

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 24, 2013**

**FILE NO:** SUP-13-025

**AGENDA ITEM:** G-2

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow construction and operation of a wireless telecommunication facility (mono-pole) with an overall height of 65 feet on property in the General Industrial (GI) zoning district.

**OWNER:** Capital Vending Company Inc

**APPLICANT/AGENT:** AT&T Wireless/Allen Fink

**LOCATION/APN:** 4949 Highway 50 Eas/008-371-05

**RECOMMENDED MOTION:** I move to approve SUP-13-025, a Special Use Permit to allow construction and operation of a wireless telecommunication facility with an overall height of 65 feet on property in the General Industrial zoning district, located at 4949 Highway 50 East, APN 008-371-05, based on the findings and subject to the conditions of approval contained in the staff report.

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building and Safety Department for any proposed construction. Contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
5. The applicant shall meet all the conditions of approval and commence the use for which this

permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**The following shall be submitted with any building permit application:**

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.
7. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
8. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson.org/building](http://www.carson.org/building).
9. The applicant shall submit documentation with a building permit application that the applicant is licensed by the Federal Communications Commission (FCC) and has the legal right to install and use the proposed facility.
10. Provide documentation showing review and approval by the Carson City Airport for placement of the 65 foot tall monopole in this location.
11. The project boundary leased area will be surrounded by chain link fencing, which shall include sight obscuring slats to the full height of the fencing.
12. The exterior of facilities and equipment shall not be lighted unless required by Federal Aviation Administration (FAA), with the exception of manually operated emergency lighting. The tower structure shall not include any lighting. The applicant shall submit exterior light fixture details for any proposed fixture for the facility with a building permit application. On-site lighting shall only be turned on during maintenance visits to the site. Lights must be recessed or shielded with a 90-degree full cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield.
13. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural environment. Provide proposed color choices for the mono-pole, antennas, exterior of equipment building, and chain link slats. A brown color is preferred.

**The following applies to the site throughout the life of the project:**

14. This project must comply with the adopted version of the International Fire Code, including LPG tank permits, and the Carson City Municipal Code.
15. This approval allows the placement of one additional carrier on the mono-pole structure and future ground-mounted equipment shelter within the ground lease area as stated in the plans submitted and approved with this application, subject to the conditions of approval. The applicant shall reasonably allow for co-location of at least one other provider's antennas on

the pole structure, if technically feasible, by limiting the cost to the providers to a fair and equitable share of the lease, design, capital costs for the construction and reasonable maintenance.

16. The exterior of the lease area shall contain adequate controlled access and be posted with a one square foot sign indicating the facility owner(s) and 24-hour emergency telephone number.
17. This permit shall become null and void and the wireless communications tower structure shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.150 General Industrial Conditional Uses, 18.15 Communication Facilities and Equipment, and Development Standards Division 1 Land Use and Site Design at 1.9 Wireless Telecommunication Facilities and Equipment

**MASTER PLAN DESIGNATION:** Mixed Use Commercial (MUC)

**PRESENT ZONING:** General Industrial (GI)

**KEY ISSUES:** Will the proposed wireless telecommunication facility with a 65 foot tall mono-pole be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for this facility and mono-pole? Will the mono-pole substantially increase reception and coverage of wireless telecommunication for customers in this vicinity?

#### **SURROUNDING ZONING AND LAND USE INFORMATION**

WEST: General Industrial/Industrial Business Park then recycling business

EAST: General Industrial/Retail sales trailers then Snowflake Mobile Home Park

NORTH: General Industrial/Highway 50 East then E Nye Lane and large equipment sales lots both sides

SOUTH: General Industrial/Recycling storage then residence

#### **ENVIRONMENTAL INFORMATION**

1 FLOOD ZONE: Zone AE Floodway (100-year)

2 EARTHQUAKE FAULT: Zone II, Moderate earthquake potential, beyond 500 feet from site

3 SLOPE/DRAINAGE: Flat

4 SOILS: 71 Urban land. Soils so altered or obscured by urban works and structures that identification of the soils is not feasible.

#### **SITE DEVELOPMENT INFORMATION**

1 LOT SIZE: One acre

2 STRUCTURE SIZE: Equipment shelter building is proposed at 11 feet 5 inches by 28 feet, with a single story height. The entire leased area for the building and mono-pole would be 50 by 50 feet. There are other existing buildings which cover 17,320 square feet on the parcel.

3 STRUCTURE HEIGHT: Proposed height of telecommunication mono-pole is 65 feet in the General Industrial zoning district, where the maximum allowed height is 45 feet. The equipment shelter on site is proposed as one story. A fence of chain link with slats is proposed.

4 PARKING: On site within the leased area.

5 SETBACKS: The monopole is proposed at the rear of the property, at a point approximately 12 feet from the eastern property line, approximately 108 feet from the western property line and approximately 36 feet from the rear property line, within the proposed leased area. The required setbacks in the GI zoning district are 30 feet from the front, and zero from the sides and rear, unless the proposal is adjacent to a residential district, then the setback is 50 feet. This property is not adjacent to a residential district.

6 VARIANCES REQUESTED: None

## **PREVIOUS REVIEWS**

SUP-05-134, a request for a billboard. The billboard was never built.

M-00/01-2, an appeal of a requirement to provide business arterial landscaping. The appeal was withdrawn.

## **BACKGROUND:**

Wireless telecommunication facilities are regulated by the Federal Telecommunications Act. This Act sets forth requirements and standards for both wireless service providers and local governments. The regulations for such facilities within the Carson City Municipal Code are based on the requirements of the Act, which are generally intended to facilitate the provision and expansion of the wireless service network nationwide while retaining zoning control at the local government level.

## **DISCUSSION:**

A Special Use Permit is required for the following reasons:

According to CCMC Title 18.15.025.2 Communication Facilities and Equipment, a telecommunication tower in any non-residential zoning district requires approval of a special use permit unless the tower is proposed as a co-location on an existing tower, and does not increase the height of the tower by more than 10 feet, or the tower meets the height restriction of the proposed zoning district, or does not increase the height of an existing tower. This proposal is for a new mono-pole with a height of 65 feet, which exceeds the maximum allowed height of 45 feet for the General Industrial zoning district.

This facility is proposed as an unadorned mono-pole, as the surrounding property is industrial, with the height and type of trees in the vicinity not being conducive to effective disguise as a mono-pine.

AT&T aims to provide enhanced cellular communication utility service in its communications network of customers and enhanced communication services for greater safety and efficiencies in the foreseeable future. This coverage will provide better, more reliable, more efficient communications service including emergency calls such as fire, sheriff, ambulance and public works, along with the general citizenry and traveling public. There is a continuing need for expansion of telecommunication facilities as wireless has become increasingly popular. There is an ongoing desire from the public for complete wireless coverage, without dropped calls or interruption of service.

There are several telecommunication facilities which have been placed on top of buildings in Carson City. The Ormsby House, Nevada Legislature Building, Bank of America and other buildings and locations in Carson City have been approved for placement of telecommunication facilities in the past. There are presently a limited number of mono-pole wireless telecommunication facilities in Carson City. There is a stealth design flagpole on the north end of Carson City, between the 580 freeway turnoff to downtown, and the new Carson Tahoe Hospital, at 4550 N Carson Street; a pole on the north of Carson City within the southern boundary of the airport at a point across from Comstock Mobile Home Park; a pole on the southeast portion of town at 2088 S. Lompa Lane, southeast of the present termination of the 580 freeway; a pole in the southeast sector at 4045 Etta Place, east of the Carson City corporate yard; and a pole which is disguised as a mono-pine rather than a mono-pole on the far southwestern end of Carson City at 5364 Sierra Highlands Drive, which is located in a residentially zoned location. A ground mounted facility has

recently been approved just north of the cemetery, to the east of Roop Street, although this facility has not yet been constructed, and will only have an overall height of 24 feet. There is presently no pole in this eastern section of Carson City, where the pole under review is proposed. The applicant has provided justification for the proposed location, showing existing and proposed coverage if the mono-pole is approved at this location.

The applicant has provided photo-simulation pictures of the vicinity of the proposed mono-pole. There is limited development in this area, as it is mainly industrial, large item retail sales, storage, and repair services, with the exception of three properties in the vicinity which are not adjacent to this property, but are nearby. Two large parcels south and southwest of this location and are zoned Single Family 1 Acre and Single Family 2 Acre. One property is vacant and the other has a home on it. The third exception is the Villa Sierra (formerly Snowflake) Mobile Home Park, east of this location.

The applicant has contacted the Carson City Airport Authority, to verify the proposed height would not be in conflict with the airport restrictions and has submitted verification from the Airport Engineer, Brian Fitzgerald, PE, that the tower would not be in conflict.

The applicant provided text in compliance with Development Standards Division 1 Land and Use Design, Section 1.9:

Location and placement standards- The proposed location is farther east than other existing facilities in Carson City. There are no other structures or facilities on this area which have sufficient height or location to accomplish the desired coverage. Therefore, the applicant is proposing a new mono-pole design with adequate height to provide coverage as well as provide the opportunity for co-location of another carrier in the future.

There are trees in the area and on the parcel involved, but no pine trees or trees of adequate height are on site to provide screening of the proposed pole height of 65 feet. A mono-pole is being proposed as a mono-pine would be out of character with the surrounding landscape. The proposed placement of the lease area would preserve the majority of the trees on the site, but two of the trees would need to be removed. The color of the pole and antennas would be brown, as recommended by staff, to provide visual screening of the mono-pole. The pole is proposed at the rear of the parcel, which would be screened somewhat by the existing buildings on the front of the parcel as well as the distance to the nearest roadway, Highway 50 East.

The standards require that the applicant be licensed by the Federal Communications Commission (FCC) in order to operate the proposed facility. Condition of approval number 7 requires that the applicant submit documentation to that effect with the building permit submittal.

Height and dimension standards- The height of the proposed equipment facility is one story. The height of the proposed pole is 65 feet with 12 antennas proposed at 65 feet height. The applicant states there is adequate room for co-location of a carrier on the pole in the future. The height restriction in the General Industrial zoning district is 45 feet, creating the need for approval of a special use permit for the requested additional height.

Setbacks- The setbacks in the General Industrial zoning district are 30 feet on the front and zero on the sides and rear, unless adjacent to a residential zoning district where the setbacks

increase to 50 feet. This property is not adjacent to a residential zoning district. Freestanding facilities and equipment shall not be located closer than four times the facility height from any residentially zoned property, which in this case, would be 65 feet times four or 260 feet. The only properties which are residentially zoned are properties to the south and southwest, which are not adjacent, but are zoned Single Family 1 Acre and Single Family 2 Acre. The distance to these properties is approximately 290 and 360 feet, respectively, from the base of the mono-pole to the closest property line. There is a residential use of a mobile home park (Villa Sierra) to the east of this location, on property which is not adjacent and is zoned General Industrial. The distance from the base of the mono-pole to this property line is approximately 130 feet.

Design Standards- The equipment facility building is proposed as one story, with a six foot high chain link fence on the perimeter of the leased area of 50 feet by 50 feet. The chain link fencing would have sight obscuring slats. The color of the building, fencing slats, pole and antennas would be brown or tan. The color limitation is a condition of approval listed for compliance during the life of the project. Exterior lighting is limited to a fixture which meets Dark Sky standards, and will only be lighted when the facility is manned for maintenance, repair or during emergencies. A condition of approval is placement of a one square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.

The proposed facility complies with or is not applicable to the remainder of the criteria listed in the Development Standards.

**PUBLIC COMMENTS:** Public notices were mailed to 69 adjacent property owners on April 5, 2013 within 615 feet of the subject site. At the writing of this report no written comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 24, 2013, depending on the date of submission of the comments to the Planning and Community Development Department.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson.org/building](http://www.carson.org/building).

Fire Department: This project must comply with the adopted version of the International Fire Code, including LPG tank permits, and the Carson City Municipal Code.

Engineering Department: No concerns

Health and Human Services: No concerns

Parks and Recreation Department: No comments received

Environmental Control:

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section

18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

*The proposed project is consistent with Goal 1.5 Foster Cooperation on Master Plan Issues at 1.5d Coordination of Services as well as 1.5e Sierra Pacific Power and Southwest Gas, in that wireless telecommunication services have become so widespread that they are as necessary as other utilities in the community. Cellular coverage is a service provided universally to residents, the traveling public, tourists, and businesses. Ensuring coverage to users of these services has become as necessary as other commonly used and provided services such as water, sewer, electricity and natural gas. The intention of the placement of this mono-pole is to provide widespread coverage to the eastern portion of Carson City.*

*The proposed project is also consistent with Goal 3.2 Protect Visual Resources at 3.2c Communication Facilities and Equipment. The location of the tower has been chosen with the intent to provide service as well as to be less noticeable, as it proposed to be placed at the rear of a long parcel, at a point approximately 345 feet south of Highway 50 East. The tower would be painted a non-glossy color, either brown or tan, with the supporting facility building also painted a neutral color, with a six foot tall chain link fence with neutrally colored slats surrounding the leased 50 foot by 50 foot area.*

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

*The proposed facility is to be located to the rear of an existing industrial parcel, where other uses in the area are commonly sales of large equipment, trailers, recycling and automobile repairs. This is a rural area, with no curbs, gutters, sidewalks or other pedestrian amenities. It is located adjacent to Highway 50, where the traveling public is moving by at a high rate of speed.*

*The proposed use will generate no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have a negative impact on adjacent uses.*

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

*A service technician will visit the site occasionally, usually once or twice a month, for maintenance or for emergency servicing of the facility. Adequate on-site parking and access is available near the leased area to accommodate this maintenance activity. No additional vehicular or pedestrian traffic is assumed to be generated in conjunction with the subject proposal which could adversely impact vehicular or pedestrian circulation in the area.*

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

*The proposal will not require the extension or expansion of any public services and facilities are adequate in the area to accommodate the proposed facility.*

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use



and meets the purpose statement of that district.

*The purpose statement of the General Industrial (GI) zoning district is established to preserve and industrial district for uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. A telecommunication system is allowed in all commercial and industrial zoning districts.*

*Upon approval of the Special Use Permit with the recommended conditions of approval, the subject use will be in conformance with the requirements of the Carson City Municipal Code and the Development Standards relating to wireless communication facilities.*

6. Will not be detrimental to the public health, safety, convenience and welfare.

*The proposed tower, antennas, building, fencing and related equipment will not be detrimental to the public health, safety, convenience and welfare, and will cause no adverse impacts to surrounding properties, but will improve public safety, convenience and welfare by expanding emergency operations coverage, provide better wireless coverage to the stationary as well as motoring public, and provide more coverage inside as well as outside, according to the justification provided by the applicant. Per the Telecommunications Act, it has been determined that electromagnetic waves emitted by or to such facilities are not a public health risk and may not be considered in denying an application. The applicant has provided information regarding Federal Communications Commission (FCC) requirements for Radiofrequency Electromagnetic (RF-EME) energy fields and has shown the proposed tower is in compliance with these requirements.*

7. Will not result in material damage or prejudice to other property in the vicinity.

*As noted above, the impacts of the proposed facility, with the recommended conditions of approval, will be minimal and will not result in material damage or prejudice to other property in the vicinity as the proposed facility will be to the rear of a long lot in a rural and industrial area, will be painted to blend with the surrounding landscape, and no buildings in the area are tall enough to provide an alternative location to provide the desired coverage.*

Respectfully submitted,

PLANNING DIVISION

***Kathe Green***

Kathe Green, Assistant Planner

Attachments

Application SUP-13-025  
Building Department comments  
Engineering Department comments  
Fire Department comments

Health Department comments

Airport Engineer comments

Development Standards Division 1.9 Wireless Communication Facilities and Equipment

<b>File # (Ex: MPR #07-111)</b>	SUP-13-025
<b>Brief Description</b>	Cellular Communications Facility
<b>Project Address or APN</b>	008-371-05
<b>Bldg Div Plans Examiner</b>	Kevin Gattis
<b>Review Date</b>	April 8, 2013
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

*These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.*

**GENERAL COMMENTS**

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson.org/building](http://www.carson.org/building).

**RECEIVED**

**MAR 28 2013**

**CARSON CITY  
PLANNING DIVISION**

**RECEIVED**

**MAR 22 2013**

**CARSON CITY  
PLANNING DIVISION**

**Engineering Division  
Planning Commission Report  
File Number SUP 13-025**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** March 22, 2013

**MEETING DATE:** April 24, 2013

**SUBJECT TITLE:**

Action to consider the construction of a new Telecommunication tower and accompanying equipment building for AT&T at 4949 Hwy. 50 E., apn 08-371-05.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

**CCMC 18.02.080 (2a) - Adequate Plans**

The plans are adequate for this review.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage. The construction permit submittal must address drainage issues and meet the requirements of the Flood Plain Protection Ordinance since this site is in an AE Floodway according to current FEMA flood maps.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The request is not in conflict with pedestrian or traffic movements.

**CCMC 18.02.080 (5d) - Public Services**

No new City water, sewer or access services will be needed for this project.



# CARSON CITY FIRE DEPARTMENT

*"Service with Pride, Commitment, Compassion"*

---

Kathe Green  
Carson City Planning Division

March 21, 2013

RE: Planning Commission Application SUP-13-025

The Carson City Fire Department has reviewed the above referenced special use permit application and has the following comments:

This project must comply with the adopted version of the International Fire Code, including LPG tank permits, and the Carson City Municipal Code.

Sincerely,

Dave Ruben  
Captain, Fire Prevention

**RECEIVED**

MAR 22 2013

CARSON CITY  
PLANNING DIVISION

**RECEIVED**

MAR 26 2013

March 26, 2013

Comments from Health Department for Planning Commission meeting 04-24-13

CARSON CITY  
PLANNING DIVISION

**SUP-13-025**

Carson City Health and Human Services has no comments based on the application received.

**SUP-12-019**

Carson City Health and Human Services has no comments based on the application received.

Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

[dboothe@carson.org](mailto:dboothe@carson.org)

## Allen Fink

---

**From:** cxp-mgr <cxp-mgr@att.net>  
**Sent:** Tuesday, November 27, 2012 4:37 PM  
**To:** 'Allen Fink'  
**Subject:** FW: CV3067 ATT proposed pole.

Allen,

The following is the opinion of our Airport Engineer. ~~It looks good for us.~~

Tim

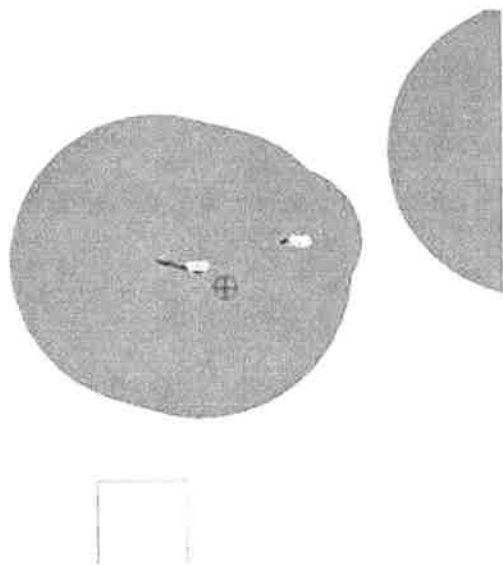
---

**From:** Fitzgerald, Brian D [<mailto:brian.d.fitzgerald@atkinsglobal.com>]  
**Sent:** Tuesday, November 27, 2012 4:11 PM  
**To:** cxp-mgr  
**Cc:** Clague, Jim  
**Subject:** RE: CV3067 ATT proposed pole.

Tim,

I have performed a cursory review of the proposed 65' tower located 3,770 feet southwest of Runway 27. The top of the tower will be 14' lower than the end of the runway so it does not exceed any Part 77 surfaces. I also checked with the FAA 7460 website and it indicates the following:

You do not exceed Notice Criteria.



Meaning the tower is good to go.

**Brian Fitzgerald, PE**  
Senior Engineer I, Aviation Services

**ATKINS**

Please note our new address

10509 Professional Circle, Suite 102 Reno, Nevada 89521  
Tel: +1 (775) 828-1622 Ext. 4571841 | Direct: +1 (775) 789-9841 | Fax: +1 (775) 851-1687  
Email: [brian.d.fitzgerald@atkinsglobal.com](mailto:brian.d.fitzgerald@atkinsglobal.com) | Web: [www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica) [www.atkinsglobal.com](http://www.atkinsglobal.com)

---

**From:** Clague, Jim  
**Sent:** Tuesday, November 27, 2012 3:42 PM  
**To:** Fitzgerald, Brian D  
**Subject:** FW: CV3067 ATT proposed pole.

