

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 24, 2014**

**FILE NO:** SUP-14-067

**AGENDA ITEM:** F-2

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

**REQUEST:** Special Use Permit to allow construction and operation of a wireless telecommunication facility (monopole) with an overall height of 100 feet on property in the Public Regional (PR) zoning district.

**OWNER:** Capital Christian Center

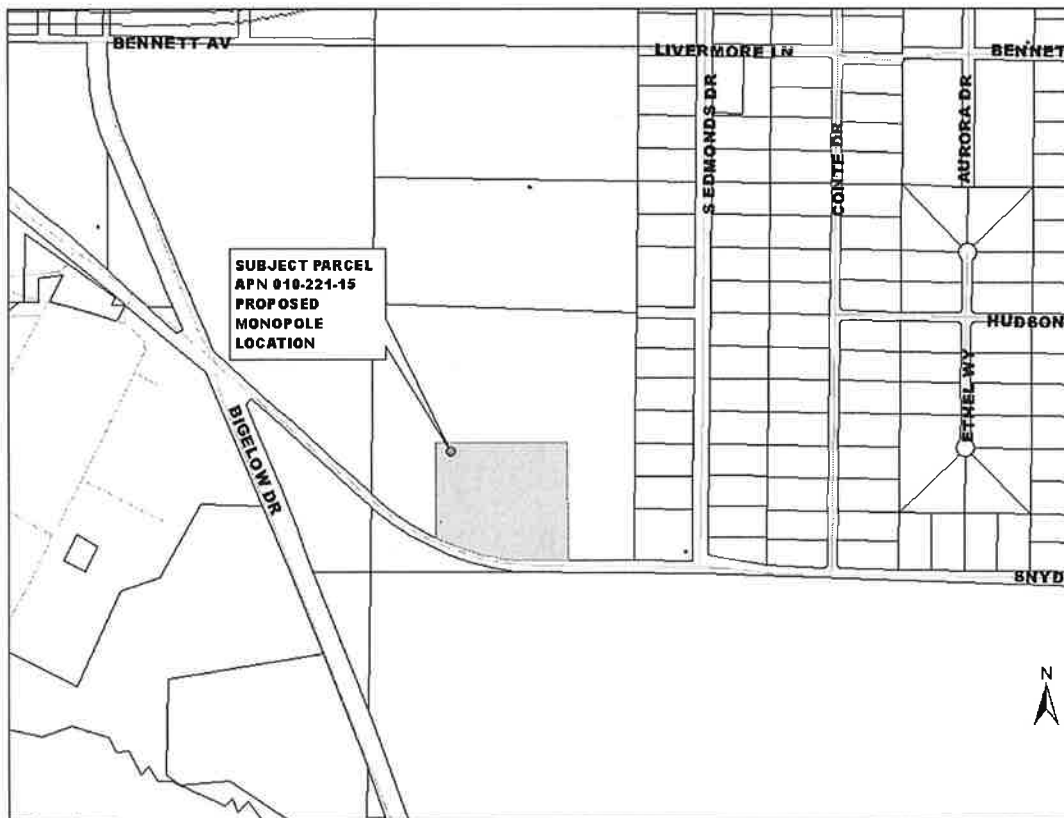
**APPLICANT:** Verizon Wireless

**AGENT:** Complete Wireless Consulting, Inc/Bob Schroeder

**LOCATION:** 1600 Snyder Avenue

**APN:** 010-221-15

**RECOMMENDED MOTION:** "I move to approve SUP-14-067, a Special Use Permit to allow construction and operation of a wireless telecommunication facility (monopole) with an overall height of 100 feet on property in the Public Regional district, located at 1600 Snyder Avenue, APN 010-221-15, based on the findings and subject to the conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

**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 Division for any proposed construction. Contact the Building Division for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process. 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.
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 Division 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. Provide plans, specifications, structural calculations and a soils report for the cell tower. Also provide plans and specifications for the standby generator and the equipment shelter.
8. The project must meet Carson City adopted Fire Code (2012 IFC with amendments).
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. The project boundary leased area shall be surrounded by chain link fencing, which shall include sight obscuring slats to the full height of the fencing. The color of the slats shall be an earth tone and must be reviewed and approved by the Planning Division prior to installation through the Building Permit review process.
11. The exterior of facilities, monopole and equipment shall not be lighted unless required by Federal Aviation Administration (FAA), with the exception of manually operated

emergency lighting and lighting used during maintenance visits to the site. The applicant shall submit exterior light fixture details for any proposed fixture for the facility with a Building Permit application. 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.

12. 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 monopole, antennas, exterior of equipment building, and chain link slats with the Building Permit.

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

13. This approval allows the placement of at least one additional carrier on the monopole 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.
14. 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.
15. 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), 18.04.185 (Public Regional 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:** Public/Quasi-Public (P/QP)

**PRESENT ZONING:** Public Regional (PR)

**KEY ISSUES:** Will the proposed wireless telecommunication facility with a 100 foot tall monopole be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for this facility and monopole? Will the monopole substantially increase reception and coverage of wireless telecommunication for users in this vicinity?

**SURROUNDING ZONING AND LAND USE INFORMATION**

WEST: Public Regional/Carson City, vacant land

EAST: Public Regional/Carson City, vacant land

NORTH: Public Regional/Carson City, vacant land

SOUTH: Public Regional and Agriculture/State of Nevada, prison

### **ENVIRONMENTAL INFORMATION**

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Unknown
3. SLOPE/DRAINAGE: 4 to 8 percent slopes/well drained. Property in on a hill.
4. SOILS: 52- Prey fine sandy loam, gravelly substratum

### **SITE DEVELOPMENT INFORMATION**

1. LOT SIZE: 10 acres
2. STRUCTURE SIZE: 100 foot tall monopole, with a 60 by 30 foot screened area containing the pole and supporting equipment shelter.
3. STRUCTURE HEIGHT: 100 foot monopole, six foot fence, 10 foot equipment structure
4. PARKING: No assigned parking space. The number of required spaces at this location is 377, with 404 currently on the site (per SUP-05-007). With the reduction of five spaces to 399 there will still be adequate parking on site for the primary use of a church with school and associated uses.
5. SETBACKS: No specific setbacks are required in the Public Regional zoning district.
6. VARIANCES REQUESTED: None

### **PREVIOUS REVIEWS**

- SUP-08-106 (sign)
- MPR-05-211 (expand church and parking)
- SUP-05-007 (amend size and relocation of building)
- MPR-04-210 (expand church parking)
- U-01/02-4 (expand building)
- U-97/98-49(a) and U-97/98-49 (expand school)
- U-92/93-24 (daycare)
- U-90/91-28 (preschool)
- U-87-9 (church)

### **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 Carson City Municipal Code (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 development of a monopole in the Public Regional zoning district. Any development in this district requires prior review and approval of a Special Use Permit by the Planning Commission.

