



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9D

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0016 (Lemmon Valley Tower)

BRIEF SUMMARY OF REQUEST: To approve a special use permit to allow the construction of a new 50-foot tall monopole

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow the construction of a new 50-foot-tall monopole on a 1.0-acre site adjacent to the TWMA water tank. The proposal also requests varying the landscaping and parking requirements by not requiring any additional landscaping and not requiring a paved parking space.

Applicant:	AT&T Mobility
Property Owner:	Truckee Meadows Water Authority (TMWA)
Location:	west of E. Patrician Drive & east of Reservoir Street
APN:	080-730-09
Parcel Size:	1 acre
Master Plan:	Suburban Rural (SR)
Regulatory Zone:	Public and Semi-Public Facilities (PSP)
Area Plan:	North Valleys
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
Commission District:	5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with conditions, Special Use Permit Case Number WSUP20-0016 for AT&T Mobility, having made all findings in accordance with Washoe County Code Section 110.810.30 and Section 110.324.75, subject to the conditions contained in Exhibit A to the Staff Report.

(Motion with Findings on Page 15)

Staff Report Contents

Special Use Permit.....3

Project Evaluation7

Photo Simulations9

North Valleys Citizen Advisory Board (NV CAB).....14

Reviewing Agencies14

Recommendation15

Motion15

Appeal Process16

.....

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments Exhibit B

Public Notice Map Exhibit C

Project Application..... Exhibit D

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 (BOA) is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) 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 (SUP) that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

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

Variations. As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the project [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variances as set out in WCC Section 110.804.25.

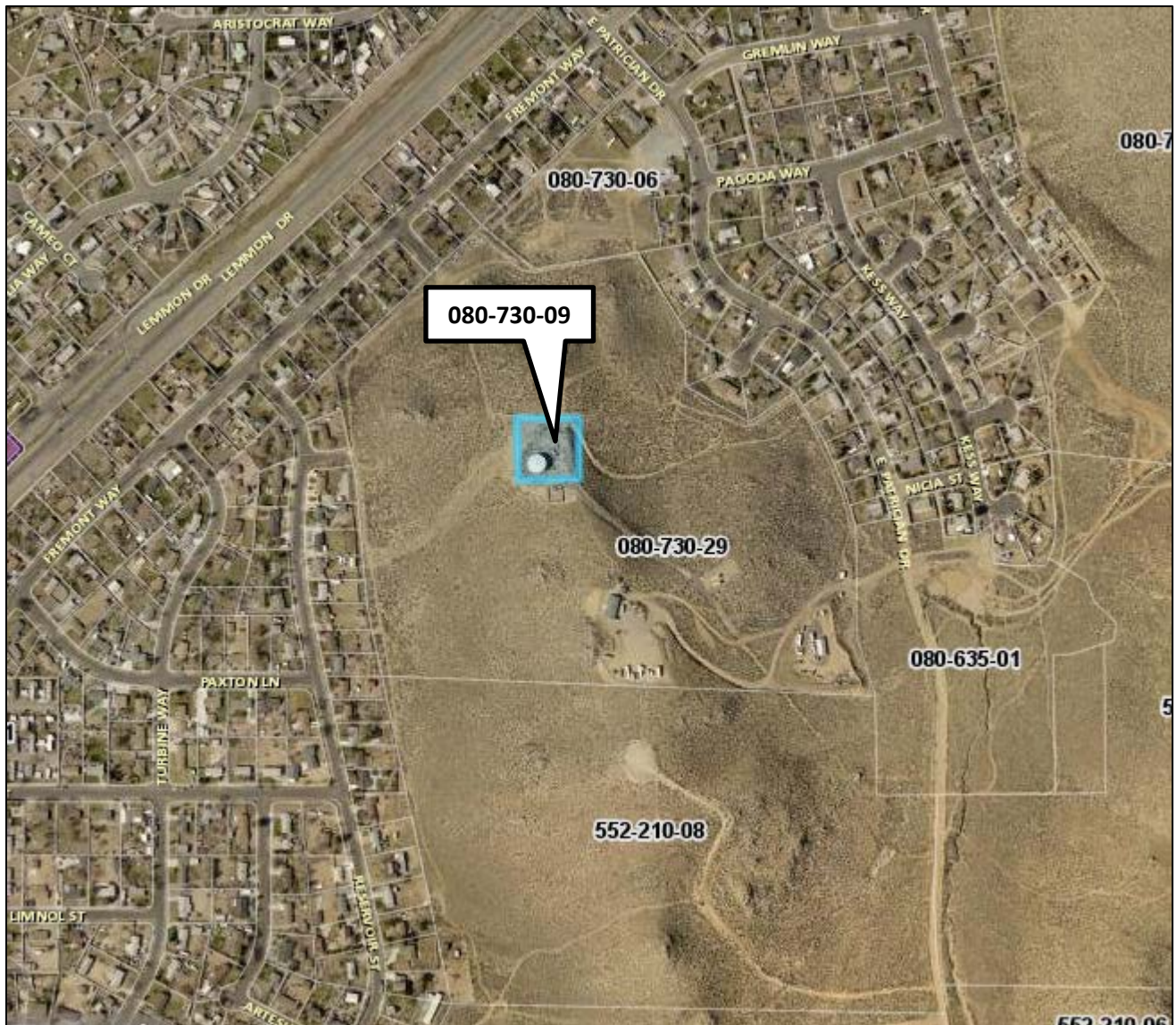
Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in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

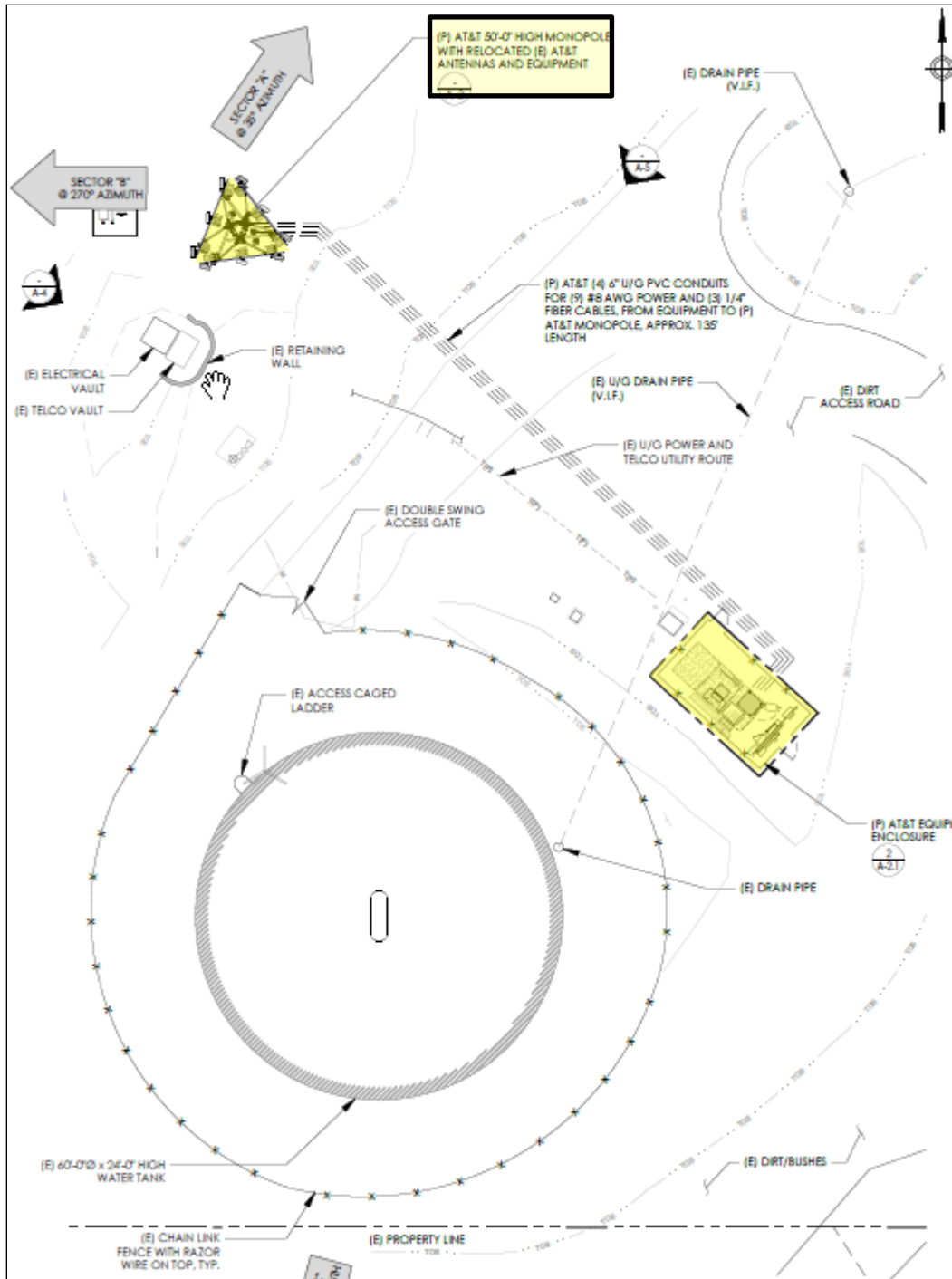
- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot 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.

The subject property is designated as Public and Semi-Public Facilities (PSP). The proposed use of communication facility for a commercial antenna is permitted in PSP with a special use permit (SUP) per WCC 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment (BOA).

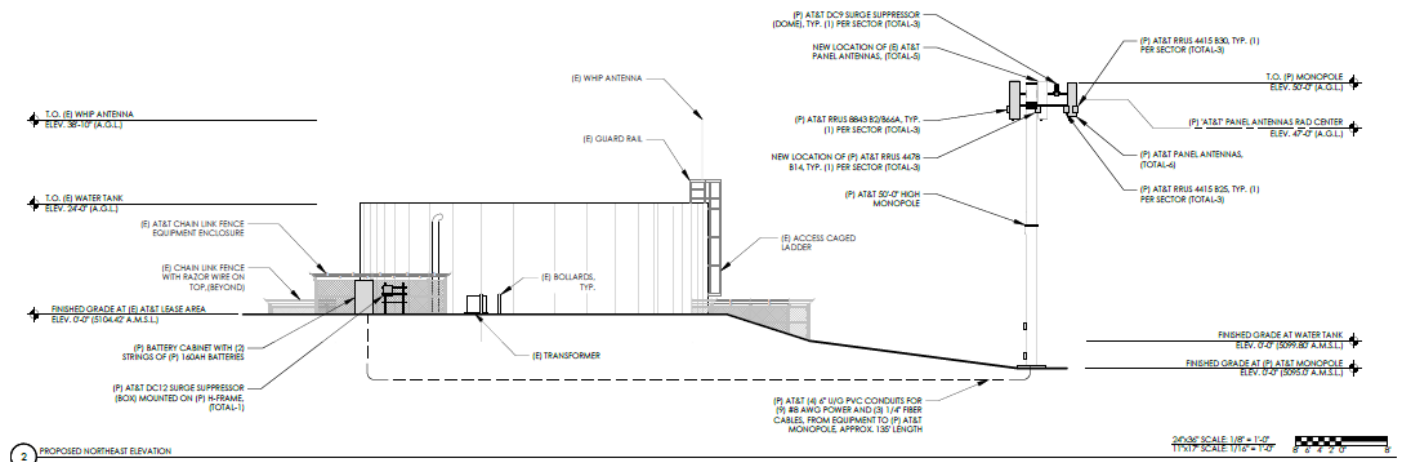
Additionally, the SUP regulations allow the BOA to vary standards in conjunction with the approval process per WCC Section 110.810.20(e). The applicant is seeking to vary the landscaping and parking requirements. The BOA is requested to rule on varying the landscaping and parking requirements.



Vicinity Map



Site Plan



Elevations

Project Evaluation

The applicant is requesting to construct a 50-foot tall in-ground monopole wireless tower replacing the existing tower located on the Truckee Meadows Water Authority (TMWA) water tank. The applicant is also, requesting to waive the landscaping and paved parking space requirements. A communication facility use is considered a commercial use and WCC 110.412.40(a) requires that 20% of the total developed land area be landscaped. The applicant has requested to waive the landscaping requirement because the facility is located in a remote area with native vegetation and no available water for irrigation. Also, WCC 110.410.25(e) requires one paved parking space per antenna. The site has parking however, the applicant is requesting to waive the paving requirement because of the remote location and the site is an unmanned facility. The SUP allows the BOA to vary the landscaping and parking requirements.

The parcel is vacant except for a TMWA water tank and the existing tower. The parcel has a regulatory zone of Public and Semi-Public Facilities (PSP) and the allowed building height is 65 feet. A 46-acre parcel (APN: 080-730-29) surrounds the parcel where the tower is to be located. The surrounding parcel has a regulatory zone of General Rural (GR) on 99% of the parcel and the other 1% is Medium Density Suburban (MDS). There is a 60-foot tall Verizon tower on the parcel, adjacent to the TMWA tank and a residence located in the southeast portion of parcel.