Please see if this is a problem

Jim Clague, P.E.  
**Group Manager**

Please note: The Atkins Reno, Nevada office is moving. As of November 4, 2012, our new address will be:  
10509 Professional Circle, Suite 102 Reno, Nevada 89521

### ATKINS

10509 Professional Circle, Suite 102, Reno, NV 89521 | Tel: (775) 828-1622 - ext. 4571824 | Direct (775) 789-9824  
Fax (775) 851-1687  
Email: [jim.clague@atkinsglobal.com](mailto:jim.clague@atkinsglobal.com) | Web [www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica) [www.atkinsglobal.com](http://www.atkinsglobal.com)

---

**From:** cyp-mgr [<mailto:cyp-mgr@att.net>]  
**Sent:** Tuesday, November 27, 2012 3:38 PM  
**To:** Clague, Jim  
**Cc:** 'Steve Tackes'  
**Subject:** FW: CV3067 ATT proposed pole.

Jim,

At&T is intending to erect a 60 foot cell tower South of Highway 50 East near the intersection of Nye and HWY 50.  
Attached are drawings describing tower that is proposed. I don't see a problem with it but you should look at it to see if there is a problem.

Tim

---

**From:** Allen Fink [<mailto:allen@developmentsystemsinc.com>]  
**Sent:** Tuesday, November 27, 2012 2:08 PM  
**To:** [cyp-mgr@att.net](mailto:cyp-mgr@att.net)  
**Subject:** CV3067 ATT proposed pole.

Hi Tim.

It was a pleasure speaking with you. Attached is a copy of the drawings for your review. The lats and longs on the title page. Please call if more information is needed.

Best Regards,

Allen Fink



## **1.9 Wireless Telecommunication Facilities and Equipment.**

Regulations and standards set forth in this section are designed to address wireless telecommunication facilities and equipment used for the commercial broadcasting/receiving of transmissions regulated under the Telecommunications Act of 1996. Definitions for the various uses and terms referenced in this section are included in the Section 18.03 (Definitions). Electrical or mechanical equipment that creates video or audio interference in customary residential electrical appliances or causes fluctuations in line voltage outside the dwelling unit is prohibited.

1. Location and placement standards.
  - a. Facilities and equipment shall be located according the following priorities, (#1 is the most acceptable, #5 is the least acceptable):
    - 1) Concealed within an existing structure.
    - 2) Camouflaged or screened within an existing structure.
    - 3) Camouflaged or screened on an existing structure, particularly existing telecommunications facilities, utility poles and towers, water towers, and commercial, industrial or public facility buildings.
    - 4) Co-located with existing wireless communication service facilities.
    - 5) Erection of a new, freestanding facility subject to other requirements of this section and where visual impact can be minimized and/or mitigated.
  - b. The applicant shall adequately justify the location proposed based on a consideration of the above priorities.
  - c. Placement on existing structures shall not jeopardize the character and integrity of the structures as determined by the building and/or engineering department.
  - d. If ground mounted, facilities and equipment shall not be located in the front yard portion of a parcel with an existing structure.
  - e. Either the applicant or co-applicant must be a carrier licensed by the Federal Communications Commission and submit documentation of the legal right to install and use the proposed facility.
2. Height and dimensional standards.
  - a. The height of the facility shall include any antenna, array or other appurtenances.

- b. Freestanding facilities shall not exceed 120 feet in height above grade. The applicant must provide a written justification for the proposed use and adequately demonstrate that the proposed height is necessary, including co-location opportunities. The applicant shall submit a report from an independent, accredited source providing justification for the proposed height or an alternative lower height.
- c. An Administrative Permit or Special Use Permit may be required pursuant to Carson City Municipal Code Title 18.015.025 for facilities which exceed the height restrictions for the zoning district where the facility is proposed in accordance with Section 18.15.025.

3. Setbacks.

- a. All facilities, equipment and equipment shelters shall comply with the building setback provisions of the zoning district in which they are located.
- b. Roof mounted facilities shall be stepped back from the front facade in order to limit their impact on the building's silhouette and/or concealed, camouflaged or screened.
- c. Freestanding facilities and equipment shall be located no closer than four times the facility height from any residentially zoned property.

4. Design standards.

- a. Ground mounted facilities and equipment not camouflaged by design, existing buildings or structures shall be screened according to adopted Carson City standards, including landscaping and screen walls.
- b. Facilities and equipment that are side mounted on buildings shall be consistent with the architectural style and color of the building on which it is mounted.
- c. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural and built environment.
- d. Equipment shelters not placed underground shall be appropriately screened according to adopted Carson City standards.
- e. New, stand-alone facilities shall be designed to allow additional wireless service providers to co-locate antennas on the structure.

- f. The exterior of facilities and equipment shall not be lighted unless required by the Federal Aviation Administration (FAA) with the exception of manually operated emergency lighting.
- g. All ground mounted facilities and equipment shall be surrounded by a security barrier. The barrier shall contain adequate controlled access and be posted with a one square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.

Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

**RECEIVED**

CCMC 18.02

FEB 28 2013

**SPECIAL USE PERMIT**

**FILE # SUP - 12 - SUP - 13 - 025**

**FEE: \$2,450.00 MAJOR CARSON CITY  
\$2,200.00 MINOR (Residential zoning districts)**

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

**SUBMITTAL PACKET**

- ☒ 8 Completed Application Packets (1 Original + 7 Copies) including:
  - ☒ Application Form
  - ☒ Written Project Description
  - ☒ Site Plan
  - ☐ Building Elevation Drawings and Floor Plans
  - ☐ Proposal Questionnaire With Both Questions and Answers Given
- ☒ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

*K. Helgreen*  
Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Capital Vending Company Inc

**PROPERTY OWNER**

4949 Hwy 50 East

**MAILING ADDRESS, CITY, STATE, ZIP**

Carson City, NV 89701

**PHONE #** (775) 882-6992

**FAX #** (775) 883-6996

**Name of Person to Whom All Correspondence Should Be Sent**

Allen Fink/DSI for AT&T Wireless

**APPLICANT/AGENT**

1428 Live Oak Lane

**MAILING ADDRESS, CITY, STATE ZIP**

Auburn, CA 95603

**PHONE #** (916) 899-9268

**FAX #** (916) 899-9268

**E-MAIL ADDRESS**

allen@developmentsystemsinc.com

**Project's Assessor Parcel Number(s):**

008-371-05

**Street Address ZIP Code**

4949 Hwy 50 East, 89701

**Project's Master Plan Designation**

*Community/Regional Commercial*

**Project's Current Zoning**

General Industrial

**Nearest Major Cross Street(s)**

E Nye Lane

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: Title 19 App 1, 8, 9, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows: **A unmanned telecommunication facility consisting of adding 50x50 foot lease area; 11.5x26**

**foot equipment shelter; 65' high treepole with 12 panel antennas.**

**PROPERTY OWNER'S AFFIDAVIT**

Capital Vending

I, Gary F Hunter for Company Inc, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

*[Signature]*  
Signature

4949 Hwy 50 East, Carson City NV  
Address

2-28-13  
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA )  
COUNTY Carson City )

On February 28, 2013, Gary Hunter, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

*[Signature]*  
Notary Public

**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled **BEFORE** by the Planning Commission. Planning personnel can help you make the above determination.





**DEVELOPMENT SYSTEMS INCORPORATED**

*Original's  
except Application*

**RECEIVED**

**FEB 28 2013**

**CARSON CITY  
PLANNING DIVISION**

February 26, 2013

Carson City  
108 El Proctor Street  
Carson City, NV 89701

Re: AT&T Wireless Land Use Permit  
Site Address: 4949 Hwy 50 East, Carson City, NV 89701  
Site Name: **CV3067**

Dear Planning Department:

Enclosed please find a Planning application for a telecommunications facility at the above referenced address. Also enclosed is the following required information:

1. Filing fees to be determined
2. Signed Planning Application – eight (8) copy
3. Project Description, statement and justification including Special Use Permit Application Questionnaire – eight (8) copies
4. Three (3) views of site photo simulations – eight (8) copies each view
5. Coverage Maps - Existing and Proposed – eight (8) copies each
6. Generator cut sheets – eight (8) copy
7. "EME" report – eight (8) copy
8. Preliminary Title Report – eight (8) copies
9. eight (8) 11" x 17" set of plans
10. Corporate Resolution – eight (8) copies
11. Engineering letter for Flood Determination – eight (8)
12. Firm Flood insurance rate map – eight (8) copies
13. Airport opinion email – eight (8) copies.

Please review this application and confirm its completeness by contacting the undersigned at:

1428 Live Oak Lane, Auburn, CA 9560  
(916) 899-9268 (Mobile)  
(916) 966-8137 (Fax)  
allen@developmentssystemsincc.net

Thank you for your time and consideration.

Sincerely,

  
Allen Fink

### ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

  
Ericsson

2.4.2013

Applicant

Date

**SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE**  
**4949 HWY 50 E, CARSON CITY, NV**

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

The Master Plan "is a general policy document to <sup>guide</sup> ~~guide~~ the physical development of the City.

See Master Plan Policy Checklist

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

- A. The property northwest is Hwy 50. The property to the northeast is zoning general industrial and is a vacant lot owned by the same property owner. The property further to the northeast is zoning general industrial and a mobile home park is located on the parcel. The property to the southeast is zoning general industrial and there is a building supply material company on the property. The property to the southwest is also zoned general industrial with a motorcycle shop operating on the property.
- B. The proposed wireless communication facility is a utility facility enhancing the wireless telephone and internet service within the area. Property values should not be affected because the property is zoning general industrial. The facility is unmanned and there are no noises, except for the air conditioning units, no odors, vibration, fumes, glare or physical activity with this facility. Other similar projects have been approved throughout the City to enhance wireless communication.
- C. As the project is unmanned and enhances the wireless capabilities within the community, the project will not be detrimental to the use, peaceful enjoyment or development of the surrounding properties and the general neighborhood.
- D. As the facility is unmanned and will be visited either once or twice a month for maintenance, there will be very little traffic associated with this communication facility. The facility will be located within a secure area. The engineering and planning departments have not been contacted as this project is unmanned.
- E. The short and long range goals to the surrounding residents and those residents traveling on Highway 50 will have improved building and car wireless phone and internet access. It will support 911.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project existing improvements in the vicinity?

- A. The project will not affect the student population but will enhance the communication capabilities within the school district and the Sheriff's office if they are using the AT&T communication system.
- B. The Flood plan issues have been addressed and finalized either the Engineering Department. Paving will not be part of this project. As the pre-fab building will be located on a 12 x 30 concrete pad, drainage has been addressed with the Engineering Department.
- C. A water supply is not required for this project.
- D. Sewage is not required for this project
- E. As the site is unmanned and is located at the back of an existing business, Regional Transportation and new road improvements are not part of this project.
- F. All information has come from title reports, planning and the engineering departments.

- G. The only outdoor lighting will be a light above the door entrance.
- H. The project will have gravel within the lease area to minimize and eliminate weed growth.
- I. As the facility is unmanned, parking when needed, will be available within the existing business. There is ample parking for one vehicle while the technician is visiting the facility once or twice a month.



### **Community Benefits:**

Since its inception, wireless communications have provided services to communities far beyond mere convenience. Many businesses and Public Safety Agencies rely on these services in order to conduct important civic and commercial duties on a daily basis. Schools rely on an ability to reach parents quickly. Commercial Wireless companies have been at the forefront of critical communications services in recent events, such as earthquakes and fires in Nevada. Traffic issues, weather and community events, are a few of the many services now available over these same communications devices. Wireless communication is an integral part of our national telecommunications infrastructure, and each community deserves the benefit of the best and most competitive service available.

### **Special Use Permit Application Questionnaire:**

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Explanation A. The project is a wireless communication facility and is in keeping with the Master Plan Elements.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation A. The wireless project is located on a 50 x 50 square foot lease area and will not be detrimental to the immediate vicinity. Public access is not available to the lease area. As the area is zoning general industrial the local neighborhood will not be affected.

B. There is a mobile home park located two parcels from the leased area. There will be no detrimental impact on the mobile home park.

C. The short- and long range benefit of the wireless communication facility see community benefits above.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvement to the vicinity?

Explanation A. As the site is an unmanned facility there will be no impact to the school district, or the Sheriff's office. As water is also not needed at the facility there will be no drainage issues or paving. The facility will consist of a monopole, a pre-fab shelter, located on a concrete pad and a propane tank for the standby generator housed in the shelter. Septic or sewage disposal will not be needed at this project.

B. The existing drive way will be adequate for access to the lease area.

C. Outdoor lighting will not be provided except a door light. Landscaping will also not be provided. A radio technician will visit the site either once or twice a month to maintain the equipment. A parking area is located next to the lease facility.

D. Part of the property sits in a flood area. The City Engineer has been contacted and a flood plan evaluation has been submitted and approved. The final flood plan engineering map will be completed and reviewed by the City Engineer during plan check. Also a No Rise Certificate will also be provided at that time.

# Master Plan Policy Checklist

## Special Use Permit, Major Project Review & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: CN3067- 4949 Hwy 50 E Carson at NW

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- ☒ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☒ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- ☐ Located in a priority infill development area (1.2a)?
- ☐ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- ☒ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- ☒ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- ☐ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- ☒ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☒ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☒ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☒ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development: *N/A*

- ☐ Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- ☐ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

#### CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development: *N/A*

- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☐ Promote revitalization of the Downtown core (5.6a)?

- ☐ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- ☒ Use durable, long-lasting building materials (6.1a)?
- ☐ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- ☐ Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- ☐ Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- ☐ If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- ☐ If located Downtown:
  - ☐ Integrate an appropriate mix and density of uses (8.1a, e)?
  - ☐ Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - ☐ Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- ☐ Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development: *N/A*

- ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☐ Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

# **AT&T Wireless CV3067 – Hwy 50 at East College Pkwy**

## **Project Description / Justification Statement**

### **Location & Zoning Designation:**

The property is located at 4949 E. Hwy 50, Carson City, NV 89701. APN: 008-371-05

The property is currently zoned general industrial, and consists of approximately 1 acre. Zoning to the North, West and East of the property is the same. The property is owned by Capital Vending Company, Inc., with a mailing address of 4949 Hwy 50 East, Carson City, NV 89701.

### **Project Description:**

AT&T Wireless proposes the installation of a new wireless communication site at 4949 E. Hwy 50, Carson City, NV 89701. APN: 008-371-05. The site will compose of a 65' monopole. Twelve antennas will be located at the 61' foot.

The installation will include radio equipment and a backup generator located within a new prefabricated shelter.

### **Site Selection Analysis:**

Wireless systems are expanded or introduced in a given area to improve service to customers. There are several reasons to add a new facility. It may extend the coverage to new areas, increase the capacity of the system within the current service area, or improve quality; some wireless facilities accomplish all three improvements.

This location was also selected due to its proximity to the existing AT&T sites. The site will provide favorable site geometry for federally mandated E911 location accuracy requirement and efficient frequency reuse. Since 40 percent of 911 calls are from mobile phones, effective site geometry within the overall network is needed to achieve accurate location information of mobile users, through triangulation with active wireless facilities.

#### **Coverage:**

Coverage can be defined as having a certain minimum level of signal strength in a particular area. AT&T's target is to provide "in building" signal strength to our customers' areas across the network. This level of service guarantees reliable signal strength inside buildings providing excellent voice quality in residential neighborhoods and commercial areas. In today's competitive marketplace, AT&T requires high quality coverage to be competitive and will fulfill our responsibilities under our FCC license.

#### **Capacity:**

Capacity is the number of calls that can be handled by a particular wireless facility. When we make phone calls, our mobile phones communicate with a nearby antenna site that can handle a limited number of calls. It then connects to land based phone lines. When a particular site is handling a sufficient number of calls, the available Radio Frequency channels assigned to that site are at maximum capacity. When this occurs, the wireless phone user will hear a busy signal on his or her phone. The call traffic at the facility is continually monitored and analyzed so that overloading of sites is prevented. The objective for a capacity site is to handle increased call volume rather than expand a coverage area.

### **Safety and Compliance:**

The proposed wireless communications facility will not create any nuisance or be detrimental to the health, safety or general welfare, of persons residing or working in the neighborhood. AT&T Wireless technology does not interfere with any other forms of private or public communications systems, operating under FCC regulations.

After construction of the facility, the site will be serviced once or twice a month, during a routine scheduled maintenance window by a service technician. The site is unmanned and is a self-monitored facility. There will be no impact on parking or traffic in the area.

### **Conclusion:**

AT&T Wireless has identified this location for a proposed wireless telecomm facility for several reasons. The property provides an excellent location from which wireless coverage can be enhanced along Hwy 50, and to the residents residing in the area.

### **Statement of operations:**

No nuisances will be generated by the proposed wireless facility, nor will the facility injure the public health, safety, morals or general welfare. With proper care and separation, AT&T Wireless technology does not interfere with any other forms of communication whether public or private. To the contrary, AT&T Wireless technology will provide vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Once the construction of the wireless facility is complete and the telephone switching equipment is fined-tuned – visitation to the site by service personnel for routine maintenance typically occurs an average of once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impact to existing local traffic patterns. No water or sanitation services will be required.

AT&T Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, AT&T Wireless will comply with all FAA rules on site location and operation.

### **Relation to Larger Projects:**

The new AT&T Wireless telecommunication facility # CV3067, Hwy 50 will continue to be an important and critical upgrade link for serving the growing commercial, business, industrial, medical, governmental and public users of AT&T Wireless's telecommunication services in the Carson City area. The facility will continue working within the larger all digital network servicing the Carson City County area along with much of the United States and the World.

## 1.9 Wireless Telecommunication Facilities and Equipment

CV3067 4949 Hwy 50 E, Carson City, NV

1.
  - a. Facilities and equipment shall be located according the following priorities, (#1 is the most acceptable, #5 is the least acceptable)
    - 5) Erection of a new, freestanding facility subject to other requirements of this section and where visual impact can be minimized and/or mitigated.

*There are no structures tall enough to accomplish 1-3. There is no service area located close to the existing search area so number 4 did not apply.*

*The site was selected because it is located in the search area selected by AT&T to provide enhanced coverage within that area (see propagation map). A monopole was selected because it will be partially camouflaged or screened by existing trees. A treepole could also be used at this locate but would have a greater visual appearance than the recommended monopole.*
  - b. The applicant shall adequately justify the location proposed based on a consideration of the above priorities. *See 5 above*
  - c. Placement on existing structures shall not jeopardize the character and integrity of the structures as determined by the building and/or engineering department.

*This does not apply to this project*
  - d. If ground mounted, facilities and equipment shall not be located in the front yard portion of a parcel with an existing structure.

*The project is located in the back north east corner of the property.*
  - e. Either the applicant or co-applicant must be a carrier licensed by the Federal Communication Commission and submit documentation or the legal right to install and use the proposed facility.

*See attached licensing documents.*
2. Height and dimensional standards
  - a. The height of the facility shall include any antenna, array or other appurtenances.

*The overall height of the monopole includes the panel antennas and all other Appurtenances except the radio equipment which is located in a pre-fab shelter.*
  - b. Freestanding facilities shall not exceed 120 feet in height above grade. The applicant must provide a written justification for the proposed use and adequately demonstrate that the proposed height is necessary, including col-location opportunities. The applicant shall submit a report from an independent, accredited source providing justification for the proposed height or an alternative lower height.

*The proposed height is required for AT&T to meet their current coverage objective (see Propagation map provided by Radio Engineers) At the height of 65 feet the tower will be able to accommodate a second carrier. The tower height has been kept at the minimum height to support AT&T wireless system to provided 4G coverage to the area.*
  - c. *A special Use Permit is being applied for.*
3. Setbacks
  - a. All facilities, equipment and equipment shelters shall comply with the building setbacks provisions of the zoning district in which they are located.

*The required setbacks have been met.*
  - b. *Does not apply to this project*
  - c. Freestanding facilities and equipment shall be located no closer than four time the facility height from any residentially zoned property.