This facility is proposed as a monopole, rather than attached to or within a building, as there are no buildings of adequate height in the vicinity to provide adequate coverage. It is proposed as an undisguised monopole design, rather than as a monopine, as there are no other large trees in this vicinity which are of a height or type that would meld with a faux pine tree appearance. The surrounding property is parking area or vacant, and the only other buildings near this location are the church on the same site. There are residences to the east of this site, but these houses are not adjacent to this parcel, and are on the eastern side of the church buildings on the site, as well as down the hill from this property. The proposed location of the monopole on the western side of the building would provide screening from the residences. It is noted overhead utility lines and telephone poles are also in this vicinity.

Verizon aims to provide enhanced cellular communication utility service in its communications network of customers in the Carson City and northern Minden areas through enhanced communication services for greater safety and efficiencies in the foreseeable future. This coverage will provide more reliable and 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, with improved call quality, signal strength and wireless connection services, without dropped calls or interruption of service. The applicant has provided detailed maps showing the improved coverage which is anticipated if this request is approved.

There are several telecommunication facilities which have been placed on top of buildings as monopoles and also one monopine in Carson City, as the demand for these services has expanded. The applicant has provided justification for the proposed location, showing existing and proposed coverage if the monopole is approved at this location.

The applicant has also provided photo-simulation pictures of the vicinity of the proposed monopole. There is limited development adjacent to this site, as it is in the Public Regional zoning district. While there has been development of this site with church buildings on the parcel on which the monopole is proposed, the area is relatively undeveloped. The area to the north has been developed as sports fields and parking, used primarily by the Carson City Parks and Recreation Department for sport activities. The property surrounding this site on the east and west is also owned by Carson City, and is presently vacant. The property to the south is owned by the State of Nevada, and is used as a prison. There are residential uses to the east of this site, adjacent to South Edmonds Drive, as well as farther to the west and southwest. It is more than 950 feet from the proposed monopole to the nearest residential structure.

The applicant provided text in compliance with Development Standards Division 1 Land and Use Design, Section 1.9 (Wireless Telecommunication Facilities and Equipment):

Location and placement standards - The proposed location for a monopole is farther southeast than other existing facilities in Carson City. There are no other structures or facilities in this area which have sufficient height or location to accomplish the desired coverage. Therefore, the applicant is proposing a new slim monopole design, similar in

height and character of other utility poles in the area. The applicant states the proposed monopole would be of sufficient height and construction to provide wireless coverage to existing and future customers as well as to provide the opportunity for co-location of at least one more carrier on the monopole in the future.

There are trees in the area and on the parcel involved, but no trees of adequate height are in the vicinity to provide screening of the proposed pole height of 100 feet. A monopole is being proposed rather than a monopine, as a faux tree would be out of character with the surrounding landscape. The color of the pole and antennas would be reviewed as a condition of the Building Permit. A neutral color will be required. The pole is proposed at the rear of the parcel, at the northwest corner of the existing parking area. Five parking spaces are proposed to be removed from the parking area to accommodate the monopole, equipment shelter facility and fencing with chain link and slats. There is adequate parking to accommodate the existing church and associated uses on site.

The standards require that the applicant be licensed by the Federal Communications Commission (FCC) in order to operate the proposed facility. A condition of approval 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 100 feet with antennas proposed at a height of 95 feet. The applicant states there is adequate room for co-location of a carrier on the pole in the future. There is no height restriction in the Public Regional zoning district, as all development must be reviewed and approved by the Planning Commission prior to the implementation of the use. The applicant states the height of the monopole needs to be 100 feet to reach the intended service area to provide the coverage desired, and has provided maps in support of this requirement for this service area.

Setbacks - The setbacks in the Public Regional zoning district are determined by Special Use Permit. 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. The required minimum would be 100 feet in height times four or 400 feet. The only properties which are residentially zoned near this site are Single Family One Acre properties to the east, which are not adjacent. The distance to these properties is more than 950 feet from the monopole to the closest property line.

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 60 feet by 30 feet. The chain link fencing will have sight obscuring slats. The color of the building, fencing slats, pole and antennas will be determined during the Building Permit process, but would be a neutral color, likely to 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, which will only be lighted when the facility is manned for maintenance, repair, or during emergencies. A condition of approval is the placement of a one square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.

**PUBLIC COMMENTS:** Public notices were mailed to 31 adjacent property owners on September 5, 2014 within 1,100 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 September 24, 2014, depending on the date of submission of the comments to the Planning Division.

**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:

Provide with the Building Permit:

1. Plans, specifications, structural calculations and a soils report for the cell tower.
2. Plans and specifications for the standby generator.
3. Plans, calculations and specifications for the equipment shelter.

Fire Department: Project must meet Carson City adopted Fire Code (2012 IFC with amendments).

Engineering Department: No preference or objection.

Health and Human Services: No concerns.

Parks and Recreation Department: No comments received.

Environmental Control: No comments for this project.