The proposed tower will be constructed northwest of the tank on the ground and the existing tower on the TMWA water tank will be removed. There are currently several communication antennas on the water tank. Following construction of the new monopole, TMWA will have the existing antennas removed from the water tank. The existing equipment pad will remain in the same location and the equipment will be updated with new technology. The wireless coverage will improve with the new tower and updated equipment and will further assist in emergency communications, including first responders. The monopole and antennas will be painted to match the surrounding landscape. The tower will be used only by AT&T (same as the current tower on the water tank). The application states that it will take 2-3 months to build, once the building permit is issued and there will be 2 phases to construct the monopole and then add the equipment to the tower.

Approximately 500 sq. ft. of the site will be disturbed to construct the tower. The tower will be fenced with metal wire fencing and barb wire on the top.

Access/Parking:

There is an existing unpaved 15 foot wide access road leading to the water tank, which AT&T uses to access to site. The facility is unmanned, however there are monthly maintenance visits. There

is parking at the site and the applicant is requesting to waive the paved requirement because of the remote location.

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 in a remote area and no available water for irrigation. The BOA has the ability to waive or modify standards in accordance with WCC110.810.20 (e) Action Which states that *"The Planning Commission, Board of Adjustment or a hearing examiner may take action to approve, approve with conditions, modify, modify with conditions, or deny the special use permit request. The Planning Commission, Board of Adjustment or a hearing examiner **may also vary standards of the Development Code as part of the approval of a special use permit application.** Failure of the Planning Commission, Board of Adjustment or a hearing examiner to hold a public hearing or take action within the time frames provided in this article shall constitute approval of the application."* Staff is of the opinion that landscaping is not a benefit at this location.

Visual Impacts:

The request to add a telecommunications monopole is consistent with the standards of Article 324 Telecommunications of the Washoe County Development Code. The proposed monopole will be painted to match the surrounding landscape. The proposed monopole which will be located to the northwest of the water tank and will be visible from various locations as the photo stimulates show on page 10 of the staff report.

Radio Frequency and Environmental Impacts:

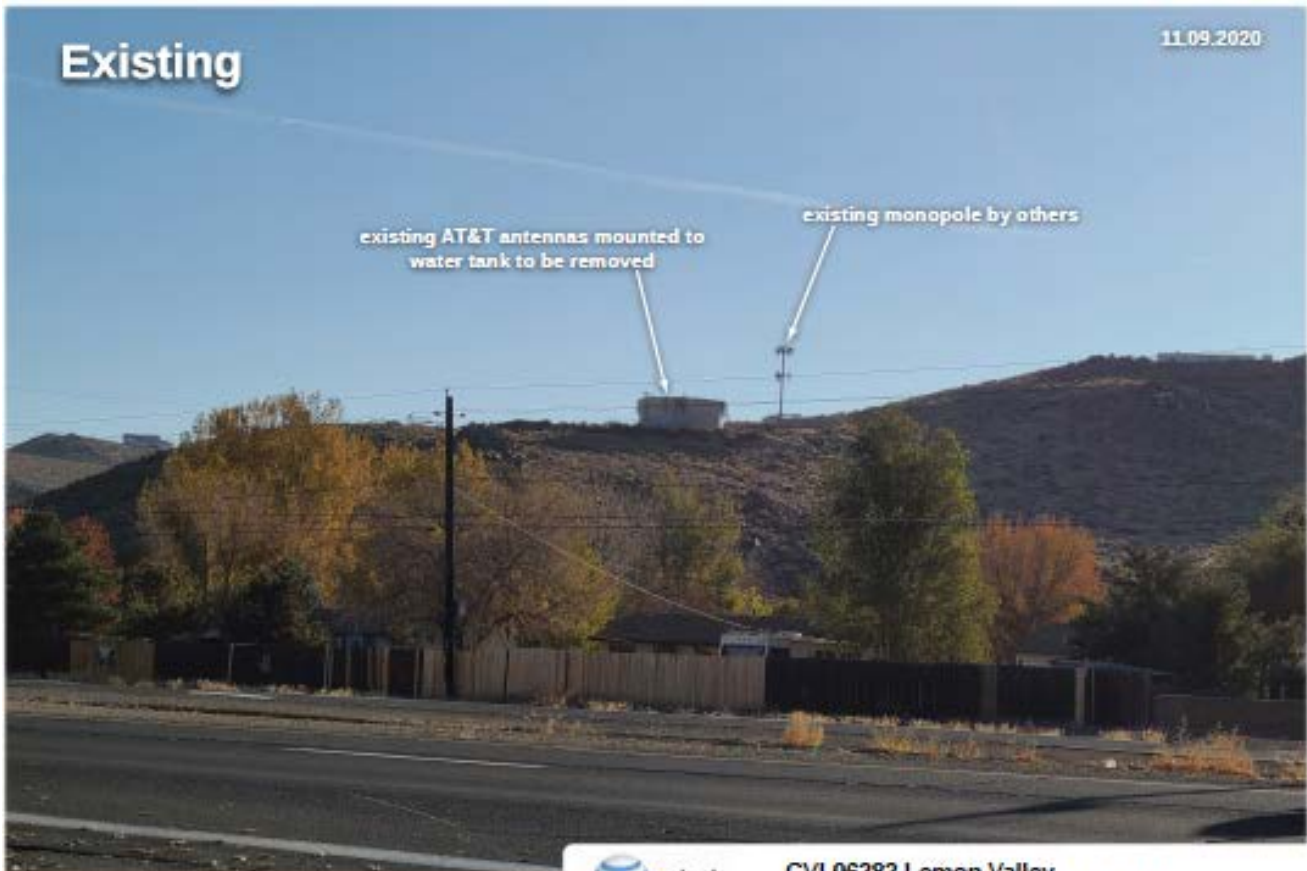
Under federal law (47 U.S.C. 332 (c) (7) (B) (iv), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (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.



Photo Simulations



View 1- Looking southwest from Snoopy Circle



 **at&t** **CVL06282 Lemon Valley**
530 E Patrician Drive, Reno, NV 89506



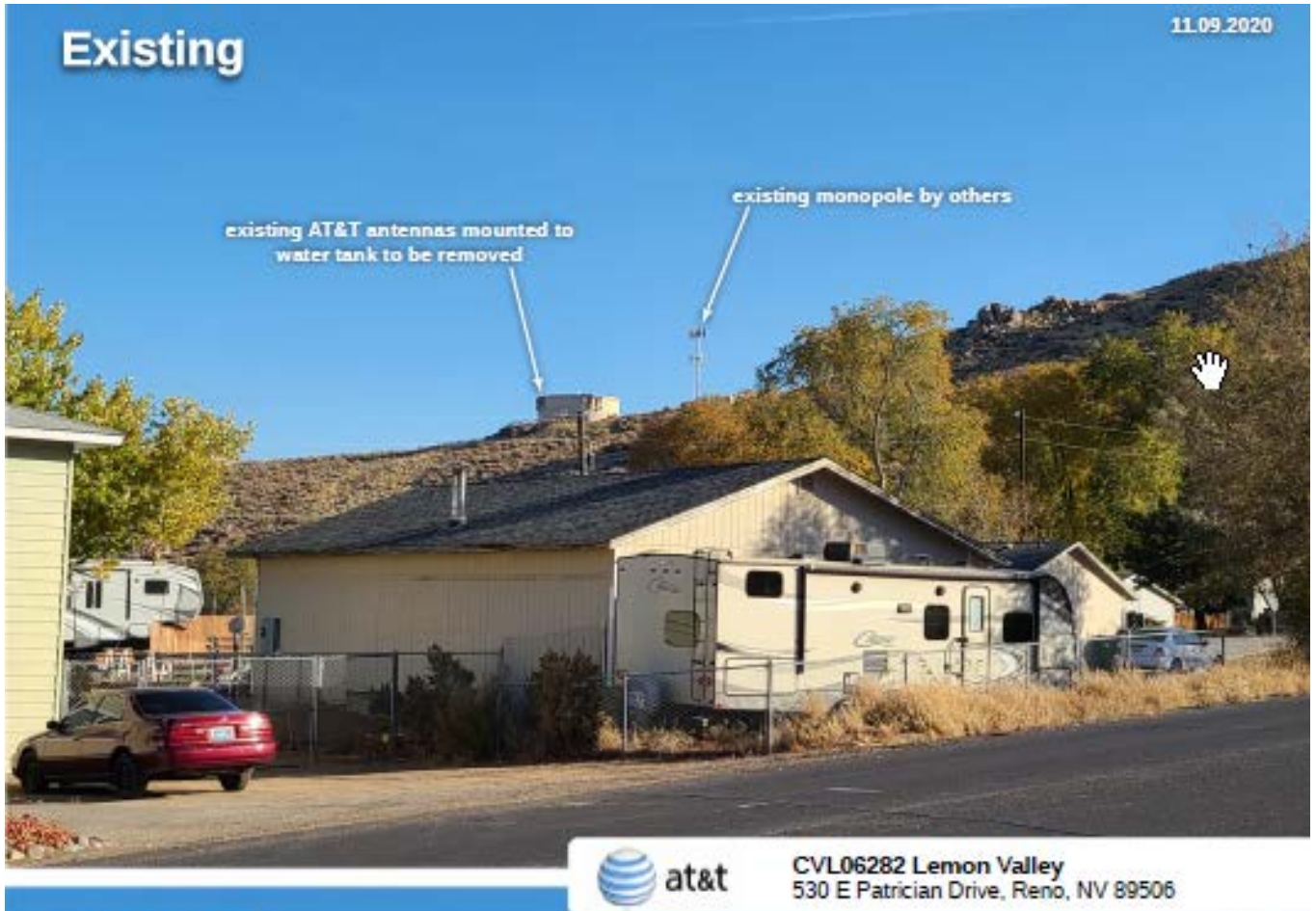
View 2- Looking east from Lemmon Drive at Fleetwood Dr.



CVL06282 Lemon Valley
530 E Patrician Drive, Reno, NV 89506



View 3- Looking southeast from Magnolia Way



View 4- Looking northeast from Surge Way at Artesian Way

North Valleys Citizen Advisory Board (NV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on November 9, 2020, which was conducted virtually, through Zoom. The CAB voted unanimously to recommend approval of the special use permit. The CAB minutes were not available at the time that the staff report was prepared. The discussion on the item including the following topics:

- Coverage
- Timeframe for completing the tower

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Water Resource Management
- Washoe County Health District
 - Environmental Land Development
- Truckee Meadows Fire Protection District
- Reno-Tahoe Airport Authority

One out of the six above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of the comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order. Contacts for Agencies that provided comments:

- Washoe County Planning and Building Division addressed the construction plans and revegetation for the project.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division had no comments
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe County Water Resource Management had no comments.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us
- Washoe County Health District had no comments.
Contact Name - James English, 775.328.2434, jenglish@washoecounty.us

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 North Valleys Area Plan;
Staff Comment: Staff has reviewed the Master Plan and the North Valleys Area Plan and the proposed use is consistent with all plans and policies.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are

properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;

Staff Comment: The 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: There is an existing wireless tower on the parcel and the request is to move it from the water tank to be located in-ground.

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: 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.

Additional 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 Community 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: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will blend with existing natural, landscape of the subject parcel. Per the North Valleys Area Plan Development Suitability Map, the monopole will not be placed on a "protected ridgeline," and will be placed adjacent to an existing water tank, which will thereby lessen the visual impacts.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0016 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0016 for AT&T Mobility having made all

findings in accordance with Washoe County Code Section 110.810.30 and Section 110.324.75, subject to the conditions contained in Exhibit A to the Staff Report.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: AT&T Mobility
5001 Executive Parkway
San Ramon, CA 94583
email: dturner@J5ip.com

Owner: Truckee Meadows Water Authority
PO Box 30013
Reno, NV 89520



Conditions of Approval

Special Use Permit Case Number WSUP20-0016

The project approved under Special Use Permit Case Number WSUP20-0016 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.us

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

NOTE

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

- e. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area.
- f. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- g. A business license will be obtained for the use from Washoe County.
- h. The following Operational Conditions shall be required for the life of the business:
 - 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 any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license and unless SUP is revoked or inactive for one (1) year.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: October 29, 2020

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0016 – Lemmon Valley Cell Tower**
APN 080-730-09

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the approval to construction a new 50-foot monopole, removing the existing wireless tower located on the water tank and constructing a new wireless tower. There are no Engineering Division related comments or conditions of approval to supplement applicable County Code or based upon our review of the site and the application prepared by AT&T Mobility.

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

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. No comments.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No comments.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

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

October 26, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Lemmon Valley Tower; 080-730-09
Special Use Permit; WSUP20-0016

Dear Washoe County Staff:

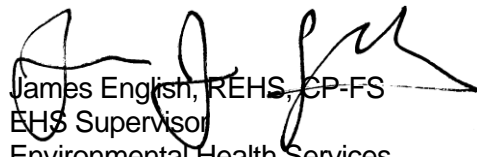
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD has no conditions, comments or requirements for this project as proposed in the application.