*The surrounding property is zoned general industrial and complies with this requirement.*



#### 4. Design standards

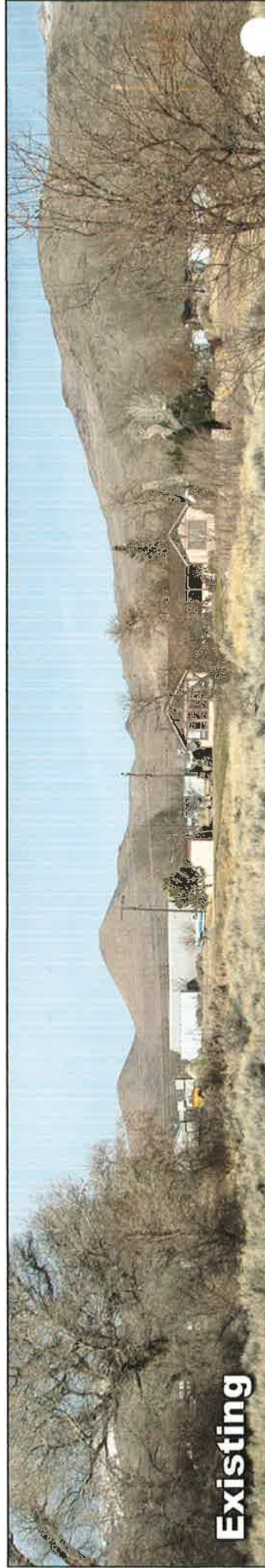
- a. Ground mounted facilities and equipment not camouflaged by design, existing building or structures shall be screened according to adopted Carson City standards, including Landscaping and screen walls.  
*As the site is located in an industrial zone landscaping is not part of this project or would no fit into the current industrial use of the area. However, AT&T can will Place slats in the chain link fence to screen the equipment area. The equipment area is located at back of the property and cannot be seen from Highway 50.*
- b. *Does not apply to this project.*
- c. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural and built environment.  
*The pole will be matte gray, non-glossy. As the area is industrial this will blend in with the surrounding area.*
- d. Equipment shelters not placed underground shall be appropriately screened according to adopted Carson City Standards.  
*The pre-fab shelter will be exposed aggregate and will blend into the industrial area.*
- e. New, stand-alone facilities shall be designed to allow additional wireless service providers to co-locate antennas on the structure.  
*The tower will have sufficient height and be engineered to support a second carrier.*
- f. The exterior of the facilities and equipment shall not be lighted unless required by the federal Aviation Administration (FAA) with the exception of manually operated emergency lighting.  
*The only light will be lights above the door.*
- g. All ground mounted facilities and equipment shall be surrounded by a security barrier. the barrier shall contain adequate controlled access and be posted with a one square foot sign indication the facility owner(s) and a 24-hour emergency telephone number.  
*The facility will have a chain link fence with slats surrounding the facility which will control access. There will be an emergency sign with a 24-hour emergency number posted.*

Photosimulation of view looking northeast from Empire Ranch Road at Carter Ave.





Photosimulation of view looking northwest from the nearest point along Morgan Mill Road.



**Carson City East**  
4949 Hwy 50 E  
Carson City, NV 89706  
CV3067

at&t



Photosimulation of view looking southeast from directly across Hwy 50, nearest the site.



**Carson City East**  
4949 Hwy 50 E  
Carson City, NV 89706  
CV3067

at&t

**Proposed**



Photosimulation of view looking south along westbound Hwy 50.



**Carson City East**  
4949 Hwy 50 E  
Carson City, NV 89706  
CV3067

at&t

# **CVU3067 Propagation Map**

Jan 29th 2013







# SG050

## CUSTOM MODEL

# GENERAC® INDUSTRIAL POWER

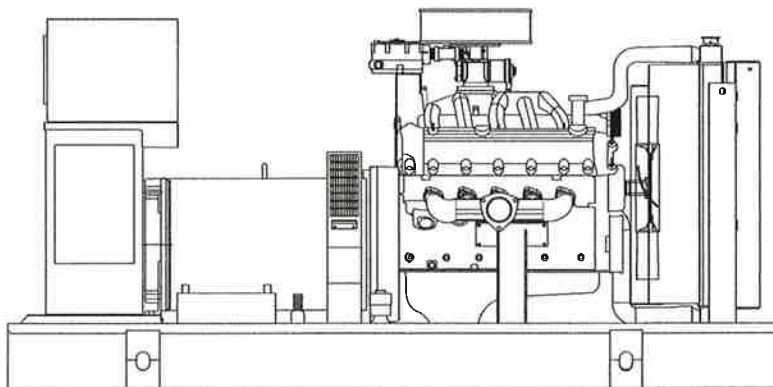
## Industrial Gaseous Generator Set

US EPA SI Stationary Emission Regulation 40CFR, Part 60 , Subpart JJJJ

50 kW GASEOUS

1 of 5

Standby Power Rating  
**50KW 60 Hz**



### features

### benefits

#### Generator Set

- PROTOTYPE & TORSIONALLY TESTED
  - UL2200 TESTED
  - RHINOCOAT PAINT SYSTEM
  - SOUND LEVEL 2 ENCLOSURE
- ▶ PROVIDES A PROVEN UNIT
  - ▶ ENSURES A QUALITY PRODUCT
  - ▶ IMPROVES RESISTANCE TO ELEMENTS
  - ▶ 71dba @ 7 METERS (23FT)

#### Engine

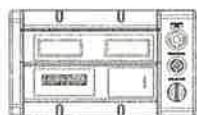
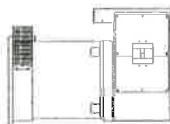
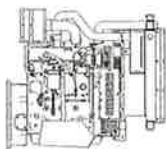
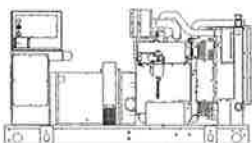
- EPA CERTIFIED
  - INDUSTRIAL TESTED, GENERAC APPROVED
  - POWER-MATCHED OUTPUT
  - INDUSTRIAL GRADE
- ▶ ENVIRONMENTALLY FRIENDLY
  - ▶ ENSURES INDUSTRIAL STANDARDS
  - ▶ ENGINEERED FOR PERFORMANCE
  - ▶ IMPROVES LONGEVITY AND RELIABILITY

#### Alternator

- TWO-THIRDS PITCH
  - LAYER WOUND ROTOR & STATOR
  - CLASS H MATERIALS
  - DIGITAL 3-PHASE VOLTAGE CONTROL
- ▶ ELIMINATES HARMFUL 3RD HARMONIC
  - ▶ IMPROVES COOLING
  - ▶ HEAT TOLERANT DESIGN
  - ▶ FAST AND ACCURATE RESPONSE

#### Controls

- ENCAPSULATED BOARD W/ SEALED HARNESS
  - 4-20mA VOLTAGE-TO-CURRENT SENSORS
  - SURFACE-MOUNT TECHNOLOGY
  - ADVANCED DIAGNOSTICS & COMMUNICATIONS
- ▶ EASY, AFFORDABLE REPLACEMENT
  - ▶ NOISE RESISTANT 24/7 MONITORING
  - ▶ PROVIDES VIBRATION RESISTANCE
  - ▶ HARDENED RELIABILITY



### primary codes and standards





# SG050

## application and engineering data

### ENGINE SPECIFICATIONS

#### General

Make	Generac
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Engine Reference	See Emissions Data Sheet
Cylinder #	10
Type	V Type
Displacement - L	6.8L
Bore - mm (in.)	90.17 3.55
Stroke - mm (in.)	105.9 4.17
Compression Ratio	9.0:1
Intake Air Method	Naturally Aspirated

#### Cooling System

Cooling System Type	Pressurized Closed
Water Pump	Belt Driven
Fan Type	Pusher
Fan Speed	1050
Fan Diameter mm (in.)	560 (22.0)
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	120VAC

#### Fuel System

Fuel Type	LP Vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	11"-14" H2O

#### Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	+/- 0.25%

#### Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - L (qts)	6.2 6.00

#### Engine Electrical System

System Voltage	12VDC
Battery Charging Alternator (Amps)	30
Battery Size	Optima Redtop
Battery Group	34
Battery Voltage	12VDC
Ground Polarity	Negative

### ALTERNATOR SPECIFICATIONS

Standard Model	390
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	< 3.5%
Telephone Interference Factor (TIF)	< 50
Standard Excitation	PMG
Bearings	Single Sealed Cartridge
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Load Capacity - Prime	100%
Prototype Short Circuit Test	Y

Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	+/- 0.25%

### CODES AND STANDARDS COMPLIANCE (WHERE APPLICABLE)

NFPA 99  
 NFPA 110  
 ISO 8528-5  
 ISO 1708A.5  
 ISO 3046  
 BS5514  
 SAE J1349  
 DIN6271  
 IEEE C62.41 TESTING  
 NEMA ICS 1

#### Rating Definitions:

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability. (Max. load factor = 70%)

Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.

# SG050

## operating data (60Hz)

### POWER RATINGS (kW)

Single-Phase 120/240VAC @1.0pf  
Three-Phase 120/208VAC @0.8pf  
Three-Phase 120/240VAC @0.8pf  
Three-Phase 277/480VAC @0.8pf  
Three-Phase 346/600VAC @0.8pf

STANDBY		
50	Amps:	208
-	Amps:	-
-	Amps:	-
-	Amps:	-
-	Amps:	-

NOTE: Output limited to 48kW, 200A

### STARTING CAPABILITIES (sKVA)

		sKVA vs. Voltage Dip											
		480VAC						208/240VAC					
Alternator*	kW	10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	50	-	-	-	-	-	-	26	39	52	65	77	90
Upsize 1		-	-	-	-	-	-	-	-	-	-	-	-
Upsize 2		-	-	-	-	-	-	-	-	-	-	-	-

\*All Generac industrial alternators utilize Class H insulation materials. Standard alternator provides less than or equal to Class B temperature rise. Upsize 1 provides less than or equal to Class B temperature rise. Upsize 2 provides less than or equal to Class B temperature rise.

### FUEL

#### Fuel Consumption Rates

##### Propane\*

Percent Load	cu ft/hr
25%	71
50%	135
75%	188
100%	260

### COOLING

#### Coolant System Capacity - Gal (L)

6.3 (24.41)

#### Maximum Radiator Backpressure

0.5" H<sub>2</sub>O Column

STANDBY		
Coolant Flow per Minute	gpm (lpm)	39 (148)
Heat rejection to Coolant	BTU/min	182,000
Inlet Air	cfm (m3/min)	5,600 (159)
Max. Operating Radiator Air Temp	F° (C°)	140 (60)
Max. Operating Ambient Temperature	F° (C°)	122 (50)

### COMBUSTION AIR REQUIREMENTS

Intake Flow at Rated Power

STANDBY	
cfm (m3/min)	160 (4.53)

### EXHAUST

#### Exhaust Outlet Size (Open Set)

2.5" I.D. Flex

#### Maximum Backpressure (Post-Silencer)

1.5" Hg

STANDBY		
Exhaust Flow (Rated Output)	cfm (m3/hr)	455 (12.9)
Maximum Backpressure	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output)	F° (C°)	1000 (537)

### ENGINE

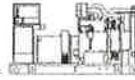
STANDBY		
Rated Engine Speed	rpm	1800
Horsepower at Rated kW**	hp	80
Temperature Deration		Consult Factory
Altitude Deration		Consult Factory

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

# SG050

## standard features and options

### GENERATOR SET



● Genset Vibration Isolation	Std
● Factory Testing	Std
● Extended warranty	Std
● Padlockable Doors	Std
● Steel Enclosure (Enclosed Models)	Std
○ Remote Emergency Shutdown	Opt

### ENGINE SYSTEM



<b>General</b>	
● Oil Drain Extension	Std
● Air Cleaner	Std
● Industrial Exhaust Silencer (Open Sets, ship loose)	Std
● Critical Exhaust Silencer (Enclosed Sets)	Std
● Stainless steel flexible exhaust connection	Std

<b>Fuel System</b>	
● Electronic Fuel Stop Solenoid	Std
● Secondary Fuel Regulator	Std
● Flexible Fuel Lines	Std

<b>Cooling System</b>	
● 120VAC Coolant Heater (3-wire connection cord)	Std
● 50%/50% Coolant	Std
● Level 1 Guarding (Open Sets)	Std
● Closed Coolant Recovery System	Std
● UV/Ozone resistant hoses	Std
● Factory-Installed Radiator	Std
● Radiator Drain Extension	Std
● Fan guard	Std
● Radiator duct adapter (Open Sets)	Std

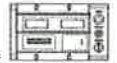
<b>Engine Electrical System</b>	
● Battery charging alternator	Std
● Battery cables	Std
● Battery tray	Std
● 75W 120VAC Battery heater	Std
● Solenoid activated starter motor	Std
● 10A UL float/equalize battery charger	Std
● Weather Resistant electrical connections	Std
● Duplex GFCI Convenience Outlet	Std

### ALTERNATOR SYSTEM



● UL2200 GENprotect™	Std
● 100% Rated 200A Main Line Circuit Breaker	Std

### CONTROL SYSTEM



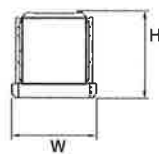
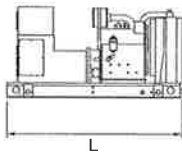
<b>Control Panel</b>	
● Digital H Control Panel - Dual 4x20 Display	Std
● Programmable Crank Limiter	Std
● 7-Day Programmable Exerciser (requires H-Transfer Switch)	Std
● Special Applications Programmable PLC	Std
● RS-232	Std
● RS-485	Std
● All-Phase Sensing DVR	Std
● Full System Status	Std
● Utility Monitoring (Req. H-Transfer Switch)	Std
● 2-Wire Start Compatible	Std
● Power Output (kW)	Std
● Power Factor	Std
● Reactive Power	Std
● All phase AC Voltage	Std
● All phase Currents	Std
● Oil Pressure	Std
● Coolant Temperature	Std
● Coolant Level	Std
● Low Fuel Pressure Indication	Std
● Engine Speed	Std
● Battery Voltage	Std
● Frequency	Std
● Date/Time Fault History (Event Log)	Std
● UL2200 GENprotect™	Std
○ Low-Speed Exercise	Opt
● Isochronous Governor Control	Std
● -40deg C - 70deg C Operation	Std
● Weather Resistant Electrical Connections	Std
● Audible Alarms and Shutdowns	Std
● Not in Auto (Flashing Light)	Std
● On/Off/Manual Switch	Std
● E-Stop (Red Mushroom-Type)	Std
○ Remote E-Stop (Break Glass-Type, Surface Mount)	
○ Remote E-Stop (Red Mushroom-Type, Surface Mount)	
○ Remote E-Stop (Red Mushroom-Type, Flush Mount)	
● NFPA 110 Level I and II (Programmable)	Std
● Remote Communication - RS232	Std

<b>Alarms (Programmable Tolerances, Pre-Alarms and Shutdowns)</b>	
● Fuel Pressure	Std
● Oil Pressure (Pre-programmed Low Pressure Shutdown)	Std
● Coolant Temperature (Pre-programmed High Temp Shutdo	Std
● Coolant Level (Pre-programmed Low Level Shutdown)	Std
● Engine Speed (Pre-programmed Overspeed Shutdown)	Std
● Voltage (Pre-programmed Overvoltage Shutdown)	Std
● Battery Voltage	Std

<b>Other Options</b>	
● Single Side Service	
●	
○	

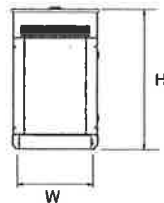
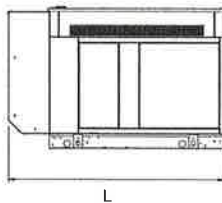
# SG050

## dimensions, weights and sound levels



### OPEN SET

	L	W	H	WT	dBa*
○	92.9	40	61	2030	84



### LEVEL 2 SOUND ENCLOSURE

	L	W	H	WT	dBa*
○	111.8	40.5	67.7	2865	71

\*Weights consider steel enclosure. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

**YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER**

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • [generac.com](http://generac.com)

©2010 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice. Bulletin 0190380SBY-A / Printed in U.S.A. 11/05/10

# ATT RF EME Compliance Report

---

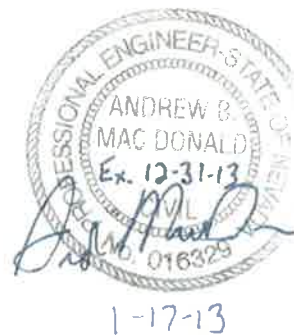
USID # 134328  
Site No. CV3067  
Carson City East  
4949 Hwy 50 E. A-1  
Carson City, Nevada 89706  
Carson City County  
39.183972; -119.711644 NAD83  
Monopole

EBI Project No. 62130034  
January 16, 2013



Prepared for:  
AT&T Mobility, LLC  
7655-7665 Redwood Blvd.  
Novato, CA 94945

Prepared by:



## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>1</b>
<b>1.0 SITE DESCRIPTION .....</b>	<b>3</b>
<b>2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS .....</b>	<b>3</b>
<b>3.0 AT&amp;T RF EXPOSURE POLICY REQUIREMENTS .....</b>	<b>5</b>
<b>4.0 WORST-CASE PREDICTIVE MODELING.....</b>	<b>5</b>
<b>5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN .....</b>	<b>7</b>
<b>6.0 SUMMARY AND CONCLUSIONS.....</b>	<b>8</b>
<b>7.0 LIMITATIONS .....</b>	<b>8</b>

## APPENDICES

<b>Appendix A</b>	<b>Personnel Certifications</b>
<b>Appendix B</b>	<b>Antenna Inventory</b>
<b>Appendix C</b>	<b>RoofView® Export File</b>
<b>Appendix D</b>	<b>RoofView® Graphic</b>
<b>Appendix E</b>	<b>Compliance/Signage Plan</b>

## **EXECUTIVE SUMMARY**

### **Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CV3067 located at 4949 Hwy 50 E. A-1 in Carson City, Nevada to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

### **Statement of Compliance**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

### **AT&T Recommended Signage/Compliance Plan**

AT&T's RF Exposure Policy guidance, dated December 9, 2011, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure guidance document, dated December 9, 2011, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated December 9, 2011. The following signage is recommended at this site:

- Green INFO 1 sign posted on or next to the access gate of the tower compound.
- Yellow CAUTION – TOWER sign posted at the base of the monopole.

The signage proposed for installation at this site complies with AT&T's RF Exposure Policy and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.



## 1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a monopole in Carson City, Nevada. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in the 1900 MHz frequency range, one (1) UMTS antenna in each sector transmitting in two bands of the 850 MHz frequency range, one (1) UMTS antenna in each sector transmitting in two bands of the 1900 MHz frequency range one, and (1) LTE antenna in each sector transmitting in the 700 MHz frequency range. The Sector A antennas will be oriented 60° from true north. The Sector B antennas will be oriented 180° from true north. The Sector C antennas will be oriented 300° from true north. The bottoms of the antennas will be 57 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via a gate in the fence surrounding the tower. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

## 2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

**Occupational/controlled exposure limits** apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

**General public/uncontrolled exposure limits** apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

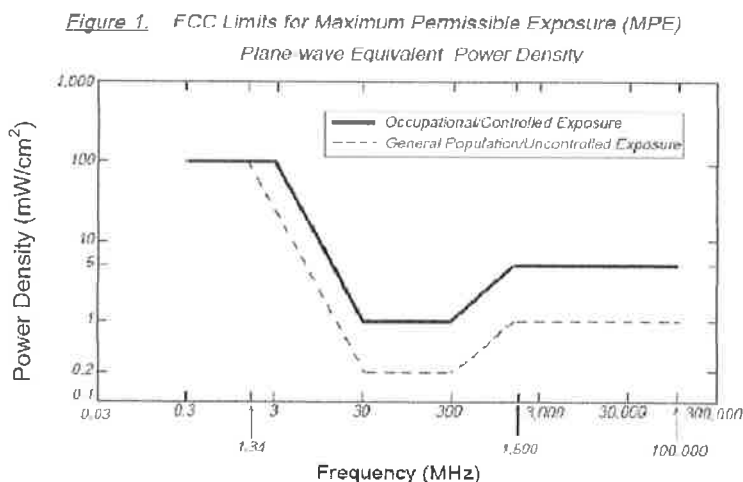
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.57 mW/cm<sup>2</sup>. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.47 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

<b>Table 1: Limits for Maximum Permissible Exposure (MPE)</b>				
<b>(A) Limits for Occupational/Controlled Exposure</b>				
<b>Frequency Range (MHz)</b>	<b>Electric Field Strength (E) (V/m)</b>	<b>Magnetic Field Strength (H) (A/m)</b>	<b>Power Density (S) (mW/cm<sup>2</sup>)</b>	<b>Averaging Time [E]<sup>2</sup>, [H]<sup>2</sup>, or S (minutes)</b>
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
<b>(B) Limits for General Public/Uncontrolled Exposure</b>				
<b>Frequency Range (MHz)</b>	<b>Electric Field Strength (E) (V/m)</b>	<b>Magnetic Field Strength (H) (A/m)</b>	<b>Power Density (S) (mW/cm<sup>2</sup>)</b>	<b>Averaging Time [E]<sup>2</sup>, [H]<sup>2</sup>, or S (minutes)</b>
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

\* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

### 3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated December 9, 2011, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

### 4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level and nearby roof-tops resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 2.00 percent of the FCC's general public limit (0.40 percent of the FCC's occupational limit).