**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. This monopole site will strengthen the communications infrastructure in Carson City. 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 monopole is to provide widespread coverage to the southeastern portion of Carson City and northern Douglas County.*

*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 is proposed to be placed at the rear of the parcel, at a point approximately 450 feet north of Snyder Avenue. The tower would be painted a non-glossy finish and would be limited to a neutral color, which must be reviewed during the Building Permit process. The supporting equipment shelter will also be painted a matching neutral color, with a six foot tall chain link fence with neutrally colored slats*

*surrounding the leased 60 foot by 30 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 parcel which is currently zoned Public Regional, where other uses on the property are a church and supporting uses to the church, including parking, school, and a sign. This is a rural area, with no curbs, gutters, sidewalks or other pedestrian amenities. It is located in an area which is fairly isolated. 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. The facility is likely to be visited once or twice a month by a technician for service, repair and maintenance. Other than those scheduled visits, only needed emergency maintenance is anticipated. The facility will not be lighted except during periods of active maintenance.*

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

*A service technician will visit the facility 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. The location of the monopole and equipment is proposed in the northwest corner of the site in an area which is less desirable for use by other visitors to the site, as the church buildings are located on the central portion of the parcel. 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 project.*

**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 Public Regional (PR) zoning district includes: Accommodate a wide range of public institutional and auxiliary uses which are established in response to health, safety, cultural and welfare needs of the citizens of the City; Organize the assemblage of specific nonprofit and profit public facilities into efficient, functionally compatible, and attractively planned administrative centers in conformance with the master plan; To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive uses.*

*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, equipment shelter 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. The monopole would provide the means to 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 to the southeastern section of Carson City, as well as the northern Douglas County area, 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 at the rear of a large lot in a rural 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.*

**Attachments**

- Site Photos
- Building Department comments
- Engineering Department comments
- Fire Department comments
- Health Department comments
- Environmental Control Authority
- Development Standards Division 1.9 Wireless Communication Facilities and Equipment
- Application SUP-14-067











SUP-14-067

August 14, 2014



Provide with the Building Permit:

- 1 Plans, specifications, structural calculations and a soils report for the cell tower.
- 2 Plans and specifications for the standby generator.
- 3 Plans, calculations and specifications for the equipment shelter.

Thank You  
Phil Herrington  
Building Official



**Engineering Division Planning  
Commission Report File  
Number SUP 14-067**

**TO:** Planning Commission

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

**DATE:** August 22, 2014

**MEETING DATE:** Sept.  
24. 2014

**SUBJECT TITLE:**

Action to consider a special use permit to construct a 100 foot tall cell phone tower in the northwest corner of 1600 Snyder Ave., apn 010-221-15.

**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.

**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.

August 18, 2014

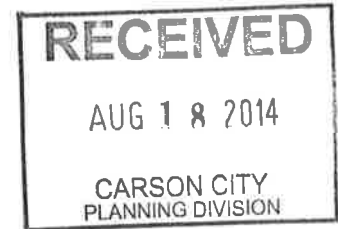
Comments for SUP 14-067:

1. Project must meet Carson City adopted Fire Code (2012 IFC with amendments)

***Dave Ruben***

Captain – Fire Prevention  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209



August 18, 2014

SUP 14-067

Carson City Health and Human Services

No concerns with application as submitted.

Dustin Boothe, MPH, REHS

Carson City Health and Human Services

900 E. Long St.

Carson City, NV 89706

(775) 887-2190 ext. 7220





August 19, 2014

Planning Commission

Re: # SUP 14-067

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP-14-067 @ 1600 Snyder Ave. project:

1. ECA has no comments for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor



## **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.

- 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.

**RECEIVED**  
 JUL 31 2014  
 CARSON CITY  
 PLANNING DIVISION

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

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**FILE # SUP - 14 -** *SUP - 14 - 067*

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Verizon Wireless

**APPLICANT** **PHONE #**  
 2785 Mitchell Drive, Walnut Creek, CA, 94598

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

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**EMAIL ADDRESS**  
 Stanley E. Friend, Capital Christian Center 775-883-3355

**PROPERTY OWNER** **PHONE #**  
 1600 Snyder Ave, Carson City, NV, 89701

**MAILING ADDRESS, CITY, STATE, ZIP**  
 stanfriend@thecenter.cc

**EMAIL ADDRESS**  
 Bob Schroeder, Complete Wireless Consulting, Inc. 916-217-7512

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
 2009 V Street, Sacramento, CA, 95818

**MAILING ADDRESS, CITY, STATE ZIP**  
 bschroeder@completewireless.net

**EMAIL ADDRESS**

**FOR OFFICE USE ONLY:**

CCMC 18.02

**SPECIAL USE PERMIT**

**FEE:** \$2,450.00 MAJOR  
 \$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:**

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**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.

<u>Project's Assessor Parcel Number(s):</u> 010-221- 15	<u>Street Address</u> <u>ZIP Code</u> 1600 Snyder Avenue, 89701
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<u>Project's Master Plan Designation</u> P/QP	<u>Project's Current Zoning</u> PR	<u>Nearest Major Cross Street(s)</u> S Edmonds Drive
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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: 18.15, or Development Standards, Division 1, Section 1.9, a request to allow as a conditional use is as follows:  
 Eight (8) new panel antennas and associated equipment mounted on a proposed 100' tall monopole, installed behind the existing structure.  
 Eight (8) new panel antennas and associated equipment mounted on a proposed 100' tall monopole, installed behind the existing structure.

**PROPERTY OWNER'S AFFIDAVIT**

I, Stanley E. Friend, 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.

*Stanley E. Friend*     1600 Snyder Ave, Carson City, NV, 89701     7-31-14  
 Signature     Address     Date

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

STATE OF NEVADA     )  
 COUNTY Carson City     )

On July 31, 2014, Stanley E. Friend, 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.

*Charlene McDonald*  
 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 for review by the Planning Commission. Planning personnel can help you make the above determination.



**SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE  
VERIZON WIRELESS**

**SITE NAME:** STEWART

**LOCATION:** 1600 Snyder Avenue, Carson City, NV 89701

**APN:** 010-221-015

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

*A. A Balanced Land Use Pattern*

The proposed Verizon Wireless communications facility will further the goal of establishing a balance of land uses within the community by strengthening the communications infrastructure in Carson City. Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of every-day life, such as safety, recreation, commerce, etc. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this Application.

*B. Equitable Distribution of Recreational Opportunities*

The proposed facility will not include recreational facilities, but will provide improved wireless service to parks and recreational facilities throughout Carson City. Both existing and future neighborhoods will be served by the proposed facility in the form of improved wireless services and communication abilities.