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

Sincerely,



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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 21, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Special Use Permit Case Number WSUP20-0016 (Lemmon Valley tower)

Project description:

The applicant is proposing to approve a special use permit to construct a new 50-foot monopole, removing the existing wireless tower located on the water tank and constructing a new wireless tower.

Project located at the west of E Patrician Drive and east of Reservoir Street, Assessor's Parcel Number: 080-730-09.

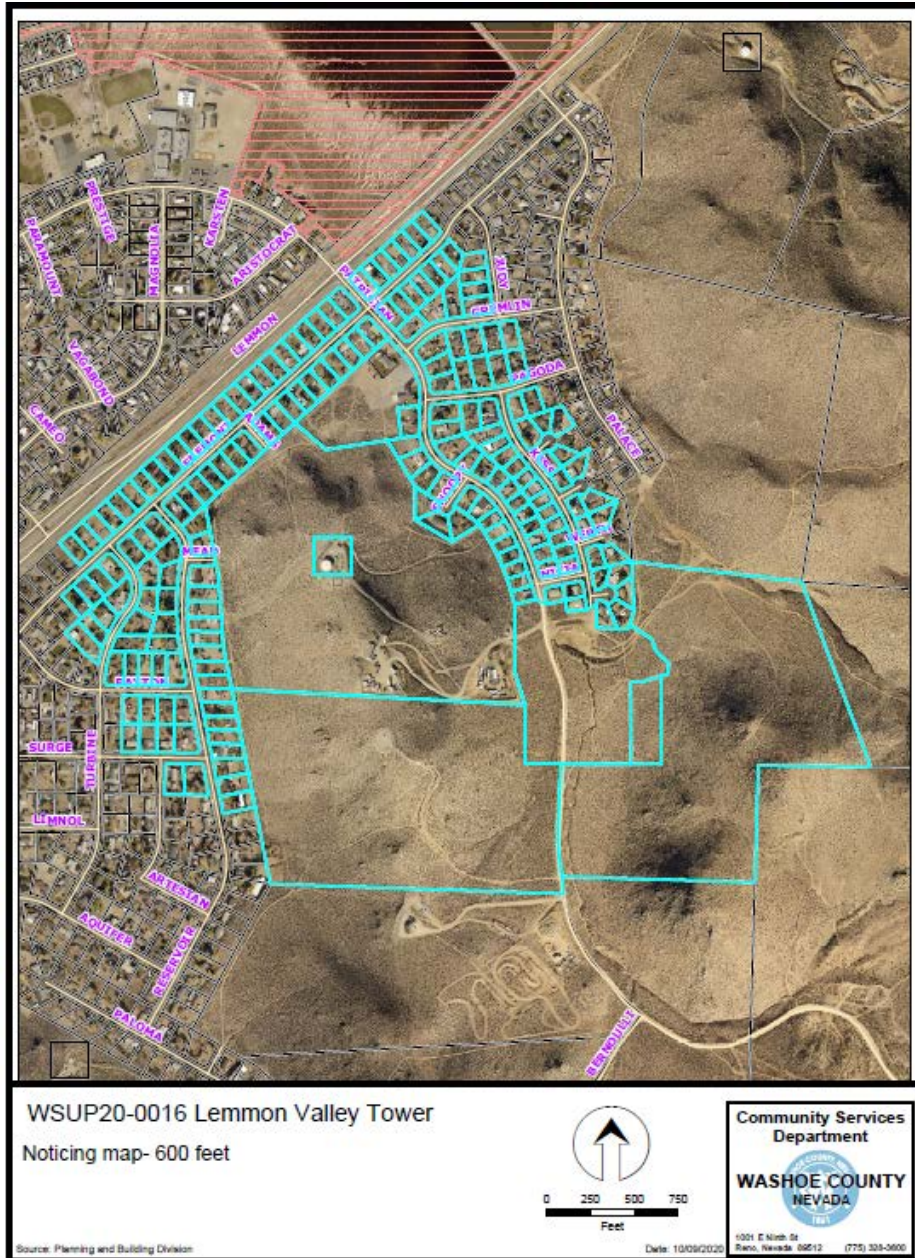
The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:

The application indicates no water or sewer utilities at the site and suggests no water demand associated with the proposed project.

There are no conditions of approval for this project.

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 600-foot radius of the subject property, noticing 195 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP20-0016

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND 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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
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).

--

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	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

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

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

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

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

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

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

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

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

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

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

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

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

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

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

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

--

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

--

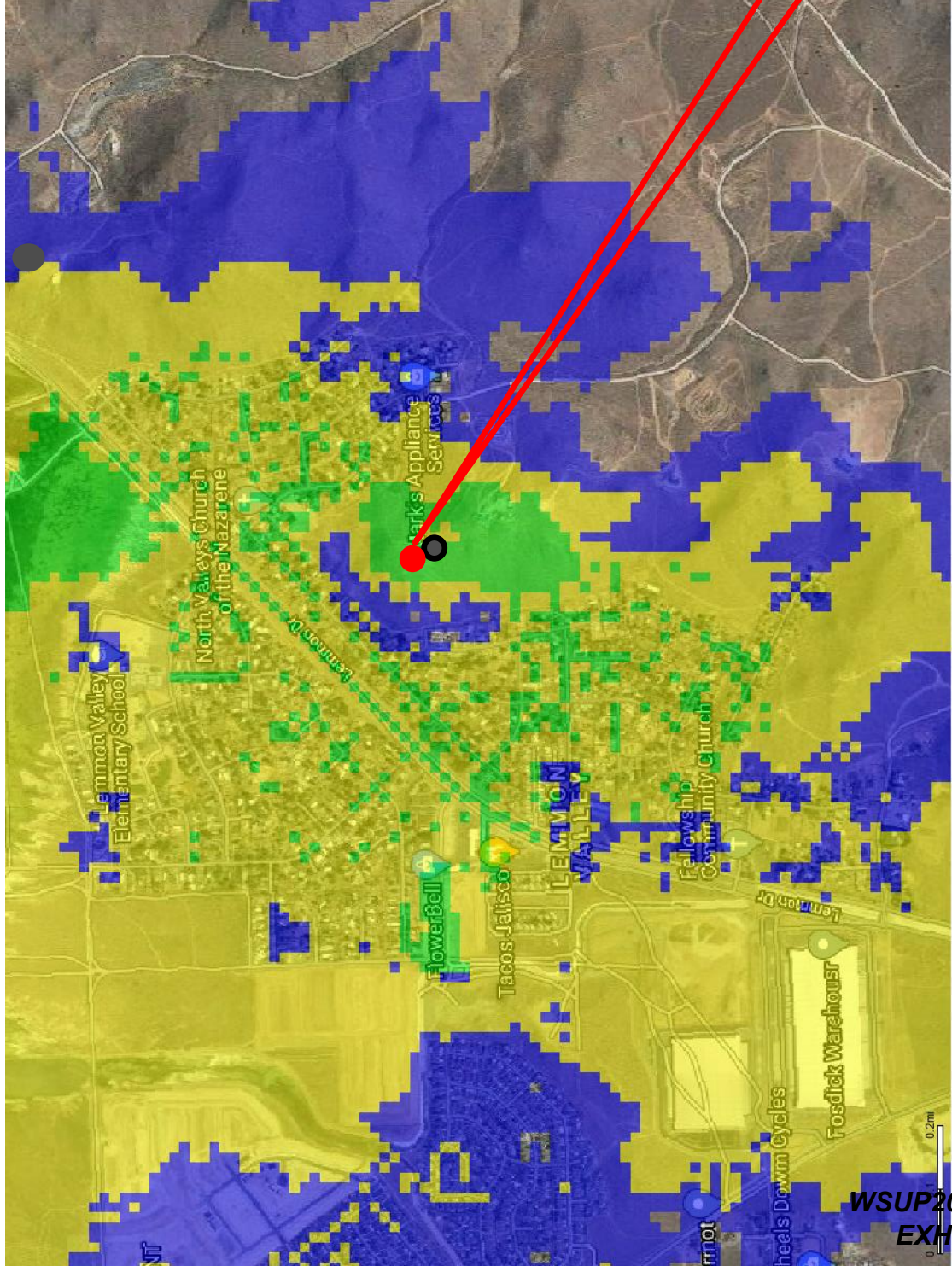
18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

Existing LTE 700 Coverage before antenna relocation

Legend

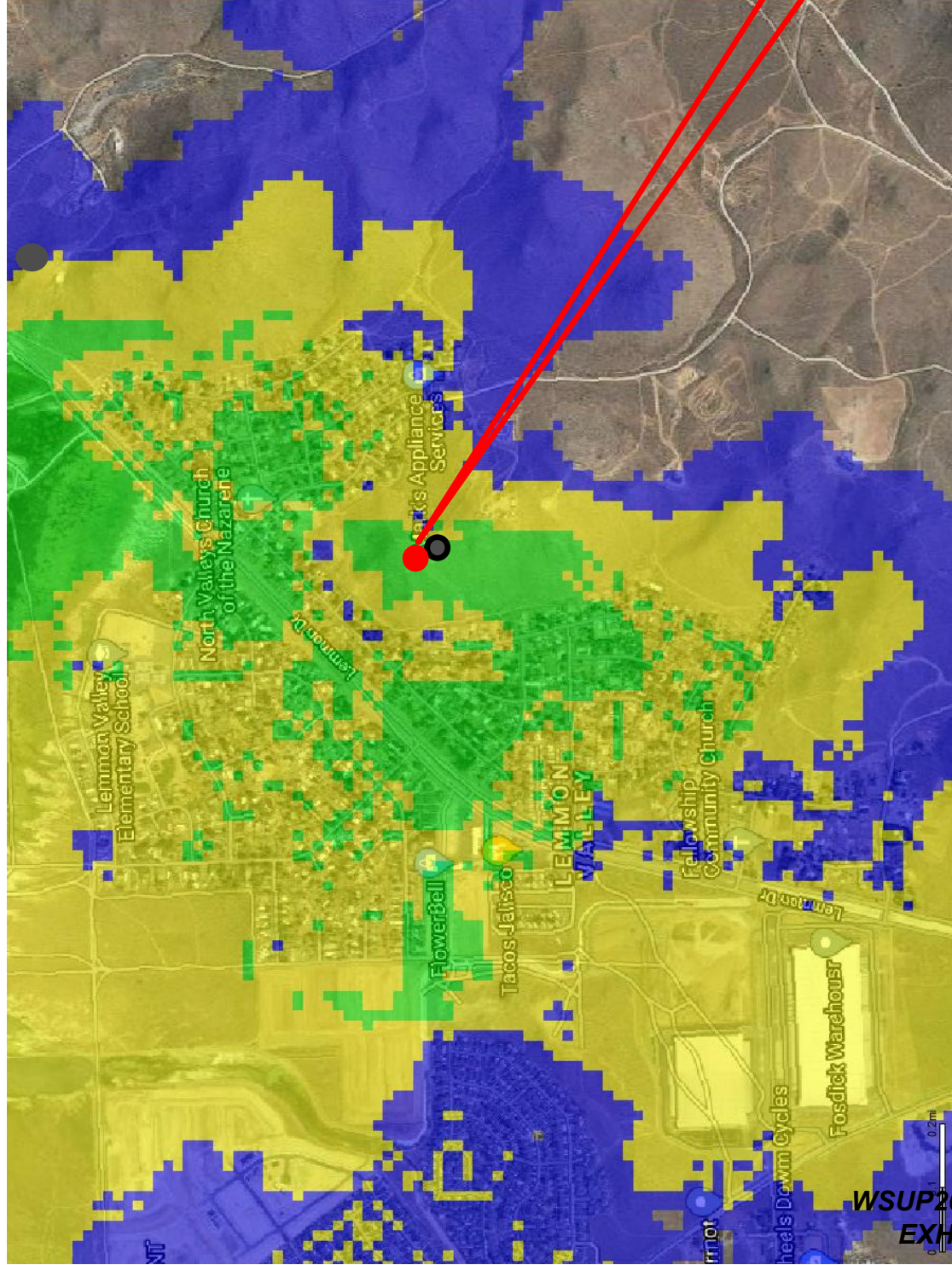
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Reliable
- Existing site
- Proposed site



Proposed LTE 700 Coverage after antenna relocation (RC = 47')

Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Reliable
- Existing site
- Proposed site