The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure Policy guidance, dated December 9, 2011, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

## 5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated December 9, 2011, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO I sign posted on or next to the access gate of the tower compound.
- Yellow CAUTION – TOWER sign posted at the base of the monopole.

No barriers are required for this site. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

## **6.0 SUMMARY AND CONCLUSIONS**

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 4949 Hwy 50 E. A-1 in Carson City, Nevada.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

## **7.0 LIMITATIONS**

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

## **Appendix A**

### **Certifications**

## Preparer Certification

I, Shaun Sagan, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure Policy guidance (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

  
\_\_\_\_\_



Reviewed and Approved by:

A handwritten signature in dark ink, appearing to read "Andrew MacDonald", is positioned above a horizontal line.

---

Andrew MacDonald, P.E.  
Civil Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

## **Appendix B**

### **Antenna Inventory**

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	732	14.3	Powerwave P65-17-XLH-RR	60	8.0	70	54	68	57.0
ATT A2	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	60	8.0	63	52	71	57.0
ATT A3	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	60	8.0	63	50	75	57.0
ATT A3	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	60	8.0	63	50	75	57.0
ATT A4	AT&T	Panel	UMTS 850	383	15.1	Powerwave P65-17-XLH-RR	60	8.0	63	48	78	57.0
ATT A4	AT&T	Panel	UMTS 850	383	15.1	Powerwave P65-17-XLH-RR	60	8.0	63	48	78	57.0
ATT B1	AT&T	Panel	LTE 700	732	14.3	Powerwave P65-17-XLH-RR	180	8.0	70	39	63	57.0
ATT B2	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	180	8.0	63	43	63	57.0
ATT B3	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	180	8.0	63	47	63	57.0
ATT B3	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	180	8.0	63	47	63	57.0
ATT B4	AT&T	Panel	UMTS 850	383	15.1	Powerwave P65-17-XLH-RR	180	8.0	63	51	63	57.0
ATT B4	AT&T	Panel	UMTS 850	383	15.1	Powerwave P65-17-XLH-RR	180	8.0	63	51	63	57.0
ATT C1	AT&T	Panel	LTE 700	732	14.3	Powerwave P65-17-XLH-RR	300	8.0	70	42	78	57.0
ATT C2	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	300	8.0	63	40	75	57.0
ATT C3	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	300	8.0	63	38	71	57.0
ATT C3	AT&T	Panel	UMTS 1900	383	15.1	Powerwave P65-17-XLH-RR	300	8.0	63	38	71	57.0
ATT C4	AT&T	Panel	UMTS 850	383	15.1	Powerwave P65-17-XLH-RR	300	8.0	63	36	68	57.0
ATT C4	AT&T	Panel	UMTS 850	383	15.1	Powerwave P65-17-XLH-RR	300	8.0	63	36	68	57.0

1. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.

## **Appendix C**

### **Roofview® Export File**

Start/Map Definition

Roof Max YRoof Max XMap Max YMap Max X Y Offset X Offset Number of envelope  
120 100 150 120 20 20 1 \$AES81:\$D \$AES81:\$DZ\$200

Start/Settings Data

Standard	Method	Uptime	Scale	Factor	Low	Trans	Coax	Coax	Mid	Thr	Mid	Color	Hi	Thr	Hi	Color	Over	Color	Ap	Ht	Ap	Ht	Method
4		2	1	1	1	1	100	2	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1

Start/Antenna Data

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq	Uptime	Power	Trans	Count	Len	Type	Coax	Other	Loss	Input	Power	Calc	Power	Mfg	Model	Ap	Ht	Ap	Ht	Method
ATT A1	LTE	700	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT A2	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT A3	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT A3	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT A4	UMTS	850	39.8	850	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT A4	UMTS	850	39.8	850	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT B1	LTE	700	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT B2	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT B3	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT B3	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT B4	UMTS	850	39.8	850	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT B4	UMTS	850	39.8	850	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C1	LTE	700	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C1	LTE	700	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C2	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C3	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C3	UMTS	1900	39.8	1900	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C4	UMTS	850	39.8	850	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1
ATT C4	UMTS	850	39.8	850	39.8	1	120	7/8	LDF	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1

Start/5/mbul Data

Map Markers

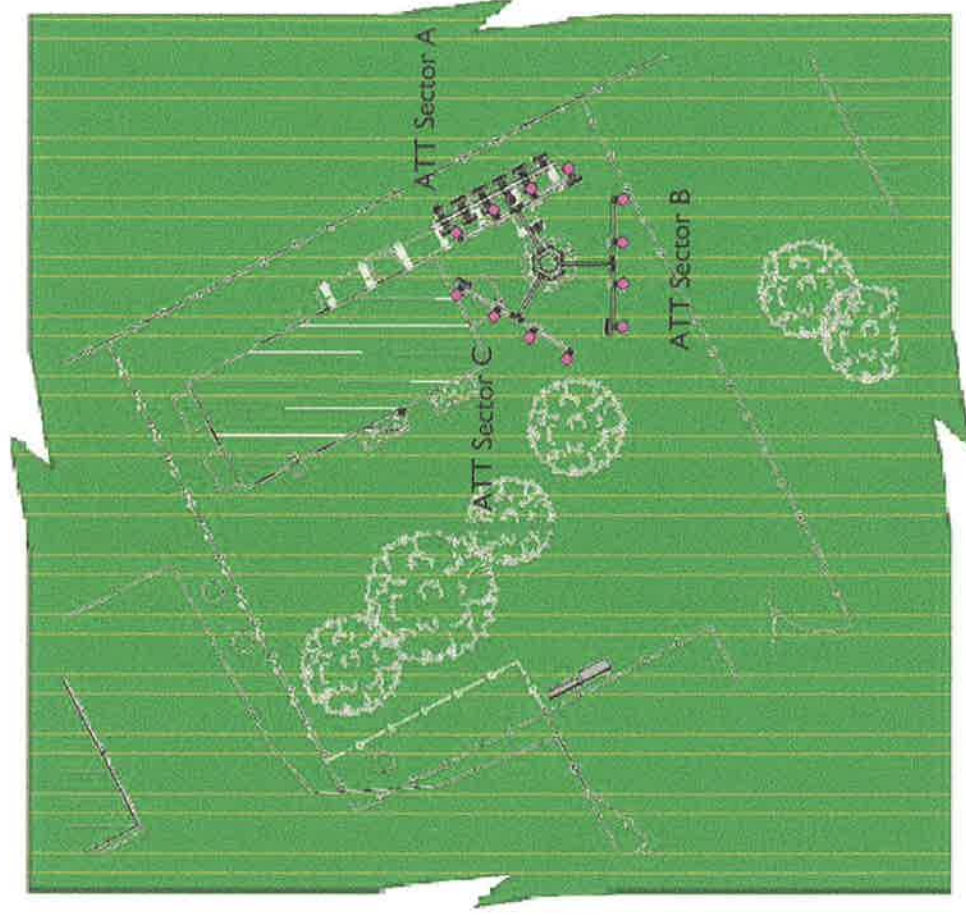
Sym	Map Markers	Roof Y	Map Label	Description ( notes for this table only )
Sym	5	35	AC Unit	Sample symbols
Sym	14	5	Roof Access	
Sym	45	5	AC Unit	
Sym	45	20	Ladder	

List Of Areas  
\$AES81:\$D

## **Appendix D**

### **Roofview ® Graphics**

% of FCC Public Exposure Limit



SITE PLAN  
1-8-13

Figure 1.

**Roofview: Composite Exposure Levels**

Facility Operator: AT&T Mobility

Site Name: Carson City East

AT&T Site Number: CV3067

USID Number: 134328

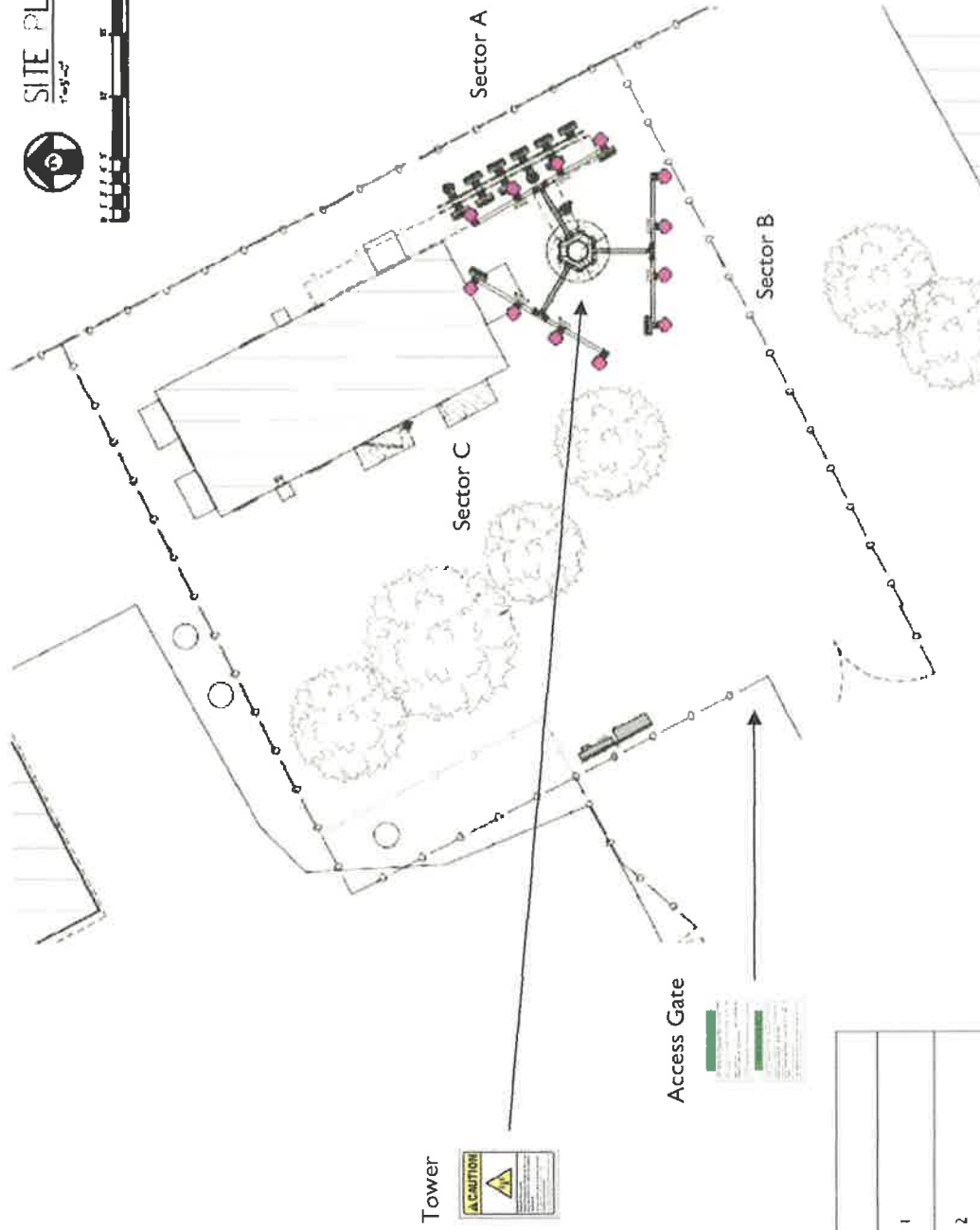
Report Date: 01-16-13

**AT&T Antennas**

## **Appendix E**

### **Compliance/Signage Plan**





Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

**Compliance/Signage Plan**  
 Facility Operator: AT&T Mobility  
 Site Name: Carson City East  
 AT&T Site Number: CV3067  
 USID Number: 134328  
 Report Date: 01-16-13

Issuing Policies Of  
**First American Title Insurance Company**

**Today's Date:**  
**November 1, 2012**

---

**PRELIMINARY REPORT**

**PROPERTY ADDRESS:**      **4949 Highway 50 East**  
   **Carson City, NV**

**Development Systems Inc.**  
**Allen Fink**  
**1428 Live Oak Lane**  
**Auburn, CA 95603**

Your No.: /

Escrow Officer:    **Cheryl Dougherty**

Our No.: **195112-CD**

---

**The information contained in this report is through the date of**  
**October 19, 2012 at 7:30 A.M.**

In response to the above referenced application for a policy of title insurance, First Centennial Title Company of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.



by: \_\_\_\_\_  
Kathy Pavlik, Title Officer

## SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

**Fee Simple**

Title to said estate or interest at the date hereof is vested in:

**CAPITAL VENDING COMPANY, INC., a Nevada corporation**

The land referred to in this Report is situate in Carson City, State of **NEVADA**,

**See Exhibit "A" Attached Hereto And Made A Part Hereof**

## SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

This Preliminary Title Report is intended only as a solicitation of an offer to issue a Policy of Title Insurance. It is not intended for any other purpose and the Company expressly disclaims all liability for any use or purpose other than as stated herein. The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested. The total liability of First Centennial Title Company of Nevada, Inc., and First American Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Title Report. Any reliance placed upon the matter expressed herein shall have not value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

1. Except all water, claims or rights to water, in or under said land.
2. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
3. Any liens that may be levied for Water and Sewer Assessments by reason of said lands lying within the boundaries of Carson City, Nevada.
4. Liens for delinquent garbage fees, if it be determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.
5. Discrepancies, conflicts in boundary lines, shortages in area and/or encroachments and/or other facts which a correct survey would disclose and which are not shown by the public record.
6. Easements for any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails, and fences on or traversing said land which would be disclosed and located by an accurate survey.
7. A Waiver of Damages in favor of the State of Nevada for any and all damages to said land by reason of the location, construction, landscaping or maintenance of a public highway contiguous to said land, as contained in the instrument recorded March 26, 1931, in Book 38, of Deeds, Page 487, as Document No. 66, Carson City, Nevada.
8. A Waiver of Damages in favor of the State of Nevada for any and all damages to said land by reason of the location, construction, landscaping or maintenance of a public highway contiguous to said land, as contained in the instrument recorded August 18, 1939, in Book 46 of Deeds, Page 51, as Document No. 1386, Carson City, Nevada.
9. Subject to any rights and/or provisions of the General Highway Act for improvements, repairs or landscaping to the public highway, located along the boundary of the herein described property.

**SCHEDULE B**  
**(Continued)**

10. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Southwest Gas Corporation, for installation of pipelines and any appurtenances thereto, recorded April 15, 2011, as Document No. 411035, Official Records, Carson City, Nevada.
11. Any rights, interest or claims of parties in possession, as may be evidenced by unrecorded leases pertaining to said premises not disclosed by the public records.
12. The effect of any failure to have complied with the terms, covenants and conditions of any lease or leases.
13. Before issuing its policy of title insurance, this Company will require evidence, satisfactory to the Company that Capital Vending Company Inc., a Nevada corporation:
  - a is validly formed on the date when documents in this transaction are to be signed; and
  - b is in good standing and authorized to do business in the state or country where the entity was formed; and
  - c an original or certified copy of the resolution authorizing the subject transaction.

**NOTE:**

General and Special Taxes for proration purposes for the fiscal year 2012-2013 including any secured personal property taxes in the amount of \$5,226.26 and any district assessments, are PAID IN FULL. Assessor's Parcel No.: 08-371-05

NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing. Please verify that this property is free and clear.

**EXHIBIT "A"**  
**Legal Description**

All that certain real property situate in **Carson City**, State of **NEVADA**, described as follows:

**All that certain piece or parcel of land situate in the County of Carson City, State of Nevada, being a portion of the Northwest ¼ of the Northwest ¼ of Section 11, Township 15 North, Range 20 East, M.D.B. & M., and more particularly described as follows:**

**Commencing at a point on the Southerly right of way line of U.S. Highway 50 from which point the section corner common to Sections 2, 3, 10 and 11, Township 15 North, Range 20 East, M.D.B. & M., bears North 19°39'50" West a distance of 785.97 feet; thence North 61°52' East along the Southerly right of way line of said U.S. Highway 50, a distance of 360 feet to the True Point of Beginning; thence continuing North 61°52' East along the Southerly line of said U.S. Highway 50, a distance of 120 feet; thence South 28°08' East, a distance of 380 feet; thence South 61°52' West, a distance of 120.00 feet; thence North 28°08' West a distance of 380 feet to the Point of Beginning.**

**The above metes and bounds description previously appeared in document recorded November 5, 1998, as Document No. 225688, Official Records of Carson City, Nevada.**

APN: 08-371-05

**End of Report**

Important Notice!!

Any Documents Not Meeting These Requirements Will Be Charged An Additional Fee of \$25.00 Per Document By The Recorder For Non-compliance.

Effective July 1, 2003; any document for recording, with the exception of maps MUST:

- 1) Be on white 20-pound paper that is 8 1/2 by 11 inches in size; and
- 2) Have a margin of 1 inch on the left and right sides and the bottom of each page; and
- 3) Have a space of 3 inches by 3 inches at the UPPER RIGHT corner of the first page; and
- 4) Have a margin of 1 inch at the top of each succeeding page.

All documents MUST HAVE the *Assessor's Parcel Number* of the property at the TOP LEFT corner of the first page.

Names must be printed or typed under all signatures except notaries and witnesses.