*C. Economic Vitality*

The proposed facility will strengthen the economic base of Carson City by enhancing wireless communication services in the area and by utilizing the property of a local institution to construct a new facility. The Capital Christian Center serves many Carson City residents and the church has expressed its enthusiasm for the Verizon project throughout all stages of development. Furthermore, enhanced wireless service in the area will support technology, tourism, and recreation in Carson City by improving wireless communication services for residents and visitors to the area.

*D. Livable Neighborhoods and Activity Centers*

The proposed facility will promote safety throughout Carson City neighborhoods, activity centers, and the downtown area by improving wireless service to the area. This site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Special Use Permit Application Questionnaire - Verizon Wireless "Stewart"

E. *A Connected City*

Verizon's proposed facility will promote a sense of community by linking the many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools through improved communication between residents and visitors. Improved wireless communication will connect residents and visitors throughout the Carson City area.

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

A. *Land Uses and Zoning Designations of Adjoining Property*

The site of the proposed facility is zoned PR (Public Regional) and the immediate adjoining property is also PR. South of the facility is zoned P (Public), and to the east is a SF1A (Single Family 1 Acre) zone. ~~There is also a Planned Unit Development zoned P to the west.~~

B. *Existing Development*

Verizon is proposing a slim monopole, of similar height and character to other utility poles and existing structures in the area. The facility will not hurt property values because it conforms to the character of the existing neighborhood. The facility will not produce any dust, odors, fumes, glare, or physical activity in the area. A standby generator in the proposed facility will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. However, this routine maintenance will not disrupt existing uses in the area and will take place within the lease area. Verizon technicians will inspect the facility 1-2 times per month.

During construction of the proposed facility, Verizon will follow best practices to contain any dust or noise that may be produced. The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Other areas near the proposed site were considered for development of a wireless facility but were not selected.

C. *No Detriment to Use, Peaceful Enjoyment, or Development*

The proposed facility will not be detrimental to the use, peaceful enjoyment, or development of surrounding properties and the general neighborhood due to its similarity in appearance and character to existing structures in the area, and its lack of traffic or disruption to the surrounding community.

*D. Pedestrian and Vehicular Traffic*

N/A, the proposed facility will not create any additional traffic. Verizon technicians will inspect the facility 1-2 times per month and will use the existing parking lot on those visits.

*E. Short- and Long-Range Benefit to People of Carson City*

Once the proposed facility is completed, the people of Carson City will see an immediate benefit in the form of improved wireless communication service. The long-range benefits will include strengthened communications infrastructure, quality of life, and safety. Verizon Wireless makes a committed effort to provide effective and reliable service to its customers. With the exponentially increasing demand being put on Verizon's network due to the overwhelming shift to dependence on wireless networks, additional wireless facilities are required in order to support current and future demand for this technology. This facility will provide for the additional coverage and capacity necessary for this location as identified by Verizon Wireless.

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

*A. School District*

The proposed facility will not affect the school district or add to the student population. The facility will provide a service to the student population and to the Sheriff's Office in the form of improved wireless service in and around Carson City.

*B. Drainage*

The proposed facility will include an improved surface with a new concrete slab to support the standby diesel generator. The facility has been designed to successfully drain in the same manner as the existing parking lot. The proposed facility will not produce any additional drainage.

*C. Water Supplies*

N/A, the proposed facility will not be served by water supplies.

*D. Sewer Disposal*

N/A, the proposed facility will not be served by Public Works.

*E. Road Improvements*

N/A, no road improvements are proposed or needed to accommodate the proposed facility.

*F. Source of Information Provided*

The information contained in this application is provided by Complete Wireless Consulting, Inc., on behalf of Verizon Wireless.

Special Use Permit Application Questionnaire – Verizon Wireless “Stewart”

G. *Outdoor Lighting*

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

H. *Proposed Landscaping*

Ground equipment will be enclosed within a security fence and screened from public view to minimize visual impacts. See Site Plan for additional information.

I. *Parking Plan*

The Capital Christian Center owns sufficient parking space to comply with the Carson City Municipal Code requirements after five spaces are removed to construct the proposed facility. The Center has additional overflow parking adjacent to their existing facilities. See Site Plans included in this application for parking lot layout.

**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.

Michelle Ellis

7/30/14

Applicant

Date



# PROJECT SUPPORT STATEMENT VERIZON WIRELESS

**SITE NAME:** STEWART

**LOCATION:** 1600 Snyder Avenue, Carson City, NV 89701

**APN:** 010-221-015

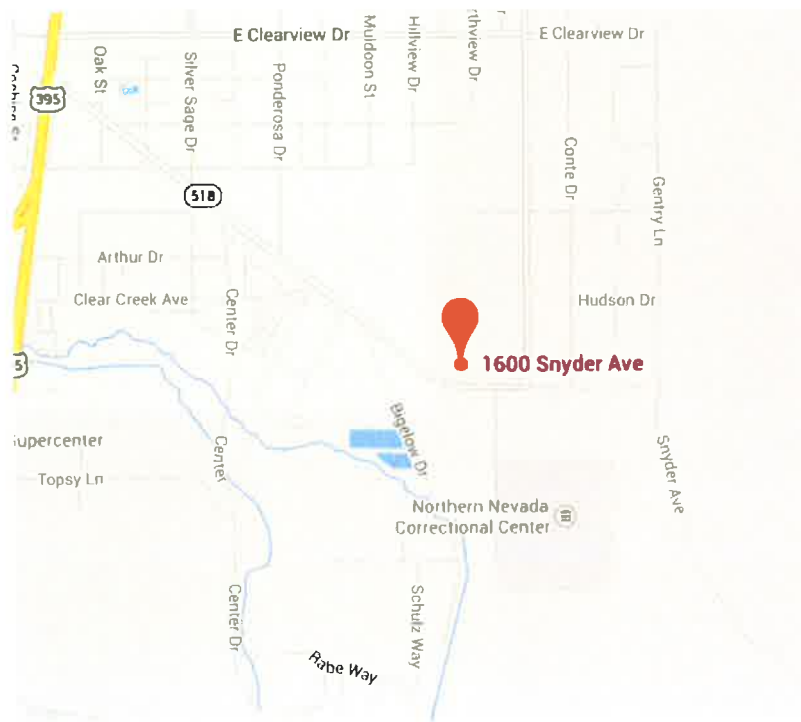
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## Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in Carson City. Verizon maintains a strong customer base in Carson City and strives to improve coverage for both existing and potential customers. Specifically, the proposed facility is needed to bring improved wireless communication coverage to southern Carson City and northern Minden by offloading existing Verizon facilities in those areas. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Carson City. The improved wireless service will benefit residents, local businesses, and public services, and roadway safety throughout the region.