CVL06282



CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- NEVADA BUILDING STANDARDS CODE: 2018 EDITION OF TITLE 24
 - PART 1 - NEVADA ADMINISTRATIVE CODE
 - PART 2 - NEVADA BUILDING CODE, BASED ON THE 2018 INTERNATIONAL BUILDING CODE
 - PART 2.5 - NEVADA RESIDENTIAL CODE, BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE
 - PART 3 - NEVADA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE
 - PART 4 - NEVADA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE
 - PART 5 - NEVADA PLUMBING CODE, BASED ON THE 2018 UNIFORM PLUMBING CODE
 - PART 6 - NEVADA ENERGY CODE
 - PART 7 - VACANT
 - PART 8 - NEVADA HISTORICAL BUILDING CODE
 - PART 9 - NEVADA FIRE CODE, BASED ON THE 2018 INTERNATIONAL FIRE CODE
 - PART 10 - NEVADA EXISTING BUILDING CODE, BASED ON THE 2018 INTERNATIONAL EXISTING BUILDING CODE
 - PART 11 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - PART 12 - NEVADA REFERENCED STANDARDS CODE
 - ANSI/IFIA-222 (REV H)
 - 2018 NFPA 101, LIFE SAFETY CODE
 - 2018 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
 - 2018 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

PROJECT TEAM

APPLICANT / LESSEE:
 ALYSSA FERRIS
 RELOCATIONS PROJECT MANAGER
 AT&T TECHNOLOGY OPERATIONS
 RAN CONSTRUCTION - WEST
 PROFESSIONAL TECH VENDOR MGMT
 5001 EXECUTIVE PARKWAY, 4W550
 SAN RAMON, CA 94583
 EMAIL: cb724b@att.com
 MOBILE: (530) 966-2612

PROJECT MANAGER & ZONING:
 J5 INFRASTRUCTURE PARTNERS
 CONTACT: MISAKO HILL
 EMAIL: mhill@j5ip.com
 PH: (415) 533-2540

CONSTRUCTION MANAGER:
 DAN RICO
 VINCIUMS SERVICES, INC.
 2030 MAIN STREET, SUITE 200
 IRVINE, CA 92614
 EMAIL: drico@vinciums.com
 PH: (925) 532-2245

A&E MANAGER:
 J5 INFRASTRUCTURE PARTNERS
 2030 MAIN STREET, SUITE 200
 IRVINE, CA 92614
 CONTACT: JOE FITZSIMONS
 EMAIL: jfitzsimons@j5ip.com
 PH: (603) 275-9581

RF ENGINEER:
 ASAD SHAHBAZ
 RF CONSULTANT
 SHAHBAZ, MUHAMMAD
 EMAIL: <msh545sv@att.com>
 PH: (646) 369-2573

LEASING:
 MICHAEL GUIGILOTTO
 SITE ACQUISITION
 J5 INFRASTRUCTURE PARTNERS
 EMAIL: mguiglotto@j5ip.com
 PH: (415) 225-6667

SITE INFORMATION

PROPERTY OWNER:
 TRUCKEE MEADOWS WATER AUTHORITY
 ATTN: LANDS DEPT.
 P.O. BOX 30013
 RENO, NV 89520-3013

JURISDICTION: WASHOE COUNTY
 A.P.N.: 080-730-09
 CURRENT ZONING: PSP
 EXISTING USE: MULTIPLE
 PROPOSED USE: MULTITUDE COMMUNICATIONS FACILITY
 LATITUDE (NAD 83): 39° 38' 20.45" N
 39° 38' 20.45" N
 LONGITUDE (NAD 83): 119° 50' 06.29" W
 119° 50' 06.29" W

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED

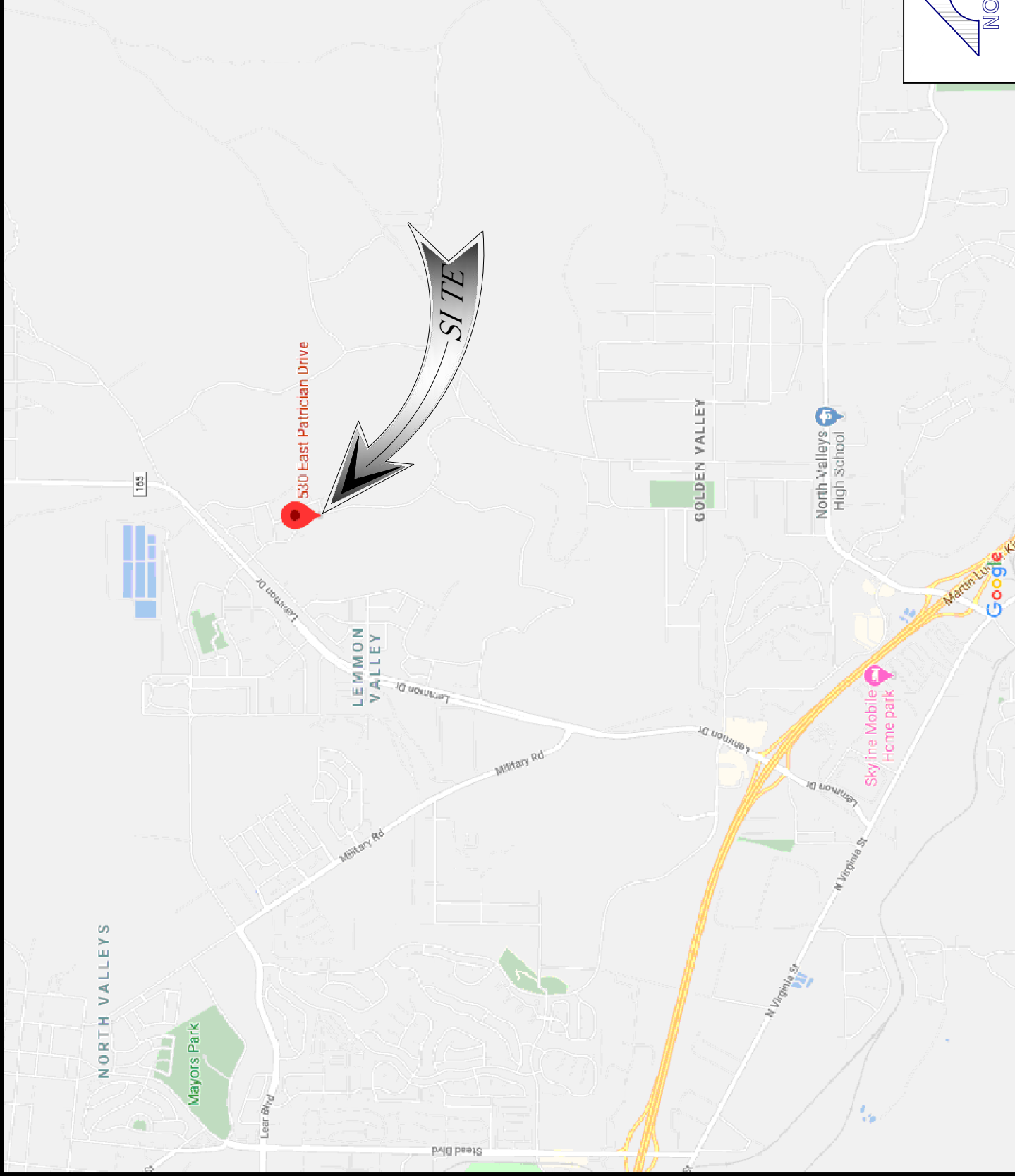
POWER AGENCY: NV ENERGY
RFDS VERSION: 1.0
DATE: 04/02/20
DATE UPDATED: 08/06/20

TELEPHONE AGENCY: SBC NEVADA

USID: 24126
 FA #: 10088248
 CELL SITE RF MODIFICATIONS

PTN#: 3701A0TRHL
 PACE#: MRSFR070737
 4TX4RX SOFTWARE
 RETROFIT
 PTN#: 3701A0KNS7
 PACE#: MRSFR053533
 4TX4RX SOFTWARE RETROFIT
 PTN#: 3701A0KNS6
 PACE#: MRSFR053536
 BWE TOWER TOP RRR ADD
 PTN#: 3701A0KNPQ
 PACE#: MRSFR053489
 LTE 6C
 PTN#: 3701A0KN8Q
 PACE#: MRSFR053486

VICINITY MAP



GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

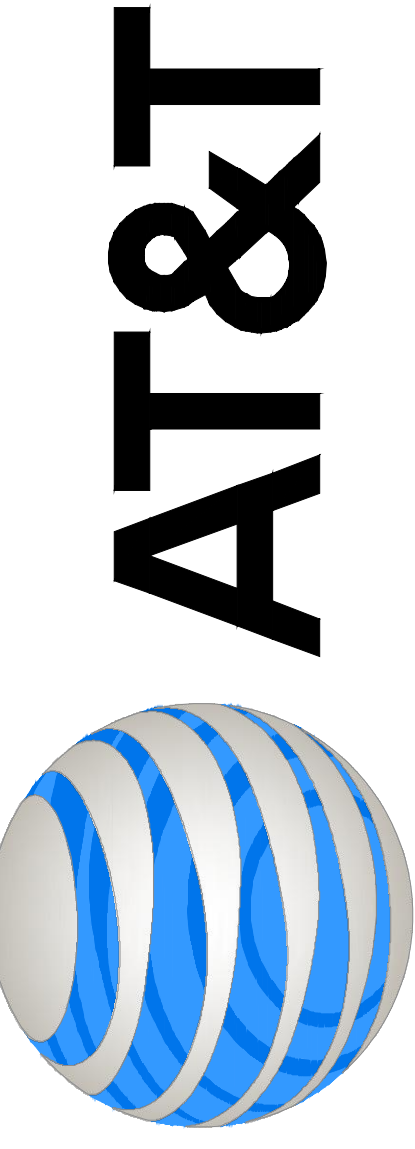
GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTIENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.



SITE NUMBER: CVL06282
SITE NAME: LEMON VALLEY
SITE TYPE: MONOPOLE/OUTDOOR EQUIPMENT
ADDRESS: 530 E. PATRICIAN DRIVE
RENO, NV 89506

LOCAL MAP



DRIVING DIRECTIONS

- DIRECTIONS FROM AT&T OFFICE: 5001 EXECUTIVE PKWY, SAN RAMON CA 94583
- TURN LEFT ONTO CAMINO RAMON
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD
 - PASS BY U.S. BANK BRANCH (ON THE RIGHT)
 - USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO
 - MERGE ONTO I-680 N
 - KEEP LEFT AT THE FORK TO STAY ON I-680 N TOLL ROAD
 - KEEP LEFT AT THE FORK TO CONTINUE ON I-680 TOLL ROAD
 - KEEP RIGHT AT THE FORK TO STAY ON I-680 TOLL ROAD
 - USE THE RIGHT 2 LANES TO TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
 - MERGE ONTO I-80 E
 - USE THE RIGHT 2 LANES TO TAKE EXIT 1A FOR I-80 TOWARD RENO
 - CONTINUE ONTO I-80 E
 - KEEP LEFT AT THE FORK TO STAY ON I-80 E ENTERING NEVADA
 - USE THE RIGHT 2 LANES TO TAKE EXIT 15 TO MERGE ONTO I-580 N/US-395 N TOWARD SUSANVILLE
 - CONTINUE ONTO US-395 N
 - TAKE EXIT 74 FOR LEMON VALLEY
 - KEEP RIGHT AT THE FORK AND MERGE ONTO LEMON DR
 - MERGE ONTO LEMON DR
 - TURN RIGHT ONTO E PATRICIAN DR
 - DESTINATION WILL BE ON THE RIGHT
- 0.8 MI
 0.2 MI
 0.4 MI
 14.2 MI
 5.9 MI
 0.1 MI
 14.2 MI
 0.4 MI
 41.0 MI
 0.7 MI
 11.8 MI
 124 MI



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES AND MODIFICATIONS.

