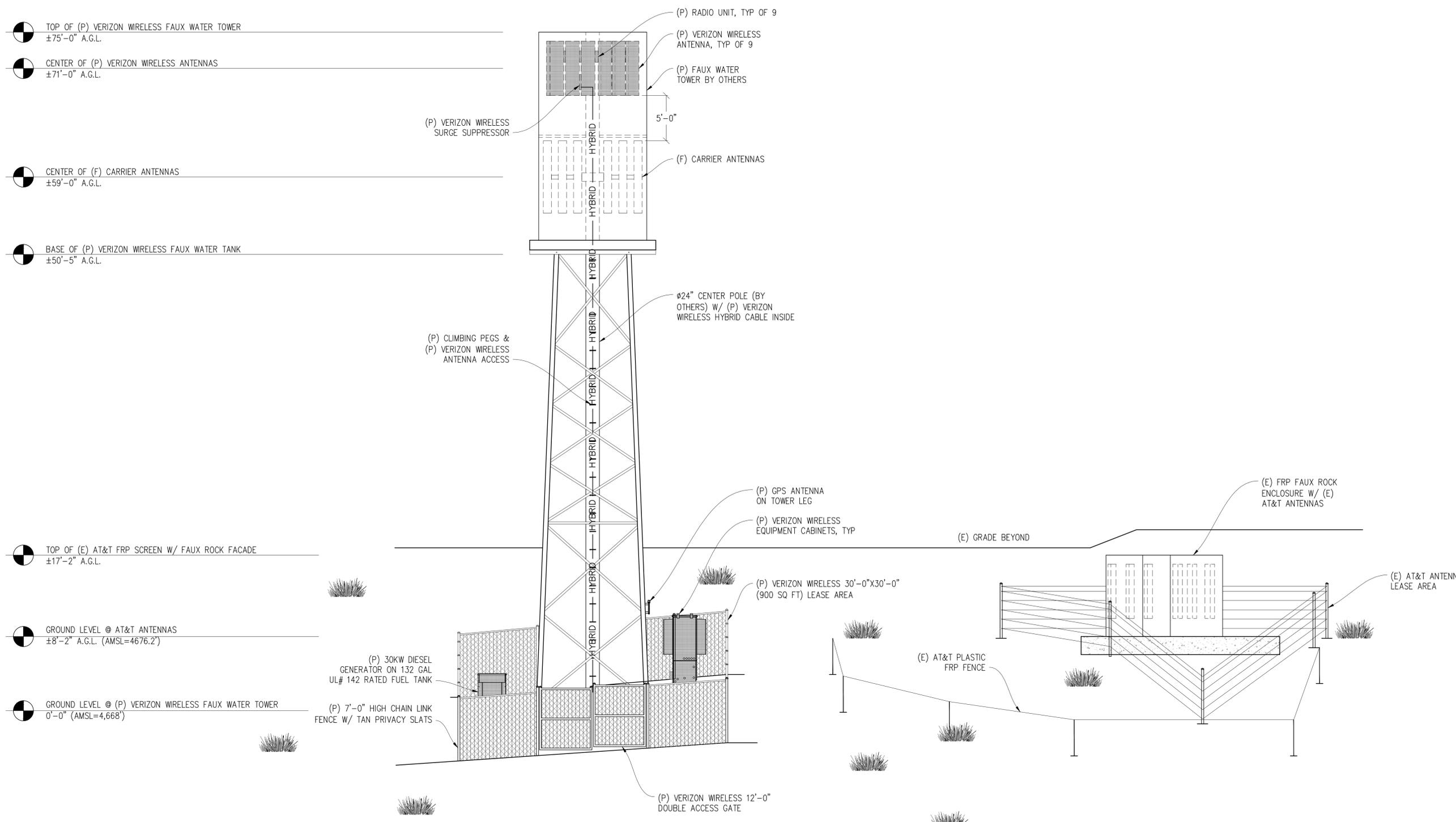
DATE: 02/02/21

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-6



EAST ELEVATION

3/8" = 1'-0"