## Location/Design

Verizon Wireless proposes a new wireless communications facility on a new 100' tall monopole at 1600 Snyder Avenue, in Carson City. The property is located in the Public Regional (PR) zone and currently functions as a church and on-site school. The immediate surrounding area consists of similarly zoned (PR) parcels to the west, north, east, and southwest, with Public (P) zoning to the south and Single-Family 1 Acre (SF1A) further east. The nearest residential dwelling is approximately 957' from the proposed lease area.



### **Project Description**

The proposed facility consists of eight (8) Verizon Wireless panel antennas, to be mounted on a proposed 100’ tall monopole. The 30’ by 60’ lease area will be surrounded by a 6’ tall chain link fence and will occupy five (5) existing parking stalls at the rear of the parcel. The lease area will also contain a pre-fabricated equipment shelter, a standby diesel generator on a new concrete slab, and a coaxial cable ice bridge with associated cabling. The power and telecommunications cables will be installed underground from the tower to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

### **Compliance with Carson City Development Standards – Division 1 Land Use and Site Design** *Section 1.9 Wireless telecommunication facilities and equipment*

#### *A. Location and Placement Standards*

Verizon is proposing a slim monopole, of similar height and character to other utility poles and structures in the area. The height of pole and size of lease area will provide other carriers with opportunities for future collocation. Verizon Wireless has carefully chosen a location that will minimize any visual impact to the surrounding area. The ground-mounted facility will be located in the far rear corner of the parcel, behind existing structures at the front of the property.

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Verizon Wireless welcomes other carriers to collocate on their facilities whenever possible. Additional ground space is available within Verizon’s lease area for at least one future carrier. In compliance with Carson City Municipal Code 18.15.030.2.b, Verizon will accommodate future potential collocation and cooperate in good faith with other carriers that wish to access the proposed monopole. Verizon has existing agreements with other wireless providers that include pre-determined pricing for co-location arrangements, subject to the standard industry practices. The costs of co-locating on a Verizon facility are generally reduced for other carriers and Verizon will honor these existing agreements at the proposed facility in Carson City.

#### *B. Height and Dimensional Standards*

The proposed facility height complies with the County’s development standards for wireless facilities in the Public Regional zoning designation. Carson City limits tower height to 120’ in the Public Regional zone and the proposed tower is 100’, well within that limit. Because of the surrounding topography and vegetation, the proposed facility needs to be a total of 100’ for the signal to reach the intended service area. (See coverage maps below). The proposed facility has been designed at its minimum functional height.

#### *C. Setbacks*

The proposed facility complies with the building setback provisions for the Public Regional zoning designation. The tower and ground equipment will be more than 400’ (100’ tower height x 4) from any residential zones, as required by the Carson City Development Standards. The nearest residential dwelling is approximately 957’ from the proposed lease area.

## Project Support Statement – Verizon Wireless ‘Stewart’

### *D. Design Standards*

Verizon Wireless has specifically located the facility to be set back in a rear corner of the parcel to aid in screening. Ground equipment will be enclosed within an equipment shelter and screened from view, and the lease area will be surrounded by a security fence and privacy slats to minimize visual impacts. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number. Unless tower lighting is required by the FAA, the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

### **Alternative Site Analysis**

The selection of a location for a wireless telecommunications facility that is needed to fill an existing gap in coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

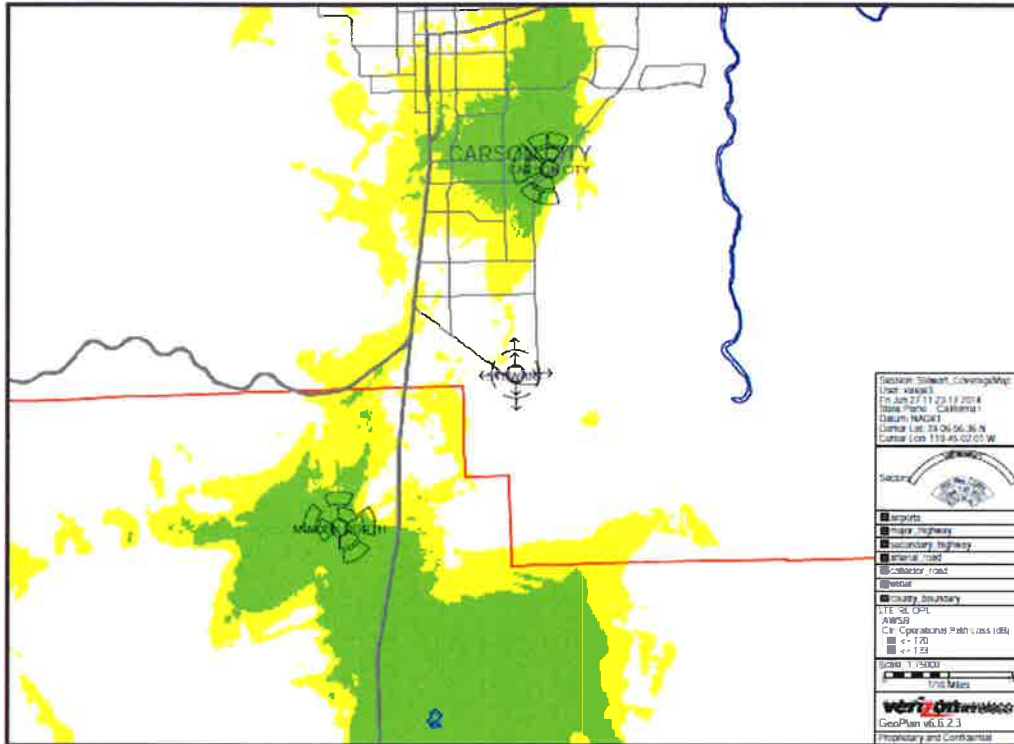
The proposed coverage area consists of commercial, public, and residential uses in Carson City. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process.