DISCIPLINE:	SIGNATURE	DATE
RF ENGINEER:		
AT&T PM:		
CIVIL:		
A&E:		
SAQ PM:		
PROPERTY OWNER:		

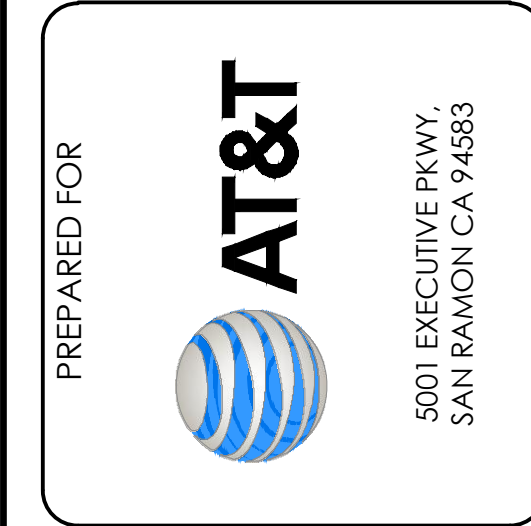
PROJECT DESCRIPTION

MODIFICATION TO AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

- REMOVE (6) PANEL ANTENNAS FROM WATER TANK
- RELOCATE (3) PANEL ANTENNAS TO NEW MONOPOLE
- INSTALL (6) PANEL ANTENNAS ON NEW MONOPOLE
- REMOVE (3) RRUS 32 B30 FROM WATER TANK, TYP. (1) PER SECTOR
- REMOVE (3) RRUS 32 B66 FROM WATER TANK, TYP. (1) PER SECTOR
- REMOVE (3) RRUS 12 B2 FROM WATER TANK, TYP. (1) PER SECTOR
- REMOVE (3) RRUS 12 B2 FROM WATER TANK, TYP. (1) PER SECTOR
- INSTALL (3) RRUS 4415 B25 ON NEW MONOPOLE, TYP. (1) PER SECTOR
- INSTALL (3) RRUS 4415 B30 ON NEW MONOPOLE, TYP. (1) PER SECTOR
- INSTALL (3) RRUS 4449 B5/B12 ON NEW MONOPOLE, TYP. (1) PER SECTOR
- INSTALL (3) RRUS 8843 B2/B66A ON NEW MONOPOLE, TYP. (1) PER SECTOR
- RELOCATE (3) RRUS 4478 B14 ON NEW MONOPOLE, TYP. (1) PER SECTOR
- REMOVE (4) 1-5/8" & (8) 7/8" COAX CABLES
- REMOVE (6) DC2 SURGE SUPPRESSORS FROM WATER TANK
- INSTALL (3) DC9 NEAR ANTENNAS
- INSTALL (9) POWER & (3) FIBER TRUNKS TO PROPOSED DC9
- INSTALL (1) PURCELL FLX21 CABINET STACKED ON TOP OF EXISTING PURCELL CABINET
- INSTALL (3) 6630 BBU WITHIN NEW PURCELL CABINET
- INSTALL (1) DC12 SURGE SUPPRESSOR ON NEW H-FRAME AT EQUIPMENT AREA
- INSTALL (1) RECTIFIER WITHIN EXISTING DCPP CABINET AT EQUIPMENT AREA
- INSTALL (1) BATTERY CABINET WITH (2) STRINGS OF 185AH BATTERIES AT EQUIPMENT AREA
- REMOVE (2) RBS3106 + (2) RBS2106 CABINETS FROM EQUIPMENT AREA
- INSTALL (21) VERTIV POWER EXTEND CONVERTERS WITHIN THE EXISTING DC POWER PLANT
- INSTALL (4) PROPOSED U/G 4" PVC CONDUITS FROM EQUIPMENT AREA TO BASE OF MONOPOLE

SHEET INDEX

TITLE SHEET	REV.
T-1	
GN-1	
GN-2	
GN-3	
LS-1	
LS-2	
A-1	
A-2	
A-2.1	
A-3	
A-3.1	
A-4	
A-5	
RF-1	
G-1	
E-1	



AT&T Site ID:
CVL06282

REV	DATE	DESCRIPTION	INT.
E	8/21/20	REMOVED UMS 800, MM3	
D	7/30/20	ESHEET REDLINES	JF
C	7/27/20	RFS 06/19/20	MM3
B	5/20/20	90% ZD - PER SURVEY	JY
A	4/2/20	90% ZD	JY

Licenser:
 It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

ISSUED FOR:
CVL06282
LEMON VALLEY
 530 E. PATRICIAN DRIVE
 RENO, NV 89506

Sheet Title:
TITLE SHEET

Sheet Number:
T-1

PREPARED FOR



5001 EXECUTIVE PKWY,
SAN RAMON CA 94583

Vendor:



2030 MAIN STREET, SUITE 200
IRVINE, CA 92614
P-044153

AT&T Site ID:
CVL06282

REV	DATE	DESCRIPTION	INT.
E	8/21/20	REMOVED UMIS 850	MM3
D	7/30/20	E-SHEET REVISIONS	JF
C	7/27/20	RFS 06/18/20	MM3
B	5/20/20	90% ZD - PER SURVEY	JY
A	4/2/20	90% ZD	JY

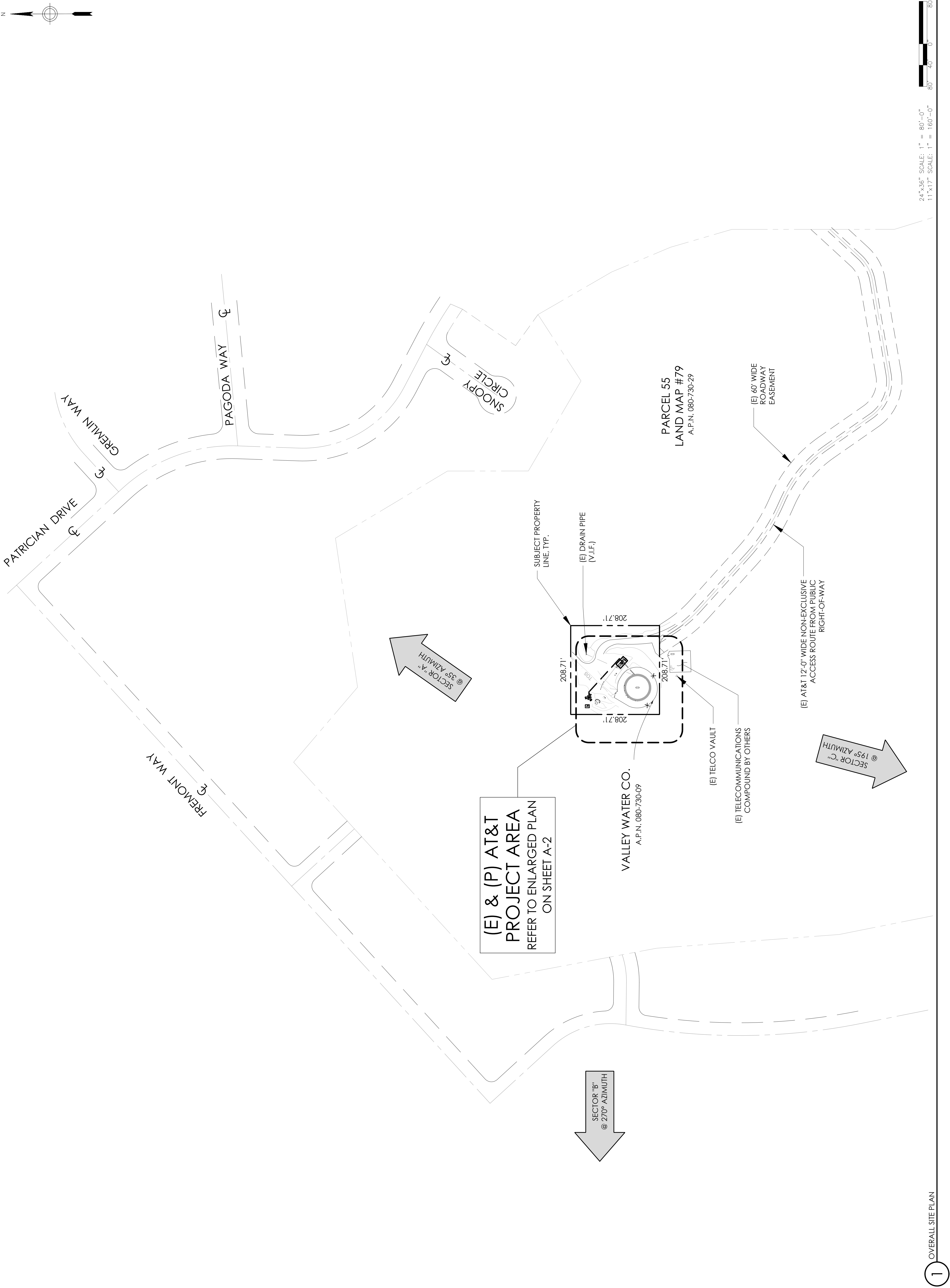
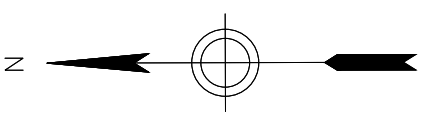
licensor:

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

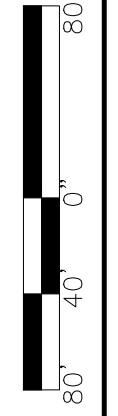
Issued For:
CVL06282
LEMON VALLEY
530 E. PATRICIAN DRIVE
RENO, NV 89506

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
A-1



24"x36" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"



PREPARED FOR



5001 EXECUTIVE PKWY,
SAN RAMON, CA 94583

Vendor:



2030 MAIN STREET, SUITE 200
IRVINE, CA 92614
P-044153

AT&T Site ID:
CVL06282

REV	DATE	DESCRIPTION	INT.
E	8/21/20	REMOVED UIMS 800 MMS	MMS
D	7/30/20	E-SHEET REVISIONS	JF
C	7/27/20	RFDS 06/18/20	MMS
B	5/20/20	90% ZD - PER SURVEY	JY
A	4/2/20	90% ZD	JY

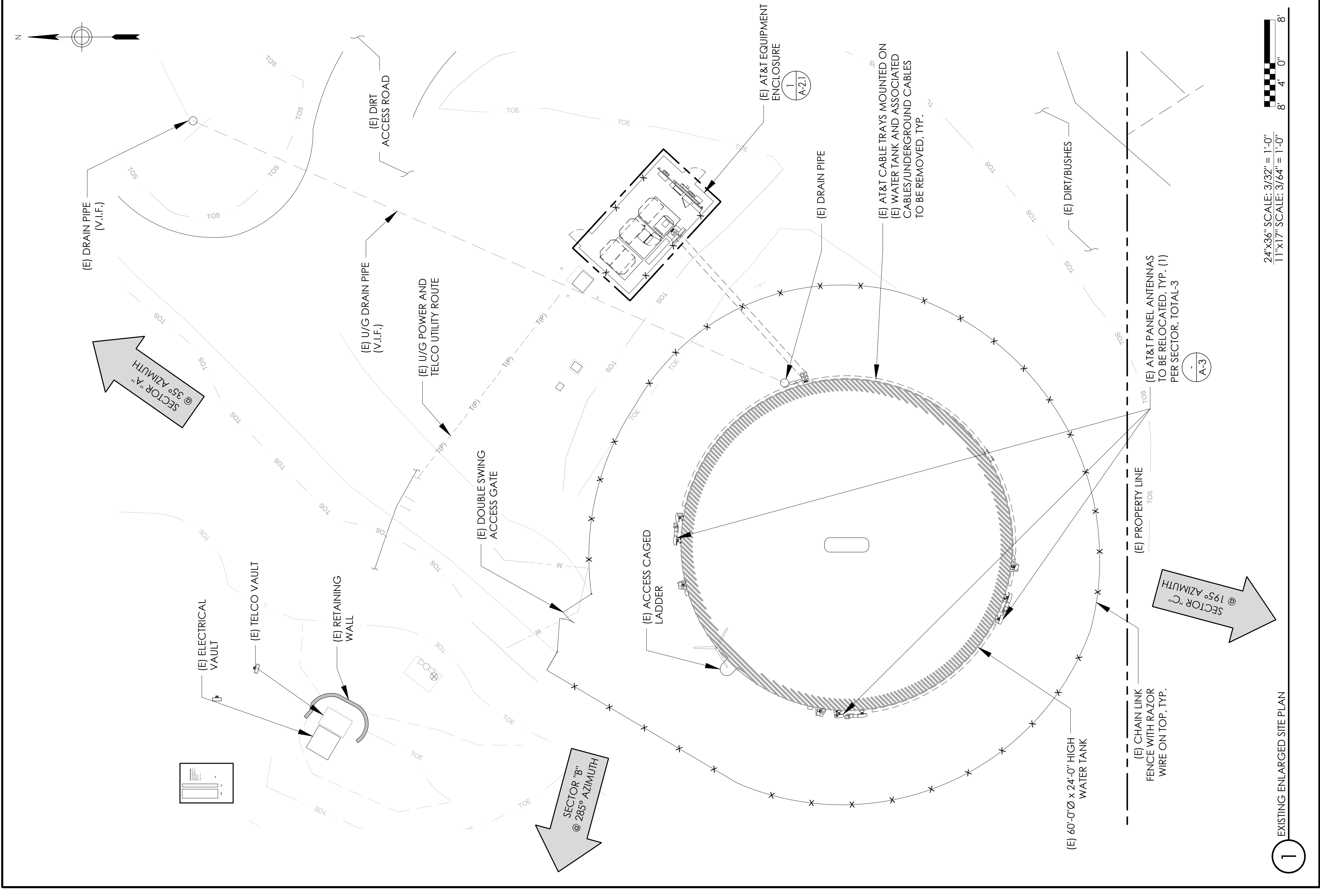
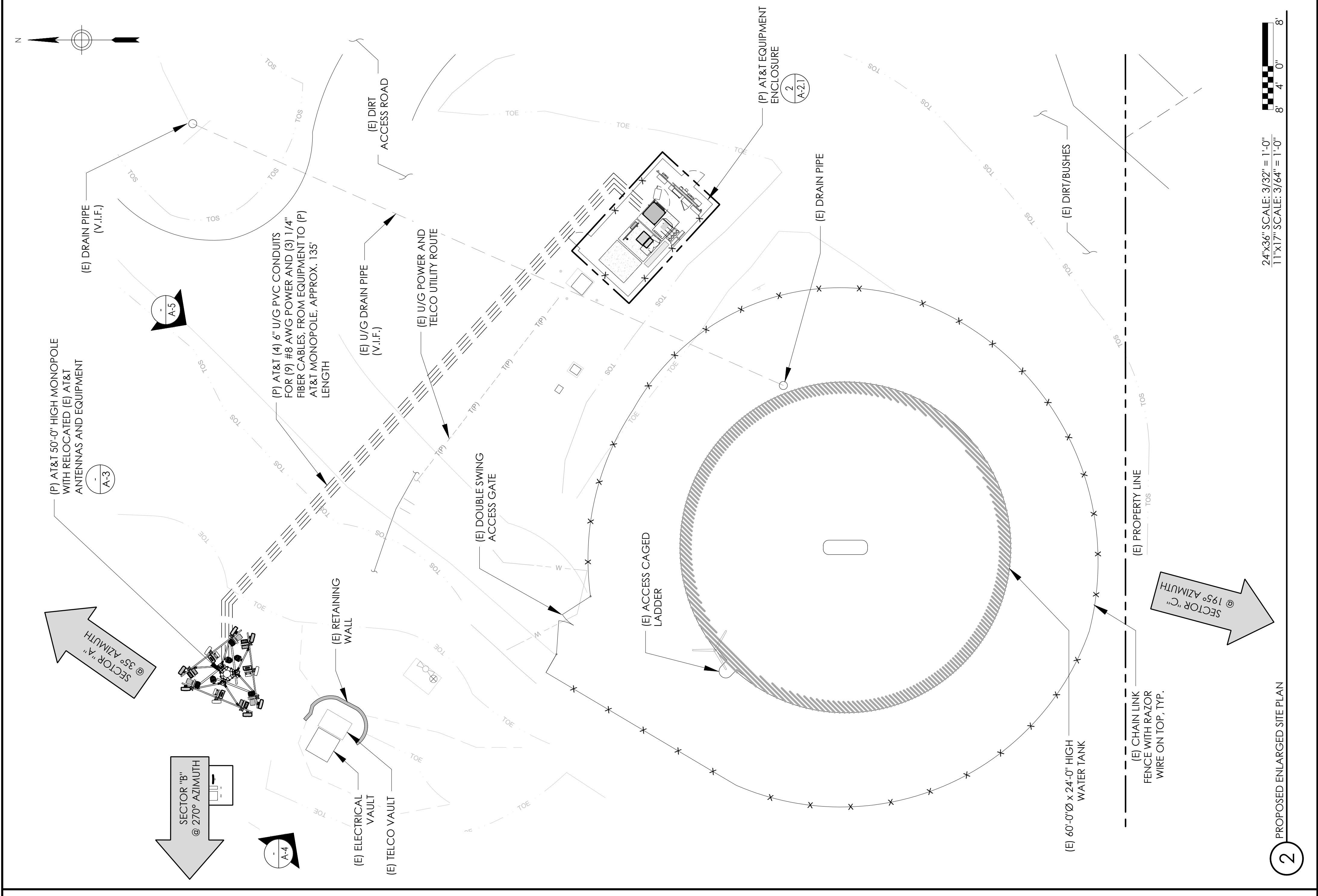
licensor:

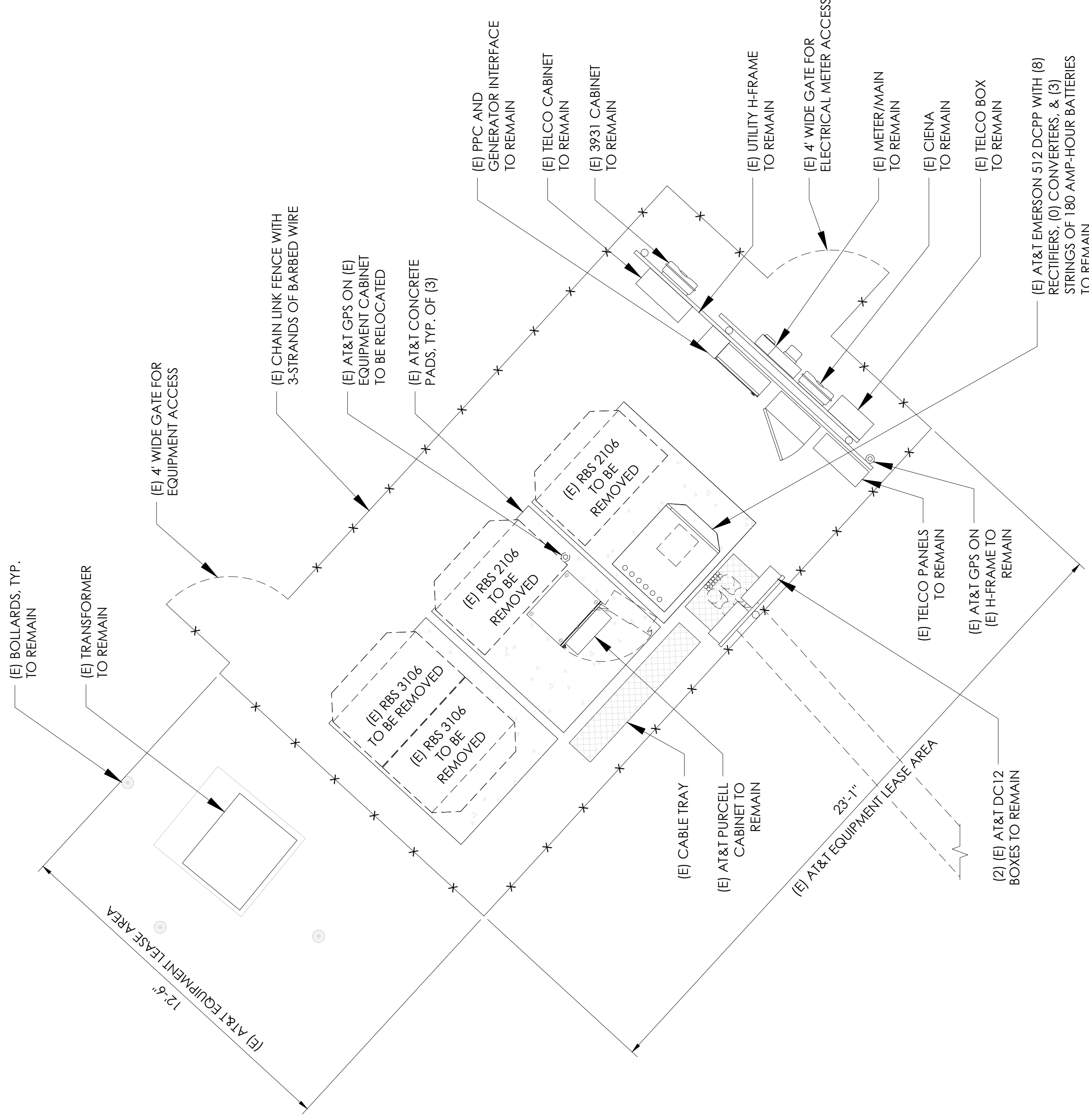
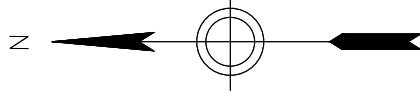
It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:
CVL06282
LEMON VALLEY
530 E. PATRICIAN DRIVE
RENO, NV 89506

Sheet Title:
ENLARGED SITE PLANS

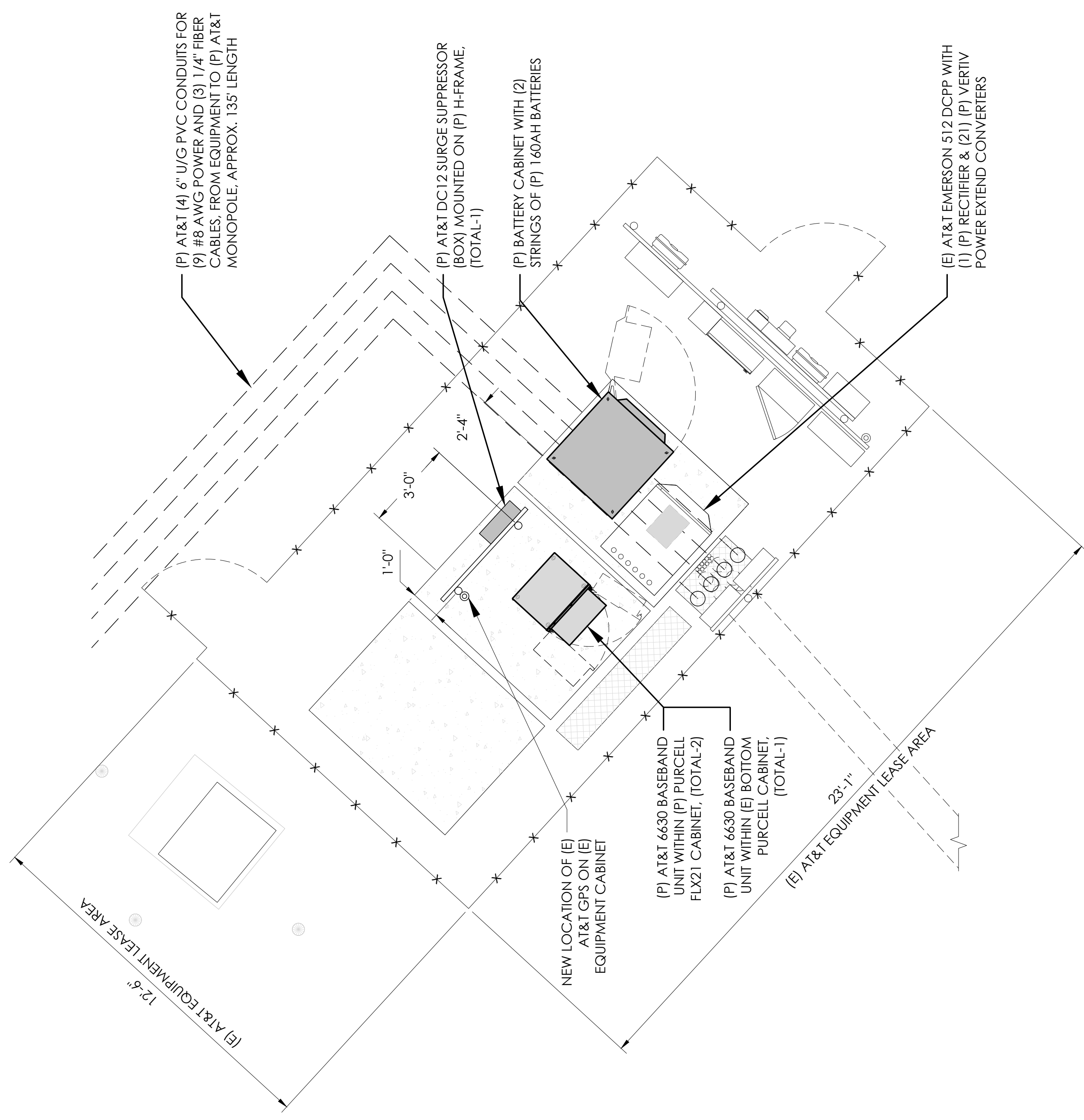
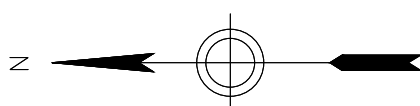
Sheet Number:
A-2





24"=36" SCALE: 3/8" = 1'-0"
11"X17" SCALE: 3/16" = 1'-0"

1 EXISTING EQUIPMENT PLAN



24"=36" SCALE: 3/8" = 1'-0"
11"X17" SCALE: 3/16" = 1'-0"

2 PROPOSED EQUIPMENT PLAN

PREPARED FOR



5001 EXECUTIVE PKWY,
SAN RAMON CA 94583

Vendor:



2030 MAIN STREET, SUITE 200
IRVINE, CA 92614
P-044153

AT&T Site ID:

CVL06282

REV	DATE	DESCRIPTION	INT.
E	8/21/20	REMOVED UMS 800 MM3	
D	7/30/20	E-SHEET REQUIRES JF	
C	7/27/20	RFS 06/18/20 MM3	
B	5/20/20	90% ZD - PER SURVEY	JY
A	4/2/20	90% ZD	JY

licensor:

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:

CVL06282

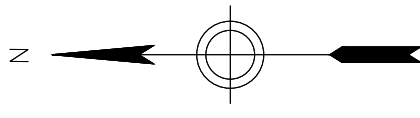
LEMON VALLEY
530 E. PATRICIAN DRIVE
RENO, NV 89506

Sheet Title:

EQUIPMENT PLANS

Sheet Number:

A-2.1



SECTOR "A"
@ 35° AZIMUTH

(E) AT&T PANEL ANTENNAS TO BE RELOCATED. (TOTAL-3)

(E) AT&T RRU 11 TO BE REMOVED. TYP. 1 PER SECTOR (TOTAL-3)

(E) WHIP ANTENNA

(E) ACCESS CAGED LADDER

SECTOR "B"
@ 288° AZIMUTH

(E) DRAIN PIPE

(E) AT&T RRU 4478 B14 TO BE RELOCATED. TYP. 1 PER SECTOR (TOTAL-3)

(E) 60'-0"Ø x 24'-0" HIGH WATER TANK

(E) AT&T RRU 32 TO BE REMOVED. TYP. 2 PER SECTOR (TOTAL-6)

(E) AT&T CABLE TRAYS MOUNTED ON (E) WATER TANK AND ASSOCIATED CABLES/UNDERGROUND CABLES TO BE REMOVED. TYP.