DOCUMENTS SUBMITTED FOR RECORDING MUST:

- NOT** contain printed material on more than one side of each page
- NOT** be on sheets of paper that are bound together at the side, top or bottom
- NOT** have any documents or other materials physically attached to the paper
- NOT** contain any colored markings to highlight text or any other part of the document

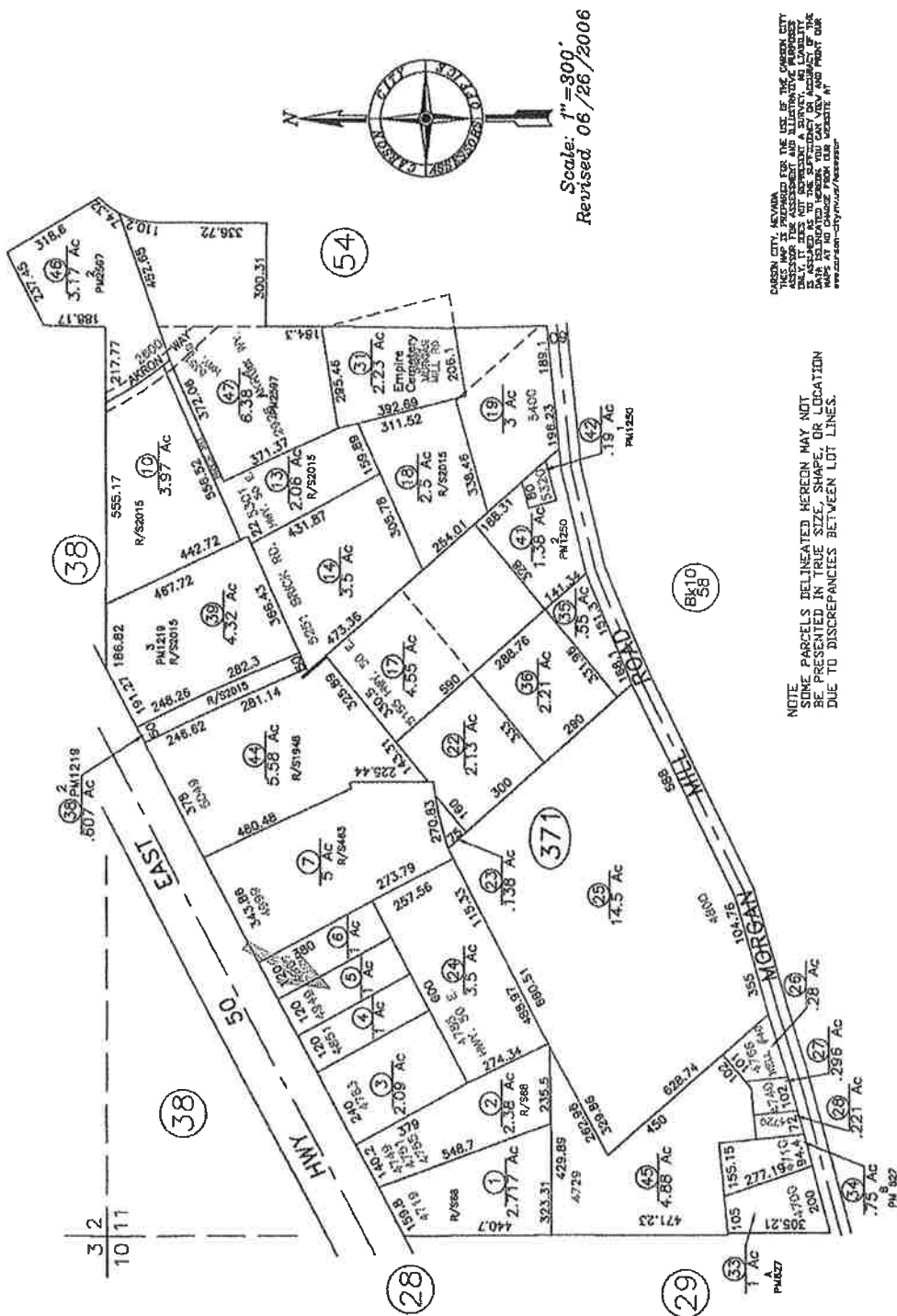
Any stamps or seals MUST NOT overlap text of signatures on the document, except in the case of a validated stamp or seal of a professional engineer or land surveyor who is licensed pursuant to chapter 625 of NRS.

All text must be AT LEAST 10-point Times New Roman font and NOT contain more than 9 lines of text per vertical inch. Text MUST be printed in black ink.

**These requirements can be found in the NRS 247.110, NRS 247.190 and NRS 111.312.**

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

M & B.D.M., E., R. 2 R., N. 51 T. 11 N. PORTION



CARSON CITY, NEVADA  
THIS MAP WAS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR'S OFFICE AND IS NOT TO BE USED FOR ANY OTHER  
PURPOSE. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR  
THE ACCURACY OF THE DATA SHOWN. THE DATA IS  
BASED ON THE BEST AVAILABLE INFORMATION AND IS  
SUBJECT TO CHANGE WITHOUT NOTICE. FOR MORE  
INFORMATION, VISIT OUR WEBSITE AT  
WWW.CARSON-CITY.NV/ASSESSOR

NOTE  
SOME PARCELS DELINEATED HEREIN MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Corrected distances



12-27-12

**CORPORATE RESOLUTION**

Capital Vending Co Inc. hereby with this resolution authorize its President Gary F Hunter to enter into a lease agreement with AT&T for a portion of 4949 Hwy 50 E Carson City Nevada. The terms of the lease as presented to Mr. Hunter are acceptable to the corporation.

Gary F Hunter



President  
Capital Vending Co Inc.

# Streamline Engineering

and Design, Inc.

8445 Sierra College Blvd, Ste.E, Granite Bay, CA 95746, 916 660-1930, FAX 916 660-1941, email: [kevin@streamlineeng.com](mailto:kevin@streamlineeng.com)

to: Allen Fink

January 28, 2013

from: Mike Fleming, Project Engineer

re: AT&T Mobility Site# CV3067, "Carson City East" Flood Determination

In response to your over the counter review comments about flood zone determination, I have downloaded the applicable FEMA Firmette (attached), and plotted the results of that flood mapping on the specific topography of AT&T's proposed lease site in the zoning application drawings.

Essentially all of the 50'x50' lease area lies within the FEMA mapped flood area as shown on the Firmette, but most of it lies above the applicable flow surface. Specifically, the area proposed for the shelter & pole lies above flood level per FEMA's determination of flow surface elevations.

FEMA's determination shows a shallow water surface slope, and therefore slow flow rate through this property, with water surface slope less than 1%. Areas above 4612 AMSL at current ground level should be above flooding, while below 4612, since the existing ground had its own topography, the flood level will drop slowly as water flows southeasterly. This change in flood surface is plotted on the zoning drawings and the flooded area is noted.

Since the proposed construction is above flood level, the construction should be approvable from an engineering standpoint. The local agency may want a flood certificate in conjunction with the building permit since the parent property has known flood zone status.



Insurance is available in this community, contact your insurance agent for more information or contact the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'

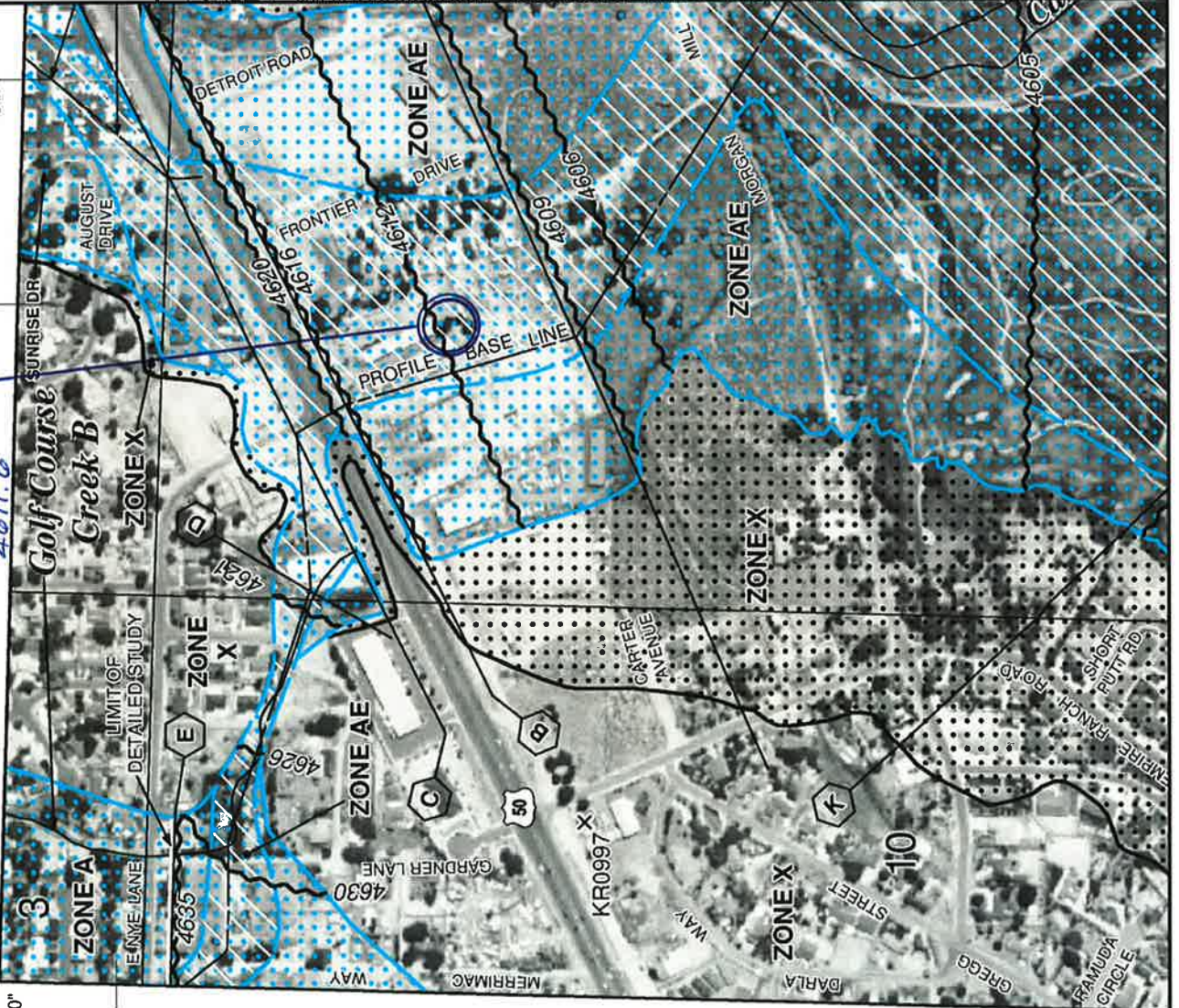
2,000m E

119°43'07.50"

39°11'15.00"

43 41 00m N

SITE  
FLOOD ELEV.  
4611.6



0 150 300

PANEL 0112E

# FIRM FLOOD INSURANCE RATE MAP

CARSON CITY,  
NEVADA  
INDEPENDENT CITY

PANEL 112 OF 275  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:  
COMMUNITY NUMBER 320001  
PANEL SUFFIX 0112 E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
3200010112E  
MAP REVISED  
JANUARY 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

## Allen Fink

---

**From:** cxp-mgr <cxp-mgr@att.net>  
**Sent:** Tuesday, November 27, 2012 4:37 PM  
**To:** 'Allen Fink'  
**Subject:** FW: CV3067 ATT proposed pole.

Allen,

The following is the opinion of our Airport Engineer. It looks good for us.

Tim

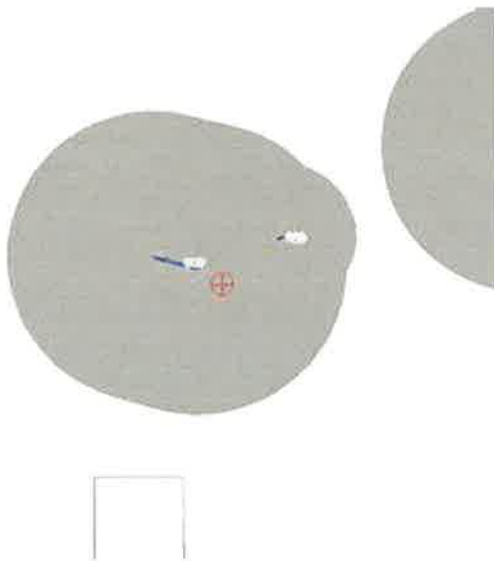
---

**From:** Fitzgerald, Brian D [<mailto:brian.d.fitzgerald@atkinsglobal.com>]  
**Sent:** Tuesday, November 27, 2012 4:11 PM  
**To:** cxp-mgr  
**Cc:** Clague, Jim  
**Subject:** RE: CV3067 ATT proposed pole.

Tim,

I have performed a cursory review of the proposed 65' tower located 3,770 feet southwest of Runway 27. The top of the tower will be 14' lower than the end of the runway so it does not exceed any Part 77 surfaces. I also checked with the FAA 7460 website and it indicates the following:

You do not exceed Notice Criteria.



Meaning the tower is good to go.

**Brian Fitzgerald, PE**  
Senior Engineer I, Aviation Services

**ATKINS**



Please note our new address

10509 Professional Circle, Suite 102 Reno, Nevada 89521  
Tel: +1 (775) 828-1622 Ext. 4571841 | Direct: +1 (775) 789-9841 | Fax: +1 (775) 851-1687  
Email: [brian.d.fitzgerald@atkinsglobal.com](mailto:brian.d.fitzgerald@atkinsglobal.com) | Web: [www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica) [www.atkinsglobal.com](http://www.atkinsglobal.com)

---

**From:** Clague, Jim  
**Sent:** Tuesday, November 27, 2012 3:42 PM  
**To:** Fitzgerald, Brian D  
**Subject:** FW: CV3067 ATT proposed pole.

Please see if this is a problem

Jim Clague, P.E.  
**Group Manager**

Please note: The Atkins Reno, Nevada office is moving. As of November 4, 2012, our new address will be:  
10509 Professional Circle, Suite 102 Reno, Nevada 89521

#### ATKINS

10509 Professional Circle, Suite 102, Reno, NV 89521 | Tel: (775) 828-1622 - ext. 4571824 | Direct (775) 789-9824  
Fax (775) 851-1687  
Email: [jim.clague@atkinsglobal.com](mailto:jim.clague@atkinsglobal.com) | Web [www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica) [www.atkinsglobal.com](http://www.atkinsglobal.com)

---

**From:** exp-mgr [<mailto:exp-mgr@att.net>]  
**Sent:** Tuesday, November 27, 2012 3:38 PM  
**To:** Clague, Jim  
**Cc:** 'Steve Tackes'  
**Subject:** FW: CV3067 ATT proposed pole.

Jim,

At&T is intending to erect a 60 foot cell tower South of Highway 50 East near the intersection of Nye and HWY 50. Attached are drawings describing tower that is proposed. I don't see a problem with it but you should look at it to see if there is a problem.

Tim

---

**From:** Allen Fink [<mailto:allen@developmentsystemsinc.com>]  
**Sent:** Tuesday, November 27, 2012 2:08 PM  
**To:** [exp-mgr@att.net](mailto:exp-mgr@att.net)  
**Subject:** CV3067 ATT proposed pole.

Hi Tim.

It was a pleasure speaking with you. Attached is a copy of the drawings for your review. The lats and longs on the title page. Please call if more information is needed.

Best Regards,

Allen Fink

LINE TYPE LEGEND

—○—○—○—	CHAIN LINK FENCE
----	HIDDEN LINE
----	PROPERTY LINE
— COAX — COAX —	COAX RUN
— FIB/P —	FIBER/POWER RUN
— P/T — P/T —	POWER & TELCO CONDUIT



at&t

HWY 50 @ EAST COLLEGE PKWY  
CV3067

HWY 50 @  
EAST COLLEGE  
PKWY

CV3067  
4949 HWY 50E  
CARSON CITY, NV 89706

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/20/13

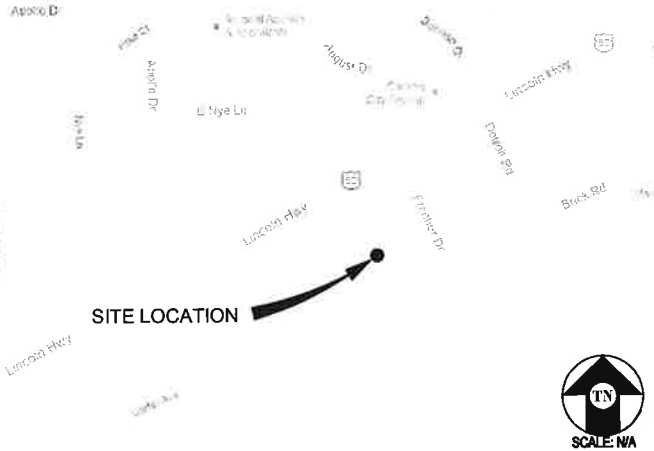
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING A (P) 50'-0"x50'-0" AT&T LEASE AREA W/ A (P) 11'-5"x28'-0" AT&T EQUIPMENT SHELTER & A (P) 65' HIGH MONOPOLE W/ (12) (P) AT&T ANTENNAS.

PROJECT INFORMATION

SITE NAME:	CARSON CITY EAST	SITE #:	CV3067
COUNTY:	CARSON CITY	JURISDICTION:	CITY & COUNTY OF CARSON CITY
APN:	008-371-05	POWER:	SPPC
SITE ADDRESS:	4949 HWY 50E CARSON CITY, NV 89706	TELEPHONE:	AT&T
CURRENT ZONING:	-		
CONSTRUCTION TYPE:	V		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	CAPITAL VENDING COMPANY, INC 4949 HWY 50 EAST CARSON CITY, NV 89701		
APPLICANT:	AT&T 4430 ROSEWOOD DR BLDG 3, 6TH FLOOR PLEASANTON, CA 94588		
SITE ACQUISITION MANAGER:	ERICSSON ATTN: KARIANNE KERR (360) 513-1209 KARIANNE.KERR@ERICSSON.COM		
LEASING CONTACT:	ATTN: ALLEN FINK (916) 899-9268		
ZONING CONTACT:	ATTN: ALLEN FINK (916) 899-9268		
CONSTRUCTION CONTACT:	ERICSSON ATTN: TIM LENCIONI (916) 437-9119		
LATITUDE:	N 39° 11' 2.3" NAD 83		
LONGITUDE:	W 119° 42' 41.92" NAD 83		
LATITUDE:	N 39.183972° NAD 83		
LONGITUDE:	W -119.711644° NAD 83		
AMSL:	±4,611.5'		

VICINITY MAP



DRIVING DIRECTIONS

FROM:	4430 ROSEWOOD DR BLDG 3, 6TH FLOOR, PLEASANTON, CA 94588	0.6 MI
TO:	4949 HWY 50E, CARSON CITY, NV 89706	0.3 MI
		17.1 MI
1. HEAD EAST ON ROSEWOOD DR TOWARD OLD SANTA RITA RD		14.6 MI
2. TURN LEFT ONTO SANTA RITA RD		12.2 MI
3. MERGE ONTO I-580 E VIA THE RAMP TO STOCKTON		0.8 MI
4. CONTINUE STRAIGHT ONTO I-205 E (SIGNS FOR I-580/I-5 S/FRESNO/LOS ANGELES/STOCKTON/TRACY)		2.6 MI
5. MERGE ONTO I-5 N		1.8 MI
6. TAKE THE CALIFORNIA 4 E EXIT TOWARD DOWNTOWN STOCKTON		0.2 MI
7. MERGE ONTO CA-4 E		
8. TAKE EXIT 688 ON THE LEFT TO MERGE ONTO CA-99 N TOWARD SACRAMENTO		19.1 MI
9. TAKE EXIT 255 FOR WATERLOO ROAD TOWARD JACKSON		22.3 MI
10. MERGE ONTO CA-88 E/N HWY 88/WATERLOO RD		82.0 MI
CONTINUE TO FOLLOW CA-88 E/N HWY 88		7.5 MI
11. TURN LEFT ONTO CA-88 E		0.4 MI
12. TURN LEFT TO STAY ON CA-88 E, ENTERING NEVADA		13.1 MI
13. CONTINUE ONTO NV-88 N		1.2 MI
14. AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT TO STAY ON NV-88 N		0.4 MI
15. TURN LEFT ONTO US-395 N		1.2 MI
16. TURN RIGHT ONTO FAIRVIEW DR		0.4 MI
17. SLIGHT RIGHT TO MERGE ONTO US-395 N/US-50 E TOWARD REHO		1.2 MI
18. CONTINUE ONTO I-580		0.4 MI
19. TAKE EXIT 39 FOR US 50 TOWARD DAYTON/FALLON		1.7 MI
20. TURN RIGHT ONTO US-50 E		

END AT: 4949 HWY 50E, CARSON CITY, NV 89706  
ESTIMATED TIME: 4 HOURS 9 MINUTES ESTIMATED DISTANCE: 199 MILES

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:

- 2006 INTERNATIONAL BUILDING CODE
  - 2006 INTERNATIONAL RESIDENTIAL CODE
  - 2006 INTERNATIONAL EXISTING BUILDING CODE
  - 2006 INTERNATIONAL ENERGY CONSERVATION CODE
  - 2006 UNIFORM PLUMBING CODE
  - 2006 UNIFORM MECHANICAL CODE
  - 2005 NATIONAL ELECTRICAL CODE
  - NATIONAL FIRE PROTECTION ASSOCIATION 58 & 54
  - 2007 NORTHERN NEVADA AMENDMENTS
  - LOCAL BUILDING CODES
  - CITY/COUNTY ORDINANCES
  - ANSI/EIA-TIA-222-G
- ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	ELEVATION	-
A-6	ELEVATION	-
A-7	ELEVATION	-
A-8	ELEVATION	-
A-9	DETAILS	-
A-10	DETAILS	-

APPROVAL

RF  
LEASING  
ZONING  
CONSTRUCTION  
AT&T  
ERICSSON

RECEIVED

FEB 28 2013

CARSON CITY  
PLANNING DIVISION

Streamline Engineering



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. THEY ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY ARE PREPARED. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COMPANY: STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

at&t

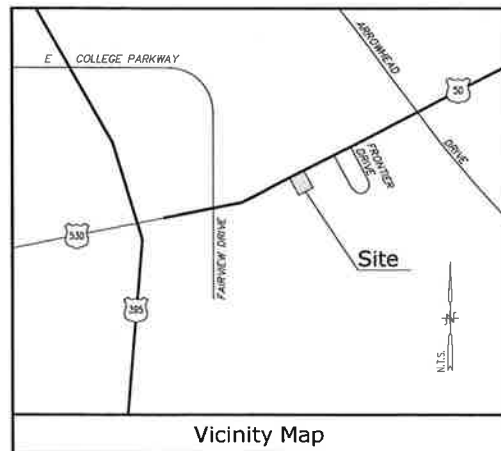
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



## Title Report

PREPARED BY: FIRST CENTENNIAL TITLE COMPANY OF NEVADA  
ORDER No.: 195112-CD  
DATED: OCTOBER 19, 2012

## Legal Description

ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND SITUATE IN CARSON CITY,  
STATE OF NEVADA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF CARSON CITY, STATE OF NEVADA BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 20 EAST M.O.B.&M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50 FROM A POINT ON THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.M. BEARS NORTH 19°39'50" WEST A DISTANCE OF 785.97 FEET; THENCE NORTH 61°52' EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 50, A DISTANCE OF 360 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 61°52' EAST ALONG THE SOUTHERLY LINE OF SAID U.S. HIGHWAY 50, A DISTANCE OF 120 FEET; THENCE SOUTH 28°08' EAST, A DISTANCE OF 380 FEET; THENCE SOUTH 61°52' WEST, A DISTANCE OF 120 FEET; THENCE NORTH 28°08' WEST, A DISTANCE OF 380 FEET TO THE TRUE POINT OF BEGINNING.