The proposed facility will consist of Verizon panel antennas mounted to a proposed 100' monopole. The equipment cables will run underground in order to minimize visual impact and the equipment will be screened by a chain link fence with privacy slats in order to blend with the surrounding neighborhood characteristics. The proposed location best serves the interest of Carson City and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.

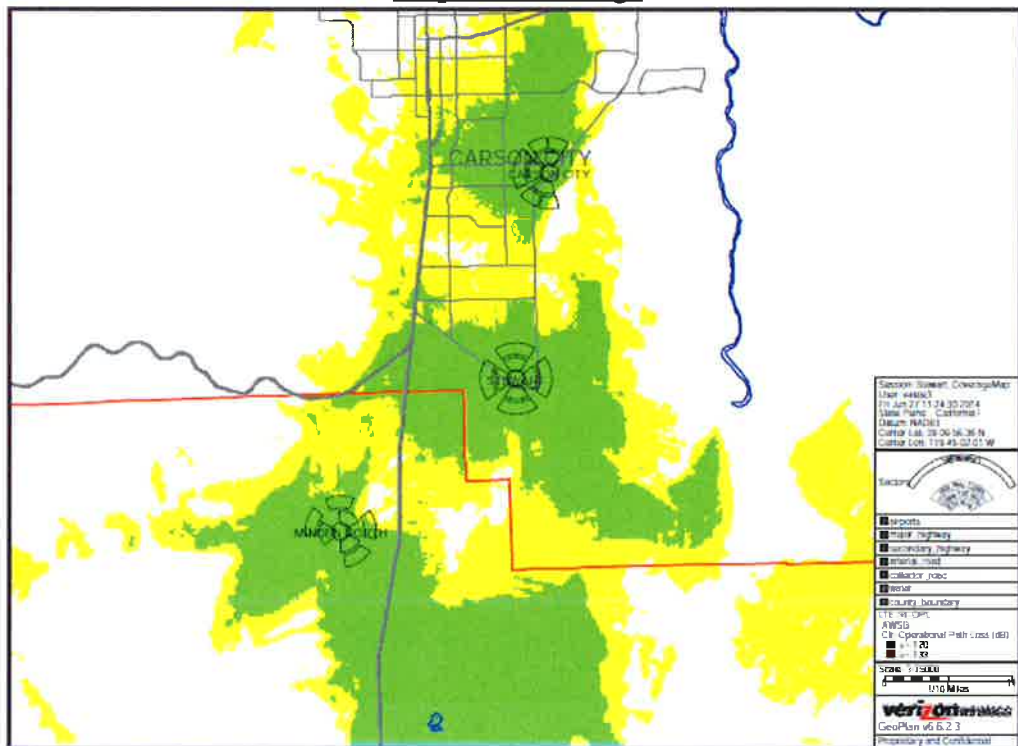
# Project Support Statement – Verizon Wireless ‘Stewart’

## Coverage Area

### Existing Coverage

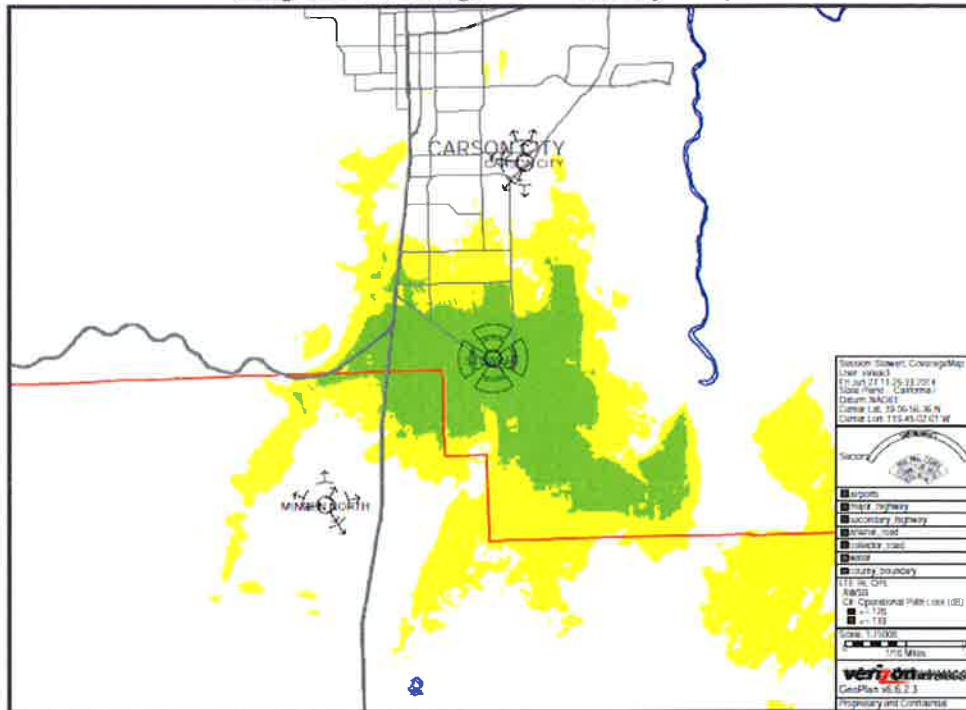


### Proposed Coverage



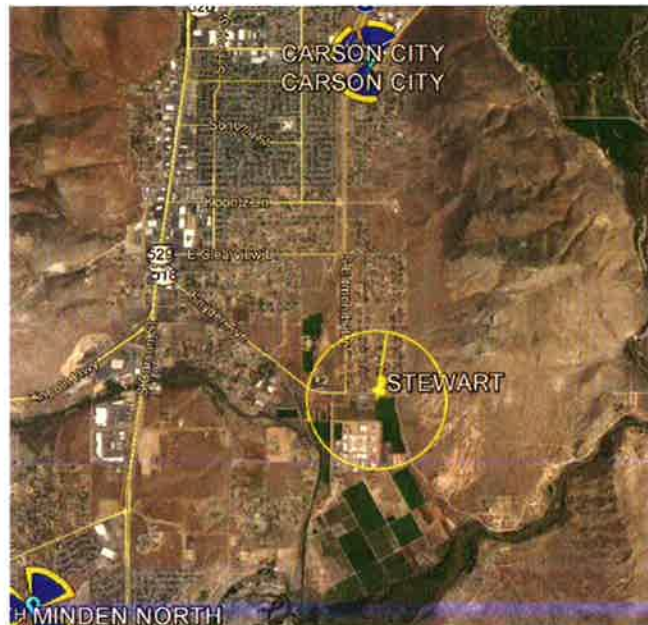
Project Support Statement - Verizon Wireless 'Stewart'