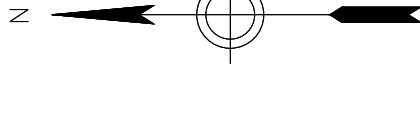
(E) AT&T RRU 12 TO BE REMOVED. TYP. 1 PER SECTOR (TOTAL-3)

SECTOR "C"
@ 195° AZIMUTH

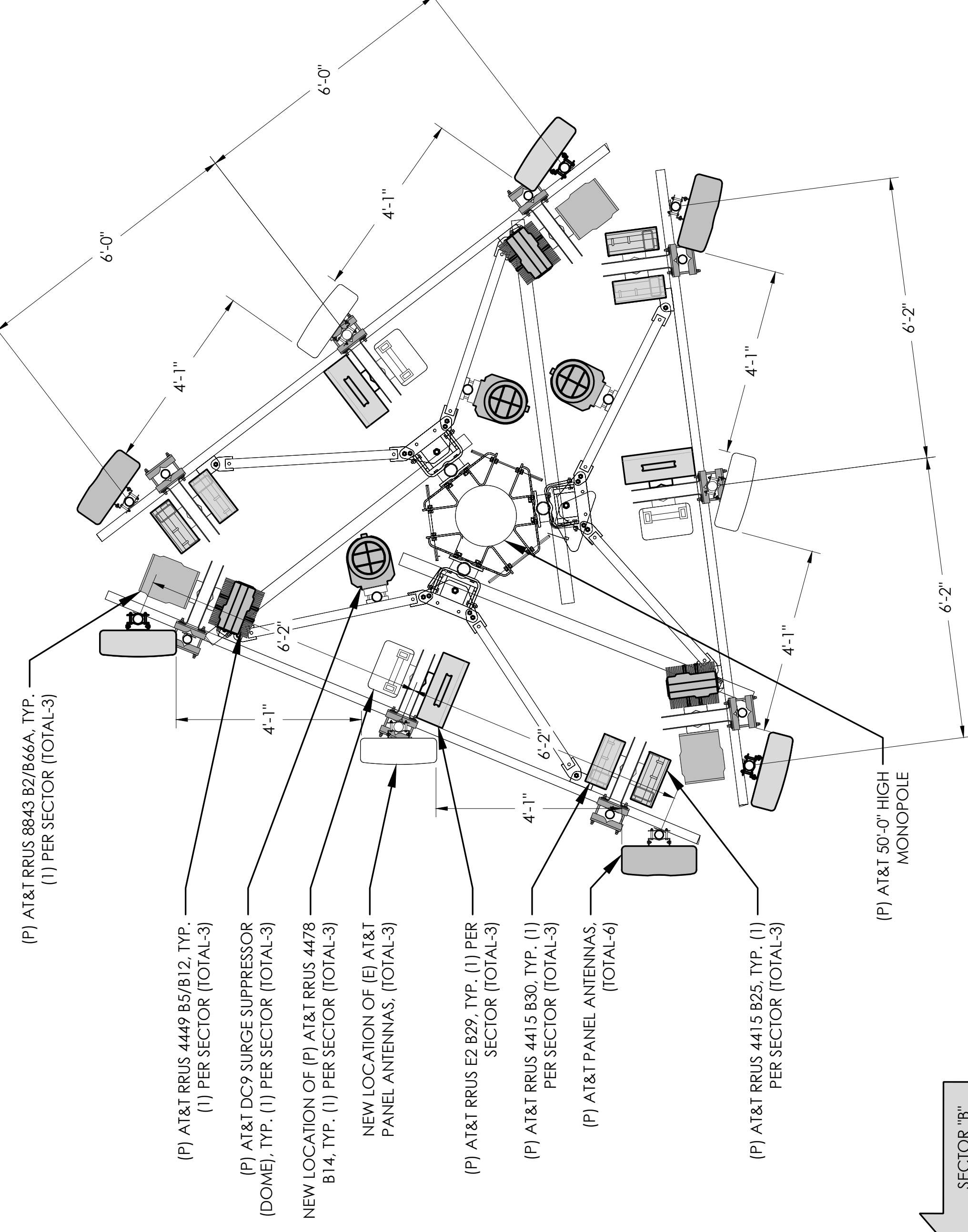
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1 EXISTING ANTENNA PLAN

1



SECTOR "A"
@ 35° AZIMUTH



SECTOR "B"
@ 270° AZIMUTH

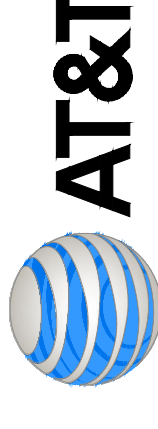
SECTOR "C"
@ 195° AZIMUTH

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

2 PROPOSED ANTENNA PLAN

2

PREPARED FOR



5001 EXECUTIVE PKWY,
SAN RAMON CA 94583

Vendor:



2030 MAIN STREET, SUITE 200
IRVINE, CA 92614
P-044153

AT&T Site ID:

CVL06282

E	8/21/20	REVISED UMS 850 MMS
D	7/30/20	E-SHEET REVISIONS JF
C	7/27/20	RFS 06/18/20 MMS
B	5/20/20	90% ZD - PER SURVEY JY
A	4/2/20	90% ZD JY
REV	DATE	DESCRIPTION INT.

licensor:

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:

CVL06282

LEMON VALLEY

530 E. PATRICIAN DRIVE
RENO, NV 89506

Sheet Title:

ANTENNA PLANS

Sheet Number:

A-3

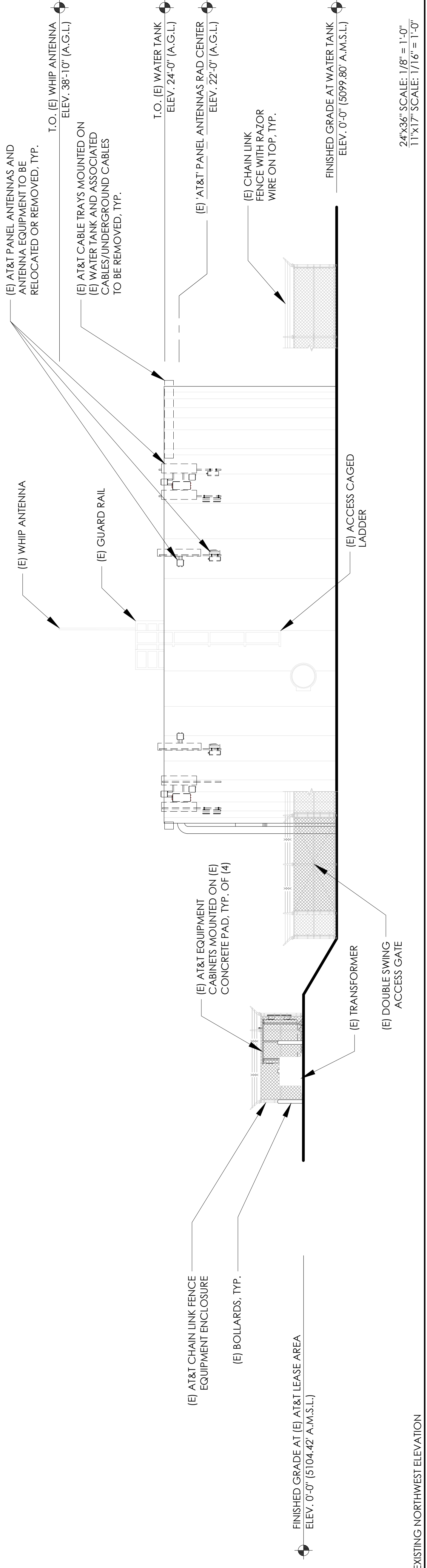
REV	DATE	DESCRIPTION	INT.
E	8/21/20	REMOVED UMS 800, MMS3	
D	7/30/20	E-SHEET REVISIONS JF	
C	7/27/20	RFS 06/18/20 MMS3	
B	5/20/20	90% ZD - PER SURVEY JY	
A	4/2/20	90% ZD JY	

licensor:
 It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

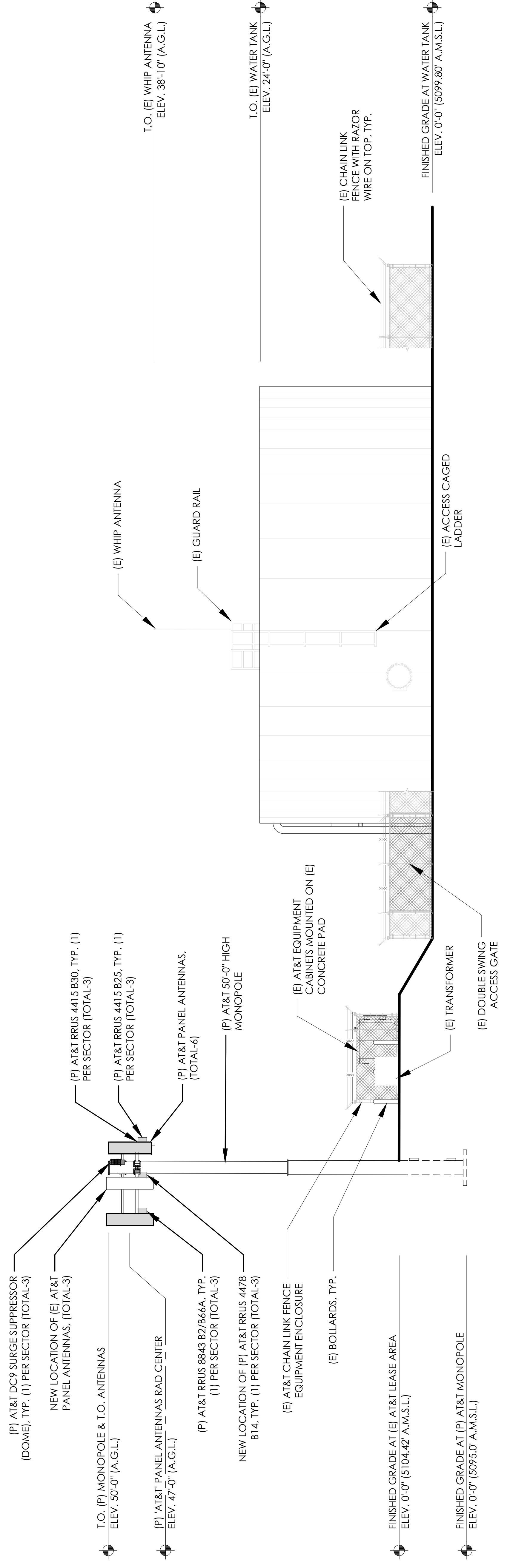
Issued For:
CVL06282
LEMON VALLEY
 530 E. PATRICIAN DRIVE
 RENO, NV 89506

Sheet Title:
NORTHWEST ELEVATIONS

Sheet Number:
A-4



1 EXISTING NORTHWEST ELEVATION
 24'x36' SCALE: 1/8" = 1'-0"
 11'x17' SCALE: 1/16" = 1'-0"
 8' 6" 4" 2" 0" 8'

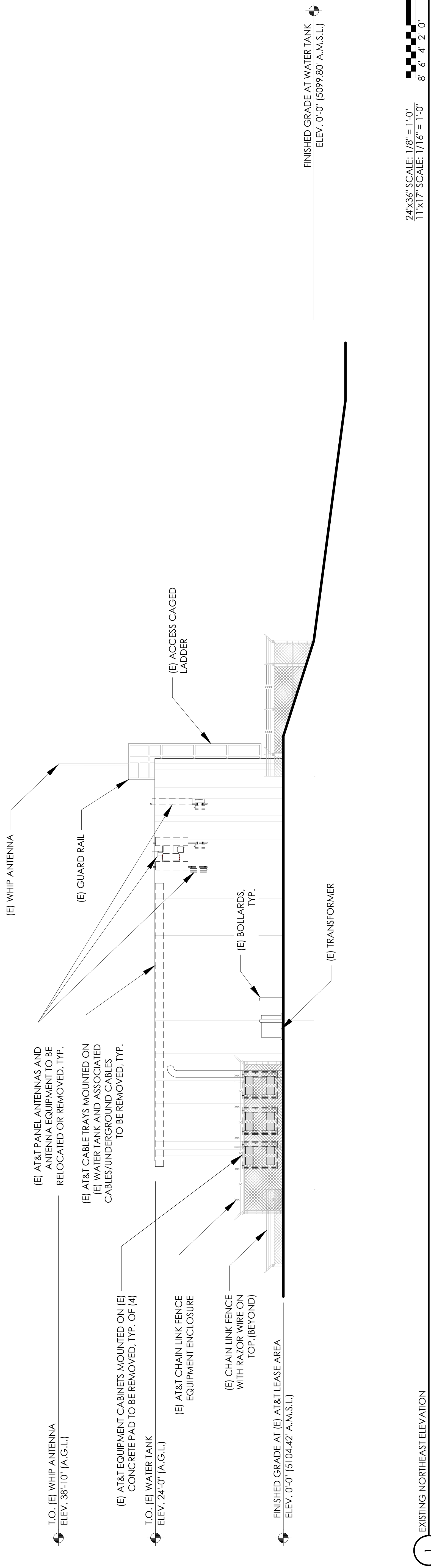


2 PROPOSED NORTHWEST ELEVATION
 24'x36' SCALE: 1/8" = 1'-0"
 11'x17' SCALE: 1/16" = 1'-0"
 8' 6" 4" 2" 0" 8'

REV	DATE	DESCRIPTION	INT.
E	8/21/20	REMOVED UIMS 800, MM3	
D	7/30/20	E-SHEET REDESIGNS	JF
C	7/27/20	RFS 06/18/20	MM3
B	5/20/20	90% ZD - PER SURVEY	JY
A	4/2/20	90% ZD	JY