## Assessor's Parcel No.

008-371-05

## Easements

- 7) A WAIVER OF DAMAGES IN FAVOR OF THE STATE OF NEVADA BY REASON OF A PUBLIC HIGHWAY RECORDED MARCH 28, 1931, IN BOOK 38, PAGE 487, DOC. NO. 86 OF DEEDS, CARSON CITY, (PLOTTED HEREON)
- 8) A WAIVER OF DAMAGES IN FAVOR OF THE STATE OF NEVADA BY REASON OF A PUBLIC HIGHWAY RECORDED AUGUST 18, 1939, IN BOOK 46, PAGE 51, DOC. NO. 1386 OF DEEDS, CARSON CITY, (PLOTTED HEREON)
- 10) EASEMENT TO SOUTHWEST GAS CORPORATION RECORDED APRIL 15, 2011 AS DOC. NO. 411035, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)

### Access Route

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 20 EAST M.D.B.&M., IN THE COUNTY OF CARSON CITY, STATE OF NEVADA, BEING A STRIP OF LAND, 12.00 WIDE, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50 FROM WHICH POINT THE SECTION CORNER COMMON TO SECTIONS 29, 30 AND 11, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.M., BEARS N19°39'50"W A DISTANCE OF 785.97 FEET; THENCE N61°52'00"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50, A DISTANCE OF 360 FEET; THENCE CONTINUING N61°52'00"E, 64.00 FEET TO A POINT OF BEGINNING; THENCE S26°00'49"E, 334.75 FEET; THENCE N82°30'10"E, 14.54 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE END OF SAID STRIP.

## Lease Area

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N27°29'50"W, 9.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING N27°29'50"W, 23.00 FEET; THENCE N62°30'10"E, 50.00 FEET; THENCE S27°29'50"E, 50.00 FEET; THENCE S62°30'10"W, 50.00 FEET; THENCE N27°29'50"W, 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

### Utility Route

BEING A STRIP OF LAND, 3.00 WIDE, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE S27°34'23"W, 9.62 FEET; THENCE S62°30'19"W, 60.00 FEET; THENCE N27°29'41"W, 333.52 FEET; THENCE S62°30'19"W, 4.00 FEET TO THE END OF SAID STRIP.

### Geographic Coordinates at Proposed Monopole

1983 DATUM: LATITUDE 39° 11' 02.47"N LONGITUDE 119° 42' 41.91"W  
ELEVATION = 4611.5 FEET ABOVE MEAN SEA LEVEL

**CERTIFICATION:**

THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN  $\pm 15$  FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN  $\pm 3$  FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND  $\lambda$  IS EXPRESSED IN DEGREES ( $^{\circ}$ ), MINUTES ( $'$ ) AND SECONDS ( $''$ ), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

## Basis of Bearings

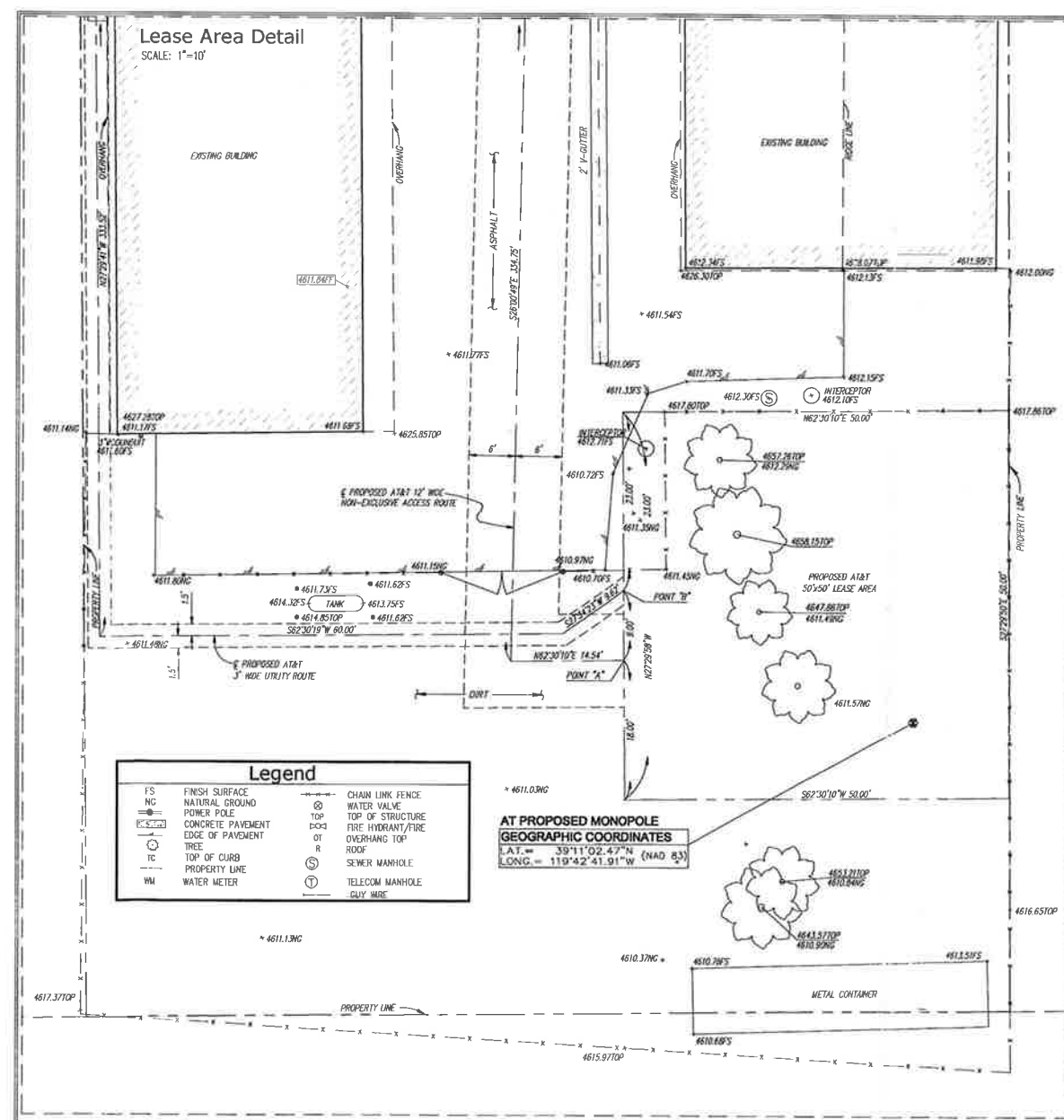
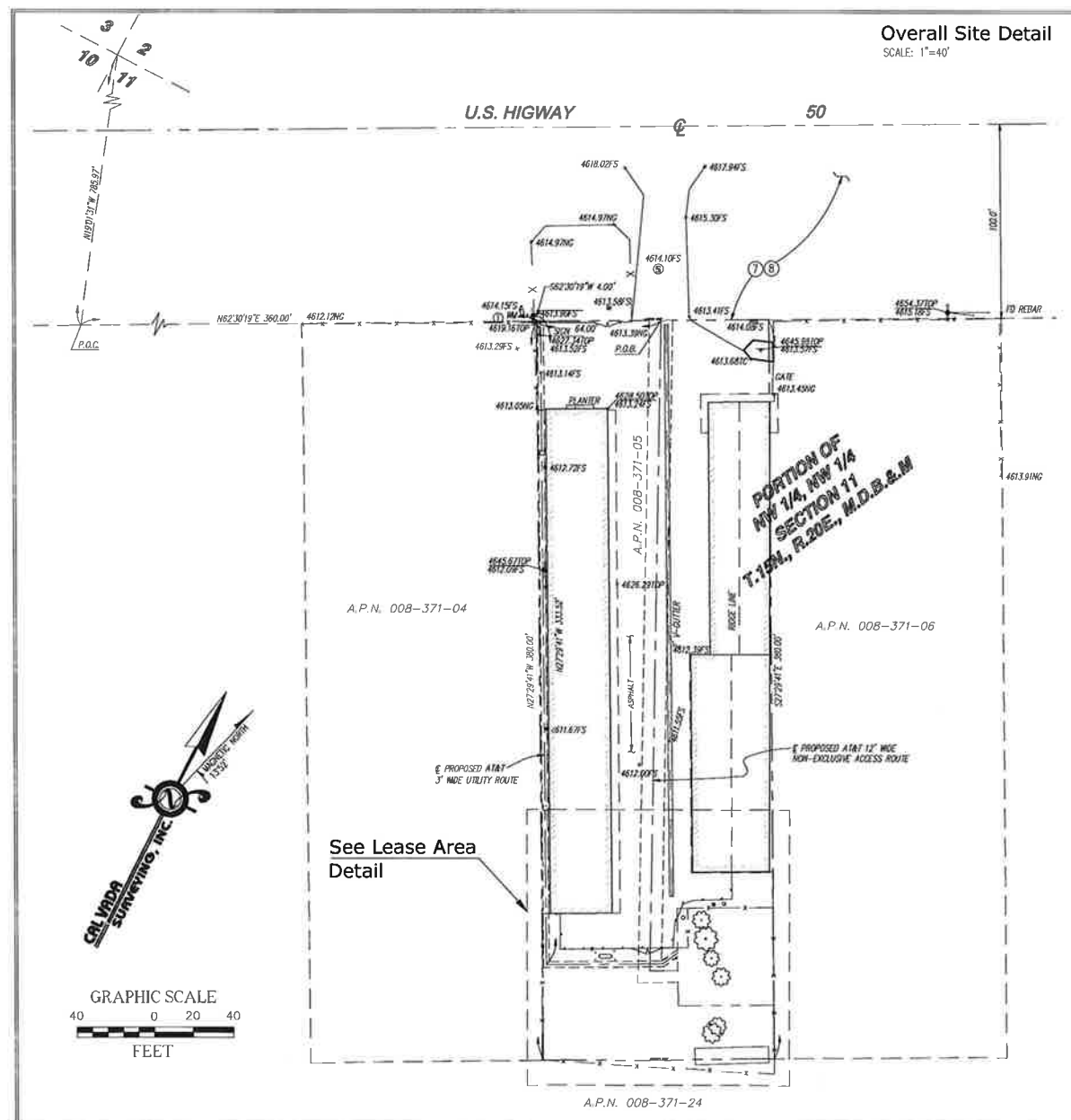
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83); NEVADA WEST.

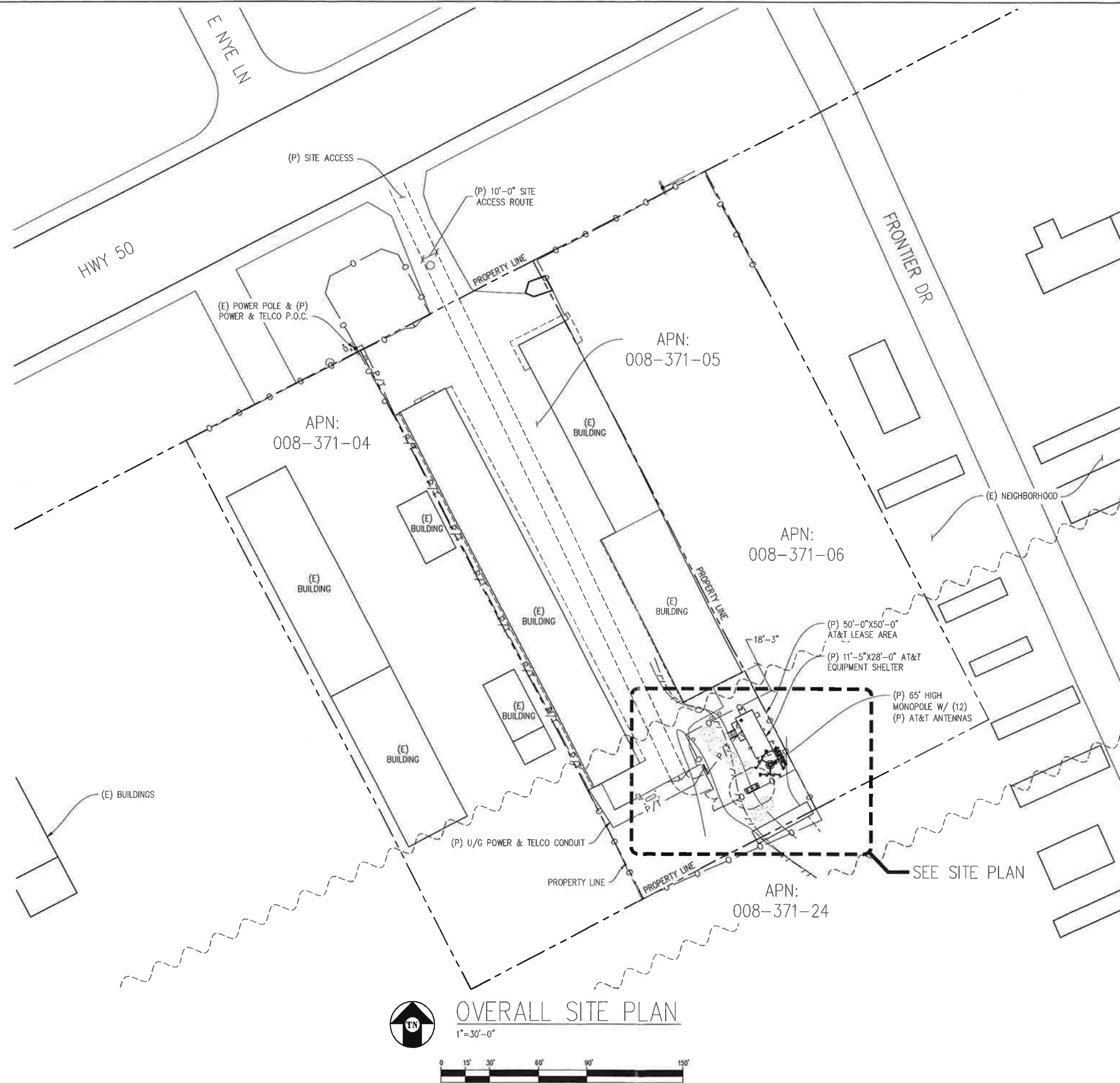
## Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "DOT", ELEVATION = 4726.55 FEET (NAVD 88).

## Date of Survey

OCTOBER 29, 2012





# HWY 50 @ EAST COLLEGE PKWY

CV3067  
4949 HWY 50E  
CARSON CITY, NV 89706

## ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/20/13

**Streamline Engineering**

**and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-680-1941

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. IF THEY ARE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. CHANGES TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE ENGINEER. ALL RIGHTS RESERVED.

**at&t**

4430 ROSEWOOD DR. BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

SHEET TITLE:

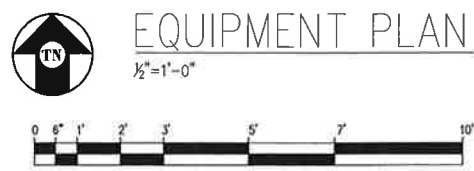
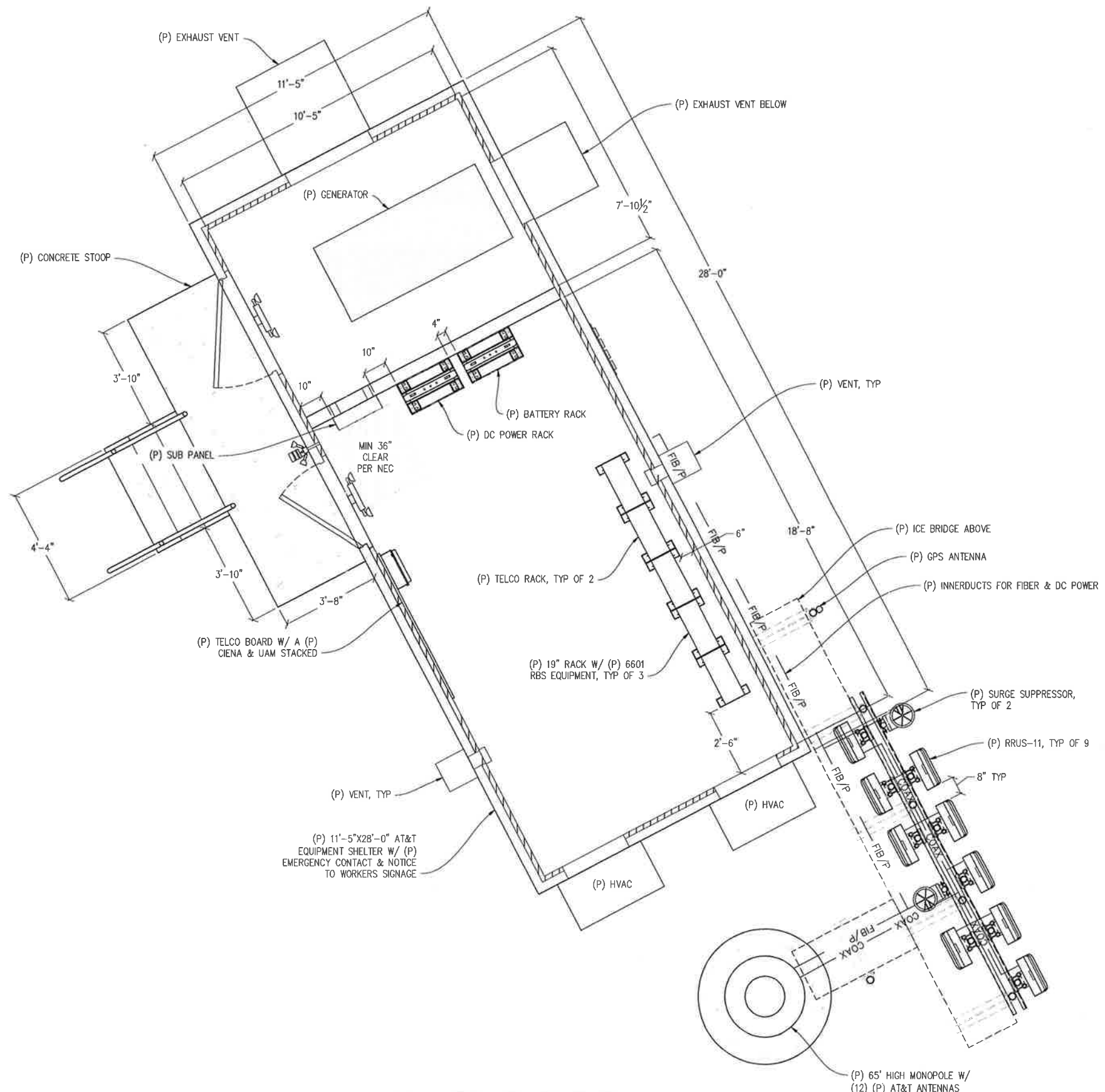
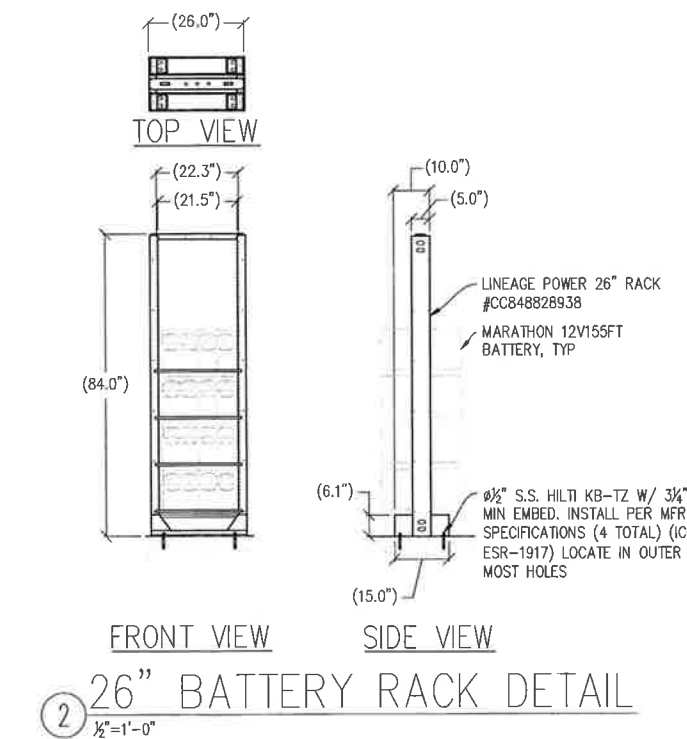
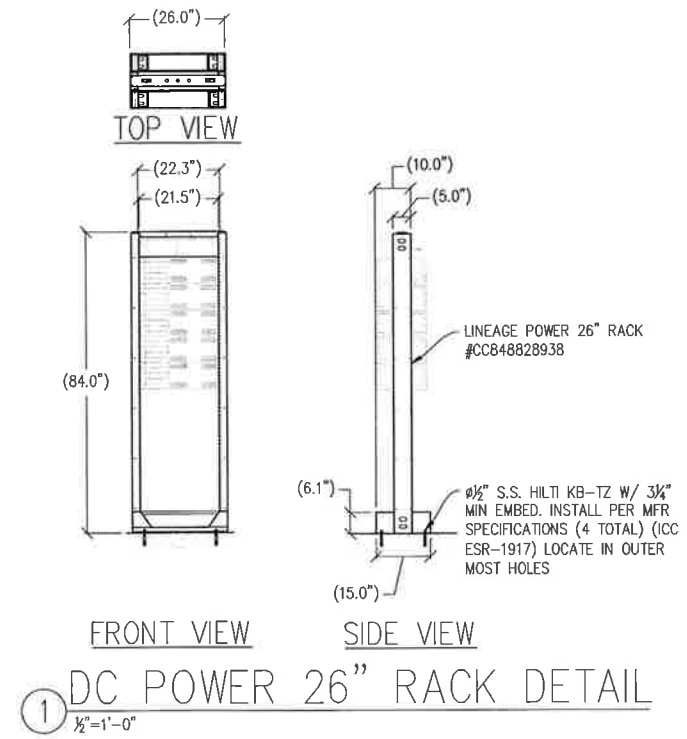
OVERALL SITE PLAN

SHEET NUMBER:

A-1







**HWY 50 @  
EAST COLLEGE  
PKWY**

**CV3067**  
4949 HWY 50E  
CARSON CITY, NV 89706

ISSUE STATUS			
Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
	-	-	-
DRAWN BY: C. CODY			
CHECKED BY: C. MATHISEN			
APPROVED BY: -			
DATE: 02/20/13			

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4190  
E-Mail: larry@streamlineeng.com Fax: 916-680-1941

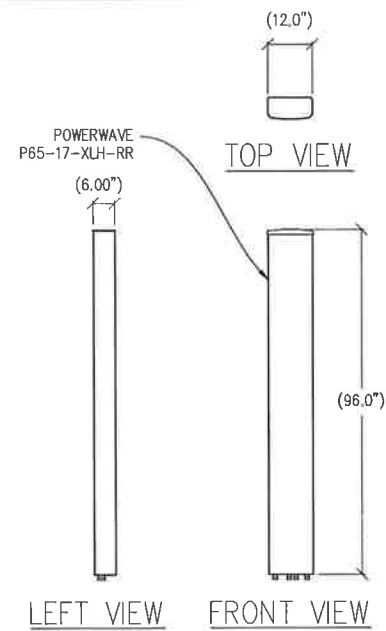
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. IF ANY PARTS OF THESE PLANS OR SPECIFICATIONS ARE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, ENGINEER-IN-CHARGE, OR DESIGNER, ALL RIGHTS ARE RESERVED.

**at&t**

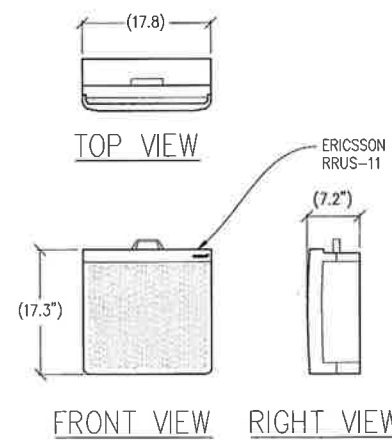
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94688

**SHEET TITLE:**  
EQUIPMENT PLAN  
& DETAILS

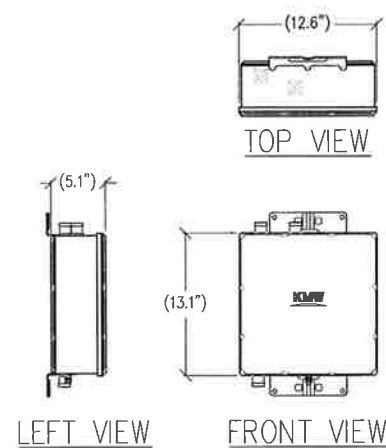
**SHEET NUMBER:**  
**A-3**



1 ANTENNA DETAIL  
1/2"=1'-0"



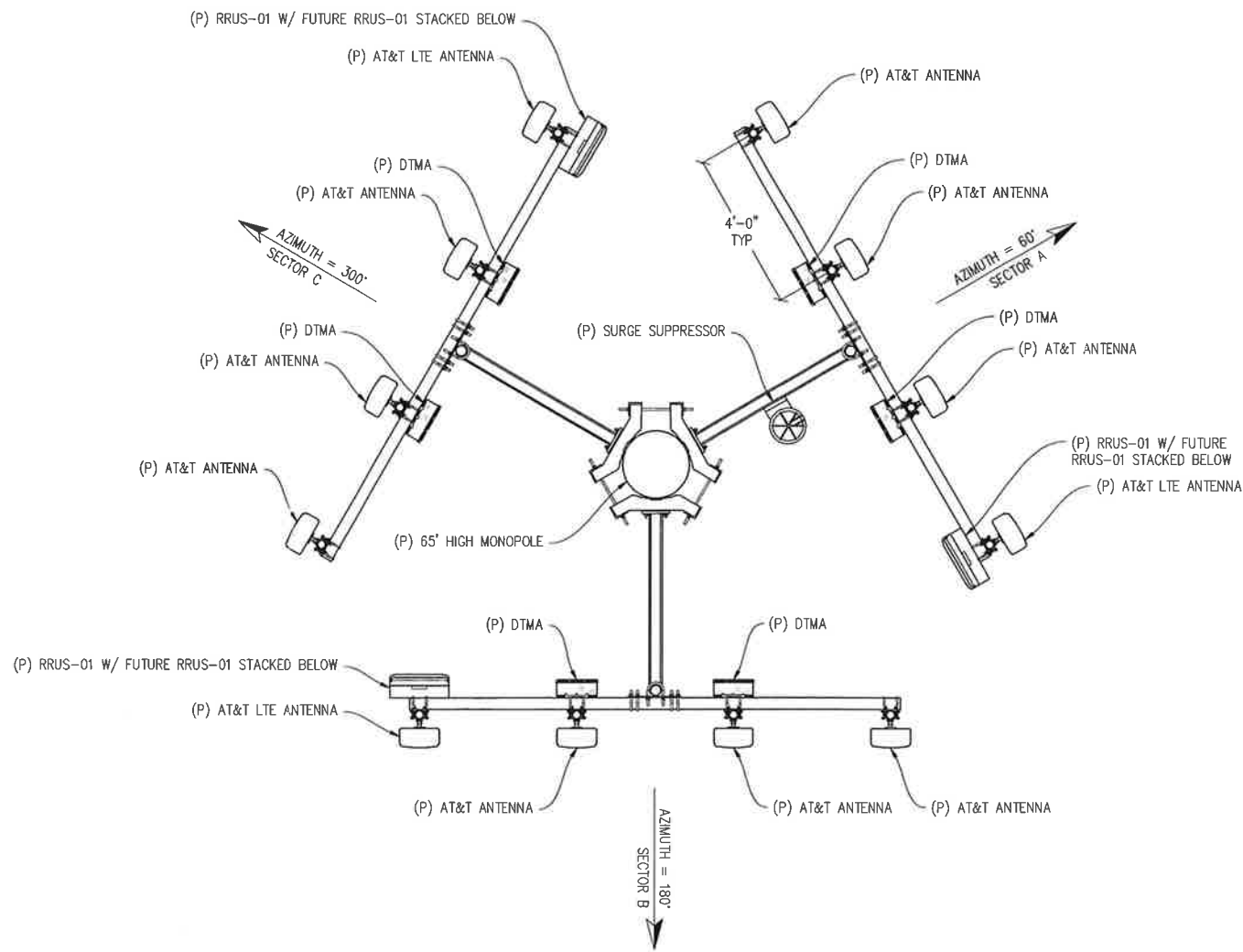
2 RRUS-11 DETAIL  
1"=1'-0" WEIGHT = 50LBS



3 DTMA DETAIL  
1/2"=1'-0"

ANTENNA & CABLE SCHEDULE										
ANTENNAS							CABLING			
ANTENNA POSITION	ANTENNA MODEL	RAD CENTER	AZIMUTH	MDT	EDT	RET	TMA OR DIPLEXER	NO. OF COAX CABLES	COAX DIA.	COAX LENGTH
ALPHA SECTOR	A1	P65-17-XLH-RR	61'-0"	60°	0'	2'	YES	N/A	FIBER	N/A
	A2	P65-17-XLH-RR	61'-0"	60°	0'	2'	YES	(1) (P) DTMA	2	3/8"
	A3	P65-17-XLH-RR	61'-0"	60°	0'	2'	YES	(1) (P) DTMA	2	3/8"
	A4	P65-17-XLH-RR	61'-0"	60°	0'	4'	YES	N/A	2	3/8"
BETA SECTOR	B1	P65-17-XLH-RR	61'-0"	180°	0'	4'	YES	N/A	FIBER	N/A
	B2	P65-17-XLH-RR	61'-0"	180°	0'	2'	YES	(1) (P) DTMA	2	3/8"
	B3	P65-17-XLH-RR	61'-0"	180°	0'	2'	YES	(1) (P) DTMA	2	3/8"
	B4	P65-17-XLH-RR	61'-0"	180°	0'	4'	YES	N/A	2	3/8"
GAMMA SECTOR	C1	P65-17-XLH-RR	61'-0"	300°	0'	4'	YES	N/A	FIBER	N/A
	C2	P65-17-XLH-RR	61'-0"	300°	0'	2'	YES	(1) (P) DTMA	2	3/8"
	C3	P65-17-XLH-RR	61'-0"	300°	0'	2'	YES	(1) (P) DTMA	2	3/8"
	C4	P65-17-XLH-RR	61'-0"	300°	0'	4'	YES	N/A	2	3/8"

NOTE: CONTRACTOR TO VERIFY LATEST RF DESIGN



ANTENNA PLAN  
1/2"=1'-0"

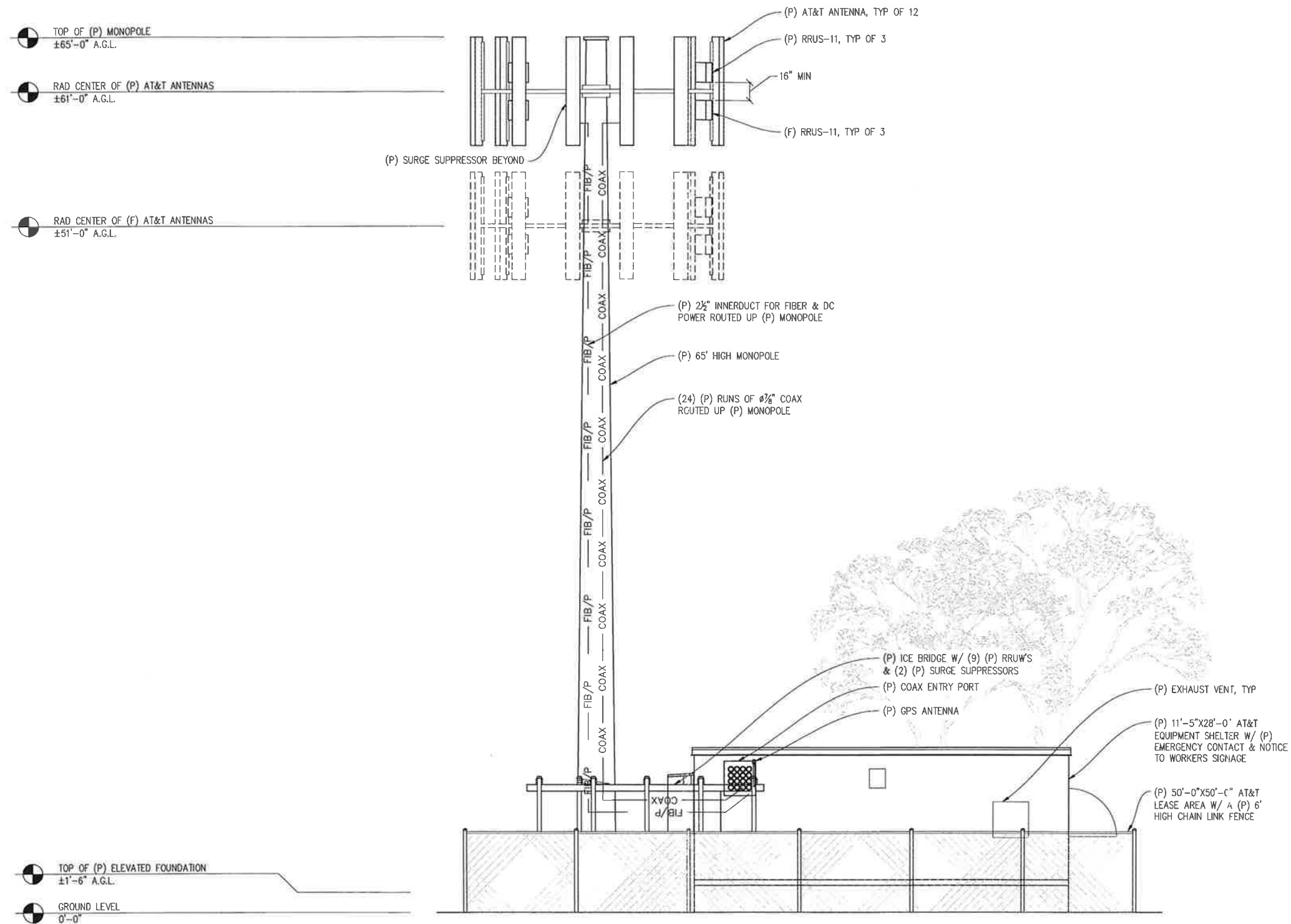
**HWY 50 @  
EAST COLLEGE  
PKWY**  
  
**CV3067**  
4949 HWY 50E  
CARSON CITY, NV 89706

ISSUE STATUS			
Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
	-	-	-
DRAWN BY: C. CODY			
CHECKED BY: C. MATHISEN			
APPROVED BY: -			
DATE: 02/20/13			

**Streamline Engineering  
and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghton Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941  
THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF STREAMLINE ENGINEERING AND DESIGN, INC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER. STREAMLINE ENGINEERING AND DESIGN, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DESIGN.

**at&t**  
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

**SHEET TITLE:**  
ANTENNA PLAN  
& DETAILS  
**SHEET NUMBER:**  
**A-4**



NORTHEAST ELEVATION  
1/8"=1'-0"

**HWY 50 @  
EAST COLLEGE  
PKWY**

**CV3067**  
4949 HWY 50E  
CARSON CITY, NV 89706

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 02/20/13

**Streamline Engineering  
and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. Streamline Engineering and Design, Inc. All Rights Reserved.

**at&t**

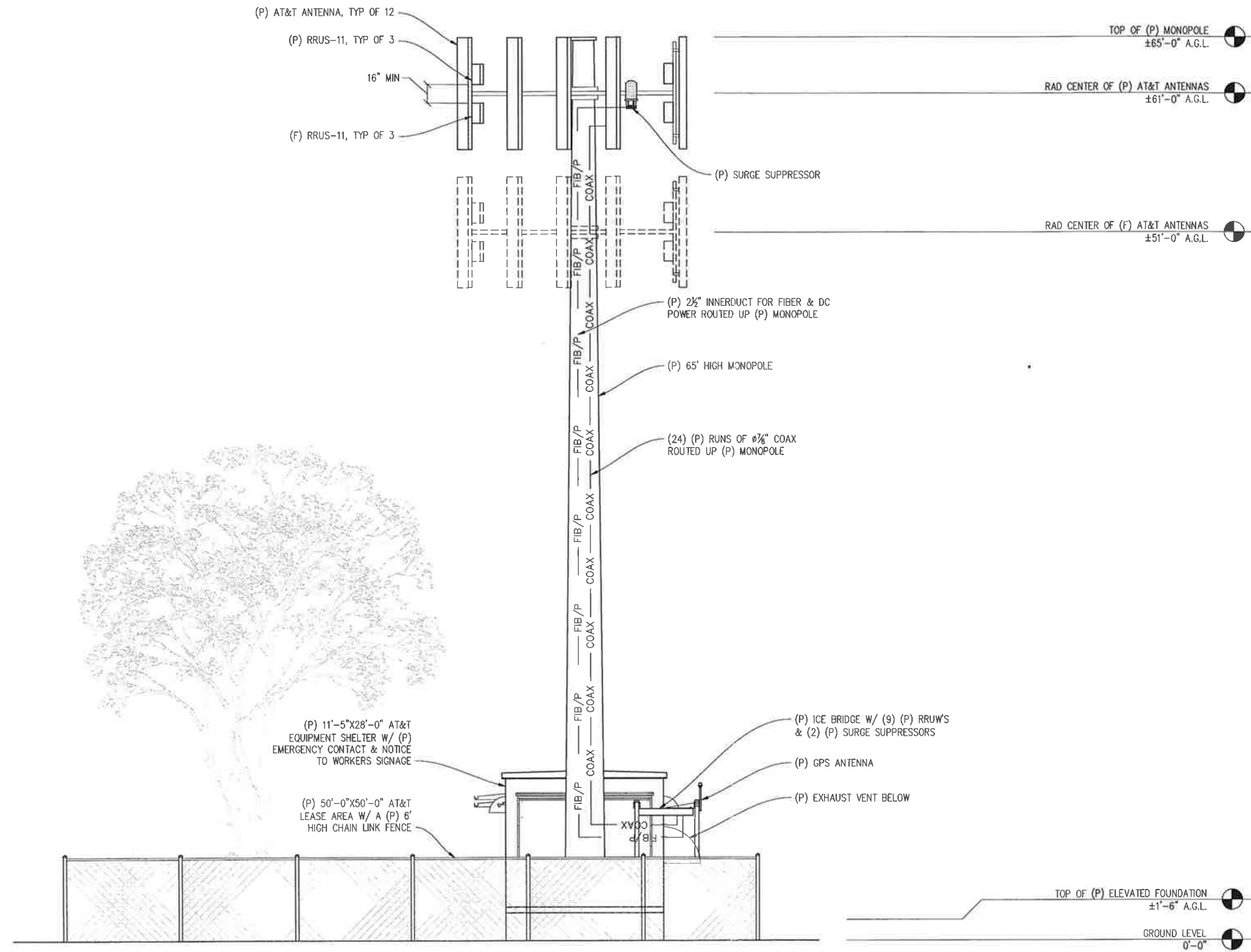
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

**SHEET TITLE:**

ELEVATION

**SHEET NUMBER:**

**A-5**



SOUTHEAST ELEVATION  
 1/8"=1'-0"

HWY 50 @  
 EAST COLLEGE  
 PKWY

CV3067  
 4949 HWY 50E  
 CARSON CITY, NV 89706

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 02/20/13

Streamline Engineering

and Design, Inc.