**Proposed Coverage (New Facility Only)**



**Selection Process and Candidates Considered**

In November 2013, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of nine candidates were considered prior to selecting the proposed location. VZW begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



## Project Support Statement – Verizon Wireless ‘Stewart’

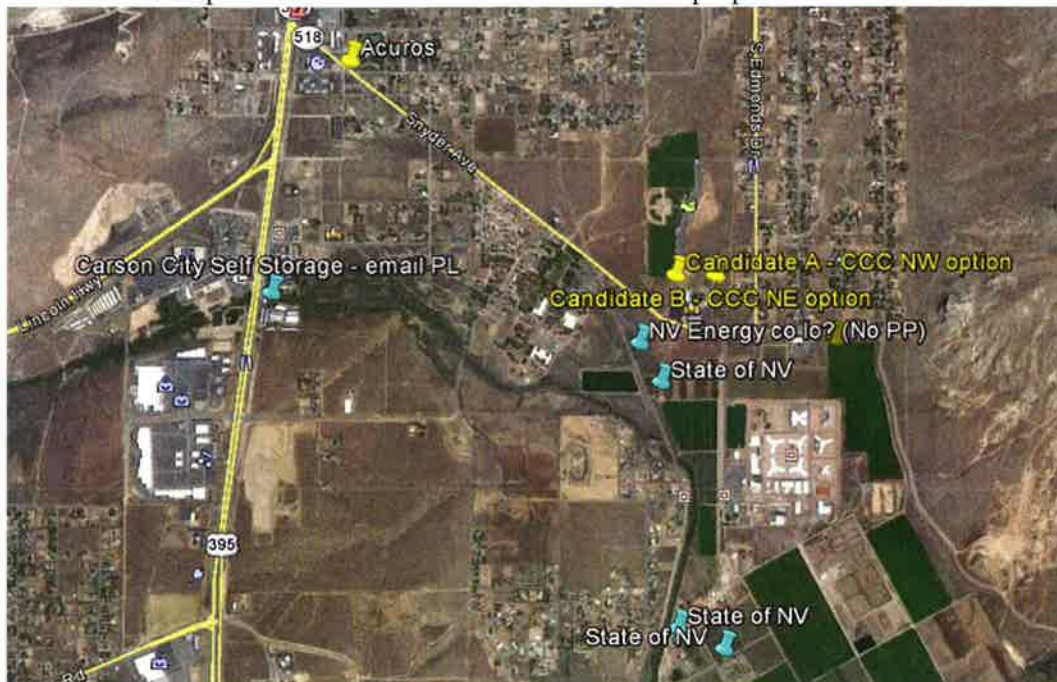
The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 95” represents the required height of the antennas to produce the desired coverage objective. After conducting thorough research and evaluation of the City’s zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. In this case, VZW determined that there are no existing structures within the search area. As a result, VZW determined a new tower must be constructed to adequately meet its coverage goals in this particular area. VZW identified several potential alternative sites prior to selecting the presently proposed location. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

- 1. Capital Christian Center (Across Road) – 1601 Snyder Avenue**  
This site is an undeveloped vacant parcel and was not selected due to the proximity of a primary public right of way at Snyder Avenue, lack of existing structures or screening on the parcel, and insufficient width of the road easement for access due to an existing public transportation easement.
- 2. Capital Christian Center (NE Corner) – 1600 Snyder Avenue**  
This site is not viable because of its close proximity to residential zones and was unable to satisfy required setbacks. The selected (proposed) site provides the same features but is further from the residential zone.
- 3. Western States Storage – 5853 S. Carson Street**  
This location was rejected by the RF due to the distance from the search ring.
- 4. Silver Bullet Casino – 5650 S. Carson Street**  
This location was rejected by the RF due to the distance from the search ring.
- 5. NV Energy + BLM**  
After repeated calls and emails, NV Energy expressed a policy of precluding wireless collocations from towers in this area. BLM was unresponsive to multiple written contact attempts.
- 6. State of Nevada – 5500 Snyder Ave**  
This site was not selected because the landlord was unwilling to allow construction of a wireless communications facility on the property.
- 7. State of Nevada –1721 Snyder Ave**  
This site was not selected because the landlord was unwilling to allow construction of a wireless communications facility on the property, citing security concerns, as they are part of the prison.
- 8. Acuros – 4720 Snyder**  
This location was rejected by the RF due to low elevation, and the landowner did not respond after multiple calls and written contact attempts.



## Project Support Statement – Verizon Wireless ‘Stewart’

The map below shows the locations of each of the properties listed above.



### **Safety Benefits of Improved Wireless Service**

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility in the event that local power systems are offline.

### **Compliance with FCC Standards**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of Verizon Wireless's FCC License.

### **Maintenance and Standby Generator Testing**

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless communications equipment will first transition to the back-up batteries. The batteries can run the site for a few hours depending on the demand placed on the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up batteries and generators allow Verizon Wireless's communications sites to

## Project Support Statement - Verizon Wireless 'Stewart'

continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

### **Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

### **Notice of Actions Affecting Development Permit**

Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.