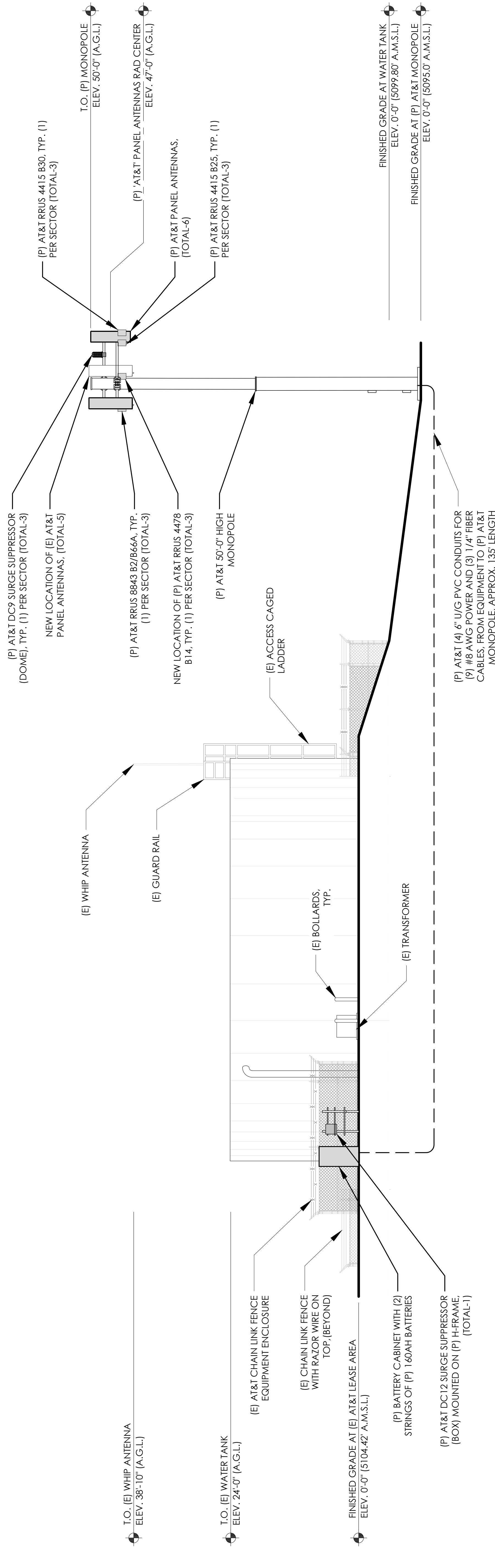
licensor:

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document



24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"

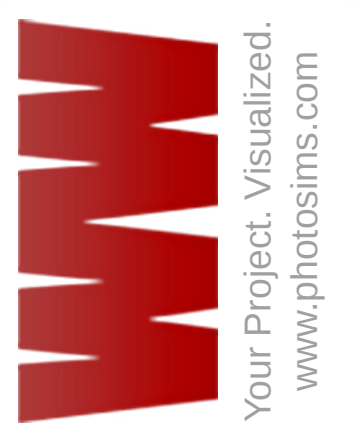
1 EXISTING NORTHEAST ELEVATION



24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"

2 PROPOSED NORTHEAST ELEVATION

Aerial Location Map



Existing

11.09.2020

existing monopole by others



CVL06282 Lemon Valley
530 E Patrician Drive, Reno, NV 89506

Proposed

proposed AT&T monopole



VIEW 1: Photo simulation as seen looking southwest from Snoopy Circle

Existing

11.09.2020

existing AT&T antennas mounted to water tank to be removed

existing monopole by others



CVL06282 Lemon Valley
530 E Patrician Drive, Reno, NV 89506

Proposed

proposed AT&T monopole

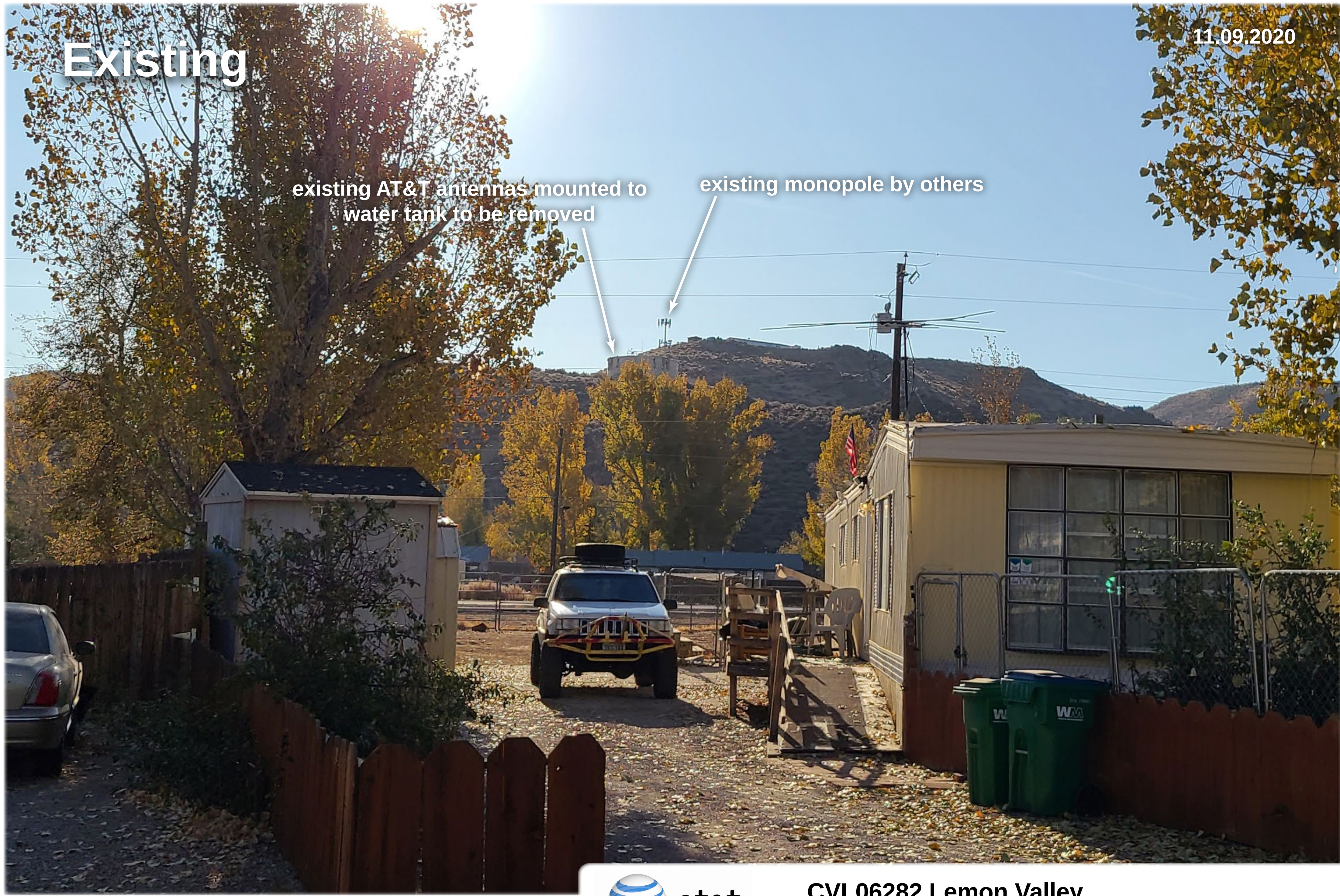


VIEW 2: Photo simulation as seen looking east from Lemmon Dr at Fleetwood Dr

Existing

existing AT&T antennas mounted to water tank to be removed

existing monopole by others



CVL06282 Lemon Valley
530 E Patrician Drive, Reno, NV 89506

Proposed

proposed AT&T monopole



VIEW 3: Photo simulation as seen looking southeast from Magnolia Way

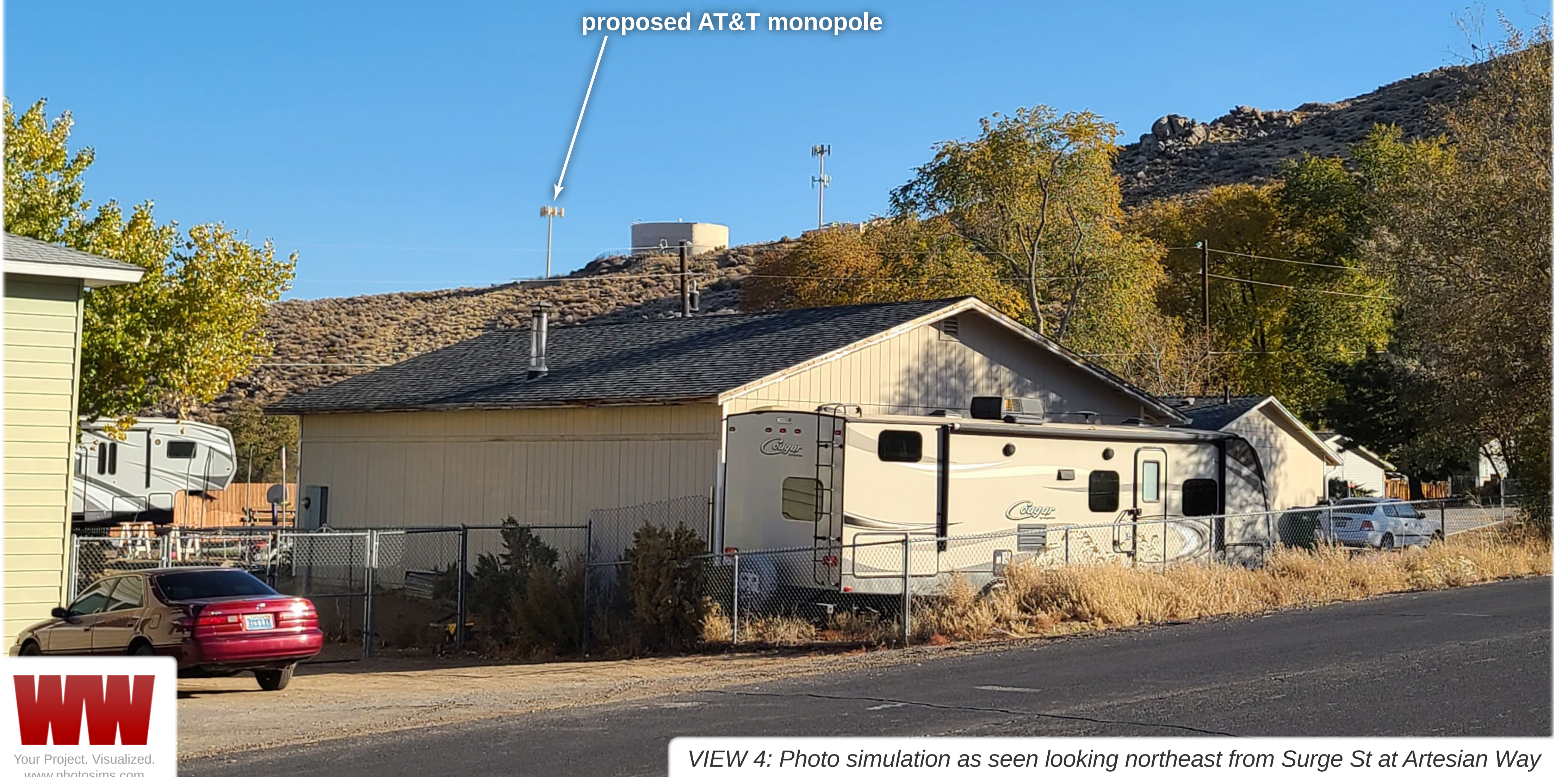
Existing

11.09.2020



CVL06282 Lemon Valley
530 E Patrician Drive, Reno, NV 89506

Proposed



VIEW 4: Photo simulation as seen looking northeast from Surge St at Artesian Way