8445 Sierra College Blvd. Suite E Granite Bay, CA 95746  
 Contact: Larry Houghtby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN INC. (SDE) AND SHALL REMAIN THE PROPERTY OF SDE. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. Copyright © 2013 Streamline Engineering and Design Inc. All rights reserved.

at&t

4430 ROSEWOOD DR. BLDG 3, 6TH FLOOR  
 PLEASANTON, CA 94588

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-6

HWY 50 @  
EAST COLLEGE  
PKWY

CV3067  
4949 HWY 50E  
CARSON CITY, NV 89706

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/20/13

**Streamline Engineering and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghton Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. Copyright © 2008 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

at&t

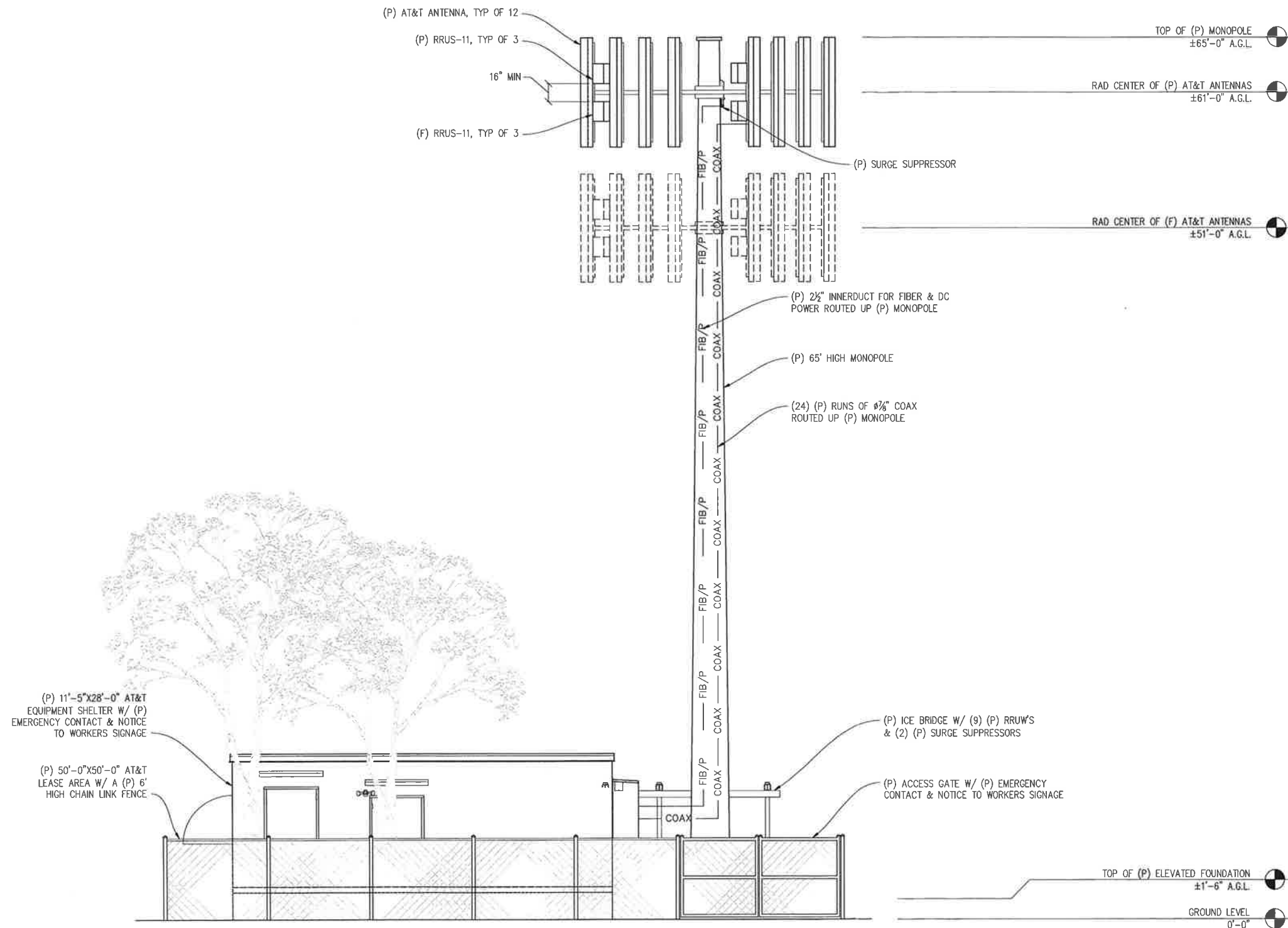
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

SHEET TITLE:

ELEVATION

SHEET NUMBER:

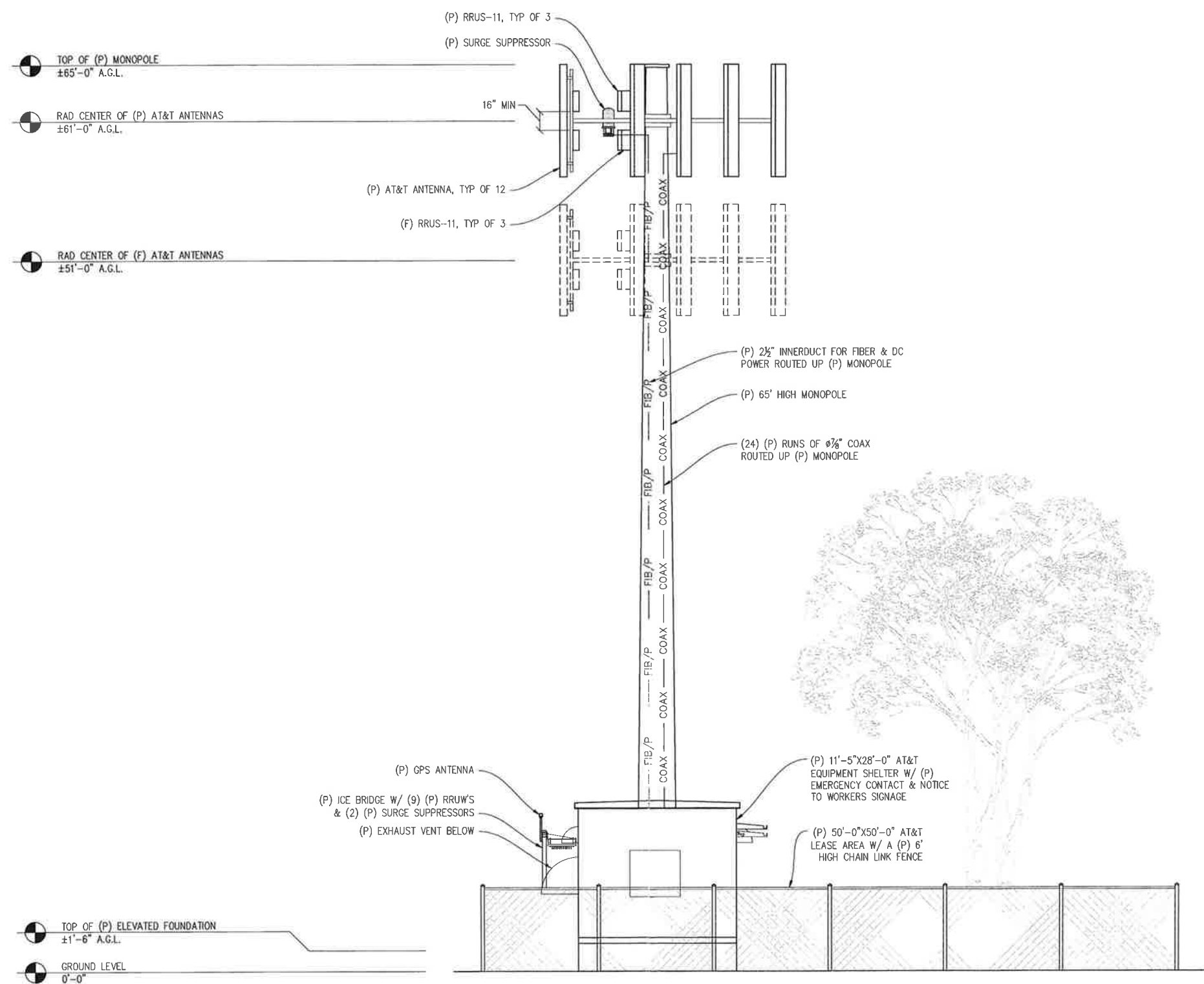
A-7



SOUTHWEST ELEVATION

1/4"=1'-0"





NORTHWEST ELEVATION  
1/4"=1'-0"

# HWY 50 @ EAST COLLEGE PKWY

CV3067  
 4949 HWY 50E  
 CARSON CITY, NV 89706

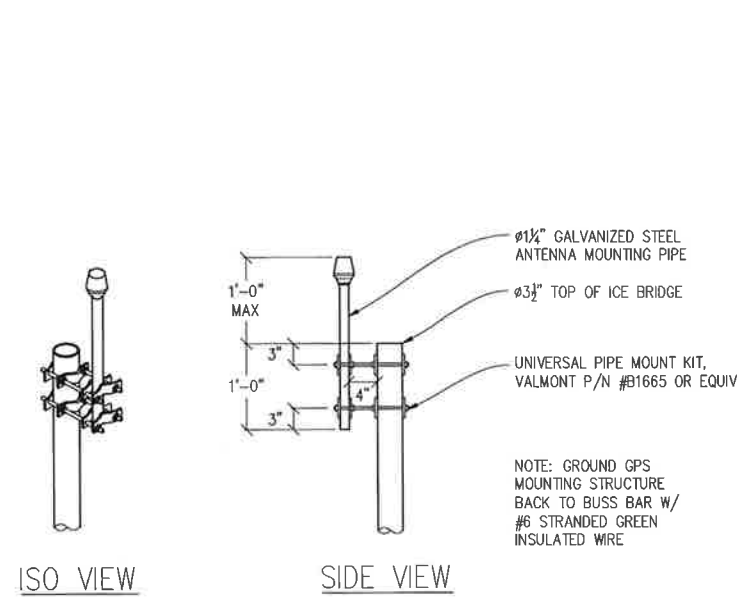
ISSUE STATUS			
Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
DRAWN BY: C. CODY			
CHECKED BY: C. MATHISEN			
APPROVED BY: -			
DATE: 02/20/13			

**Streamline Engineering**  
**and Design, Inc.**  
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
 Contact: Larry Houghton Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. IF ANY PART OF THESE PLANS OR SPECIFICATIONS IS USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE FIRM, THE USER SHALL BE RESPONSIBLE FOR ALL DAMAGES AND LOSSES.

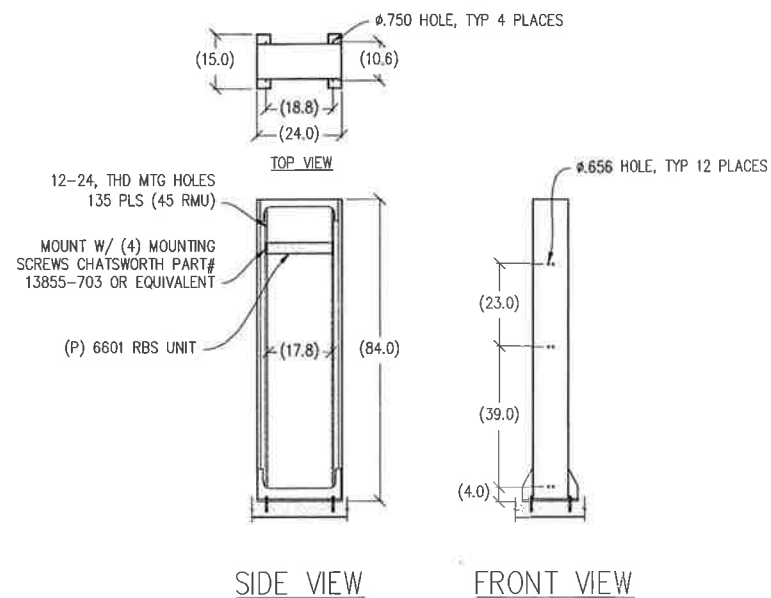
**at&t**  
 4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
 PLEASANTON, CA 94588

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-8

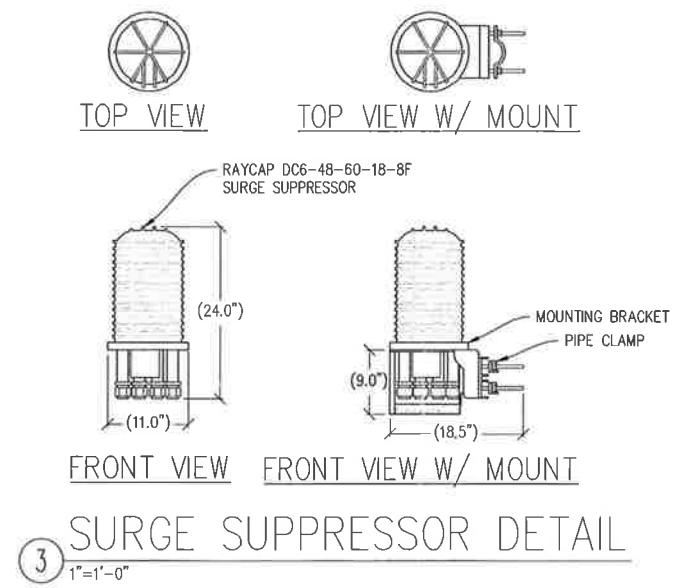




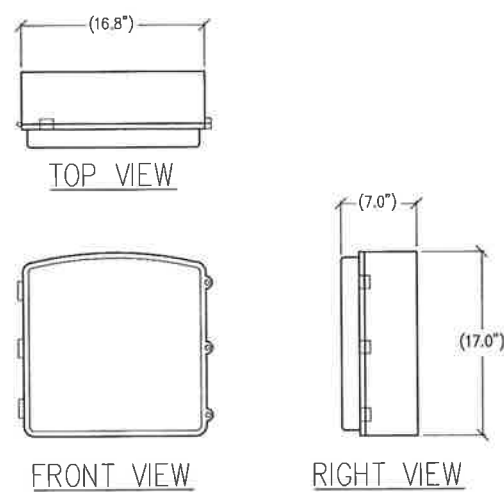
1 GPS ANTENNA DETAIL  
1"=1'-0"



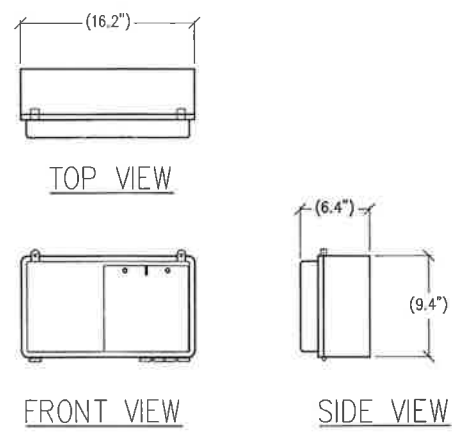
2 19" SEISMIC RACK W/ (P) 6601 DETAIL  
1/2"=1'-0"



3 SURGE SUPPRESSOR DETAIL  
1"=1'-0"



4 CN 3931 DETAIL  
1/2"=1'-0"



5 UAM DETAIL  
1/2"=1'-0"

HWY 50 @  
EAST COLLEGE  
PKWY  
CV3067  
4949 HWY 50E  
CARSON CITY, NV 89706

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.

DRAWN BY: C. CODY  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 02/20/13

Streamline Engineering  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghton Phone: 916-275-4100  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF STREAMLINE ENGINEERING AND DESIGN, INC.

at&t

4430 ROSEWOOD DR. BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-9



1 TYPICAL CAUTION SIGN



2 TYPICAL CAUTION SIGN

NEVADA ANTENNA COLOR CODE						
SECTORS A, B, & C						
1900 GSM						
ALPHA UMTS 1900	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	4 BROWN	4 ORANGE	4 BRN/1 RED	4 ORN/1 RED	4 BRN/2 RED	4 ORN/2 RED
ALPHA UMTS 850	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	5 BROWN	5 ORANGE	5 BRN/1 RED	5 ORN/1 RED	5 BRN/2 RED	5 ORN/2 RED
ALPHA LTE 700	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	6 BROWN	6 ORANGE	6 BRN/1 RED	6 ORN/1 RED	6 BRN/2 RED	6 ORN/2 RED
ALPHA LTE 1700/2100	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	7 BROWN	7 ORANGE	7 BRN/1 RED	7 ORN/1 RED	7 BRN/2 RED	7 ORN/2 RED
BETA UMTS 1900	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	4 YELLOW	4 BLUE	4 YEL/1 RED	4 BLU/1 RED	4 YEL/2 RED	4 BLU/2 RED
BETA UMTS 850	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	5 YELLOW	5 BLUE	5 YEL/1 RED	5 BLU/1 RED	5 YEL/2 RED	5 BLU/2 RED
BETA LTE 700	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	6 YELLOW	6 BLUE	6 YEL/1 RED	6 BLU/1 RED	6 YEL/2 RED	6 BLU/2 RED
BETA LTE 1700/2100	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	7 YELLOW	7 BLUE	7 YEL/1 RED	7 BLU/1 RED	7 YEL/2 RED	7 BLU/2 RED
GAMMA UMTS 1900	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	4 VIOLET	4 WHITE	4 VIO/1 RED	4 WHT/1 RED	4 VIO/2 RED	4 WHT/2 RED
GAMMA UMTS 850	TX 1/RX 1	RX 2	TX 3/RX 3	RX 4	TX 5/RX 5	RX 6
	5 VIOLET	5 WHITE	5 VIO/1 RED	5 WHT/1 RED	5 VIO/2 RED	5 WHT/2 RED
GAMMA LTE 700	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	6 VIOLET	6 WHITE	6 VIO/1 RED	6 WHT/1 RED	6 VIO/2 RED	6 WHT/2 RED
GAMMA LTE 1700/2100	TX 1/RX 1	TX 2/RX 2	TX 3/RX 3	TX 4/RX 4	TX 5/RX 5	TX 6/RX 6
	7 VIOLET	7 WHITE	7 VIO/1 RED	7 WHT/1 RED	7 VIO/2 RED	7 WHT/2 RED

WHEN ANTENNA LINES ARE DIPLEXED, THE COLOR CODE OF THE HIGHEST FREQUENCY PREVAILS (I.E. 1900 UMTS DIPLEXED WITH 850 GSM SHOULD HAVE COLOR 4 BANDS)

HWY 50 @  
EAST COLLEGE  
PKWY  
CV3067  
4949 HWY 50E  
CARSON CITY, NV 89706

ISSUE STATUS			
Δ	DATE	DESCRIPTION	BY
	12/11/12	ZD 90%	C.C.
	01/10/13	ZD 100%	M.S.
	02/20/13	ZD 100%	A.M.
	-	-	-
	-	-	-
	-	-	-
DRAWN BY: C. CODY			
CHECKED BY: C. MATHISEN			
APPROVED BY: -			
DATE: 02/20/13			

Streamline Engineering  
and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, COMPANY, OR DESIGNER IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED.

at&t

4430 ROSEWOOD DR BLDG 3, 6TH FLOOR  
PLEASANTON, CA 94588

SHEET TITLE:
DETAILS
SHEET NUMBER:
A-10