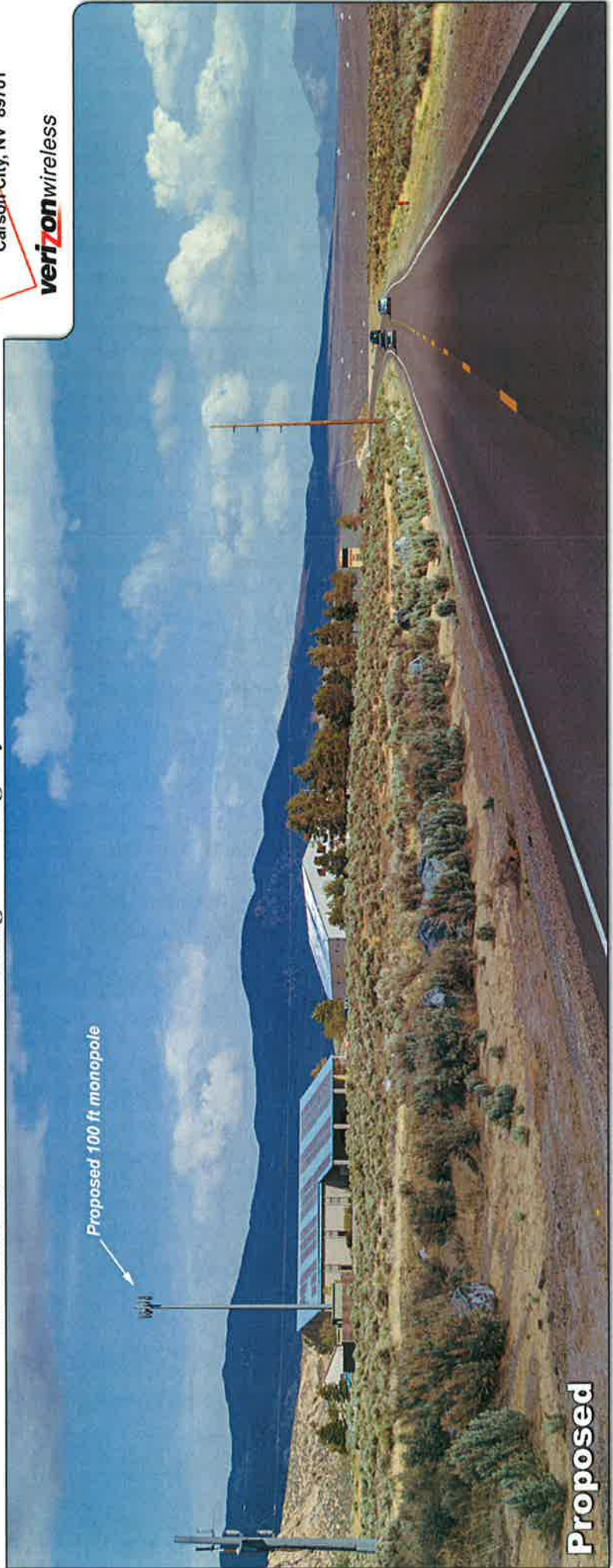
**Existing**

Photosimulation of the view looking east along Snyder Avenue.

**Stewart**  
1600 Snyder Avenue  
Carson City, NV 89701



**verizon**wireless



**Proposed**





Photosimulation of the view looking north from directly across the street.

**Stewart**

1600 Snyder Avenue  
Carson City, NV 89701





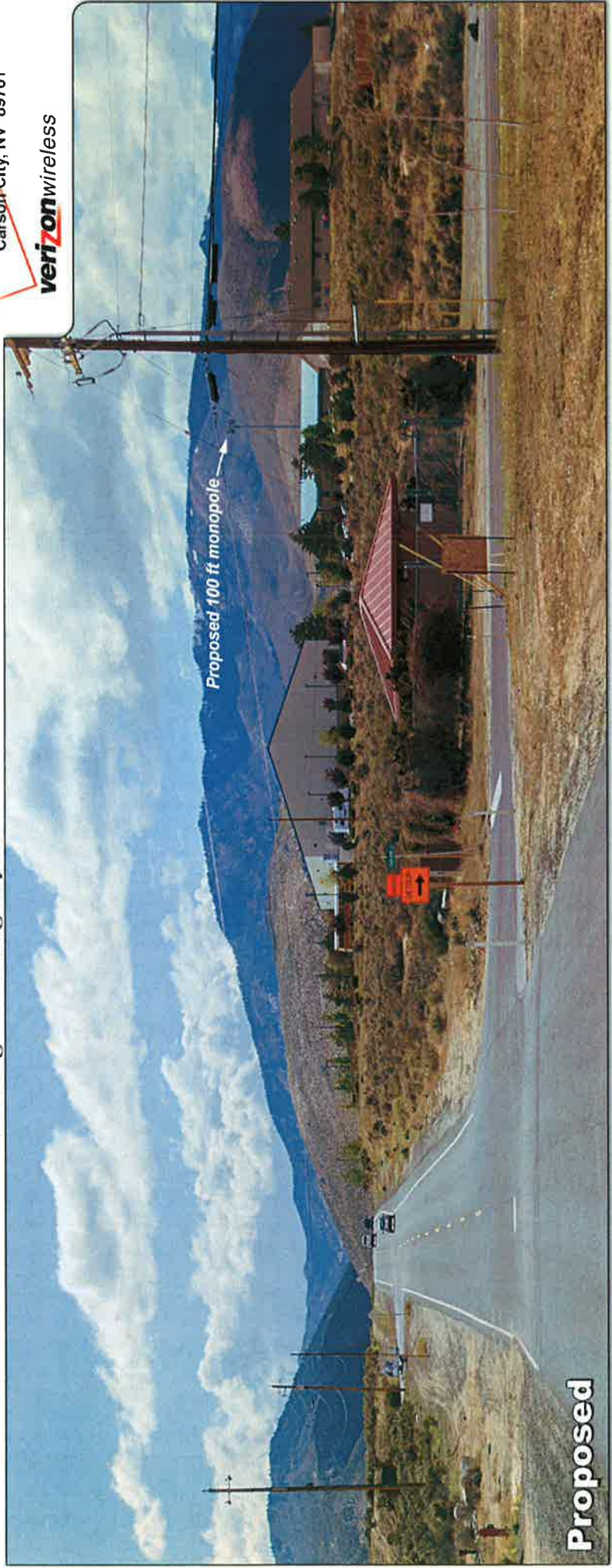


**Existing**

Photosimulation of the view looking west along Snyder Avenue near S Edmonds Drive.

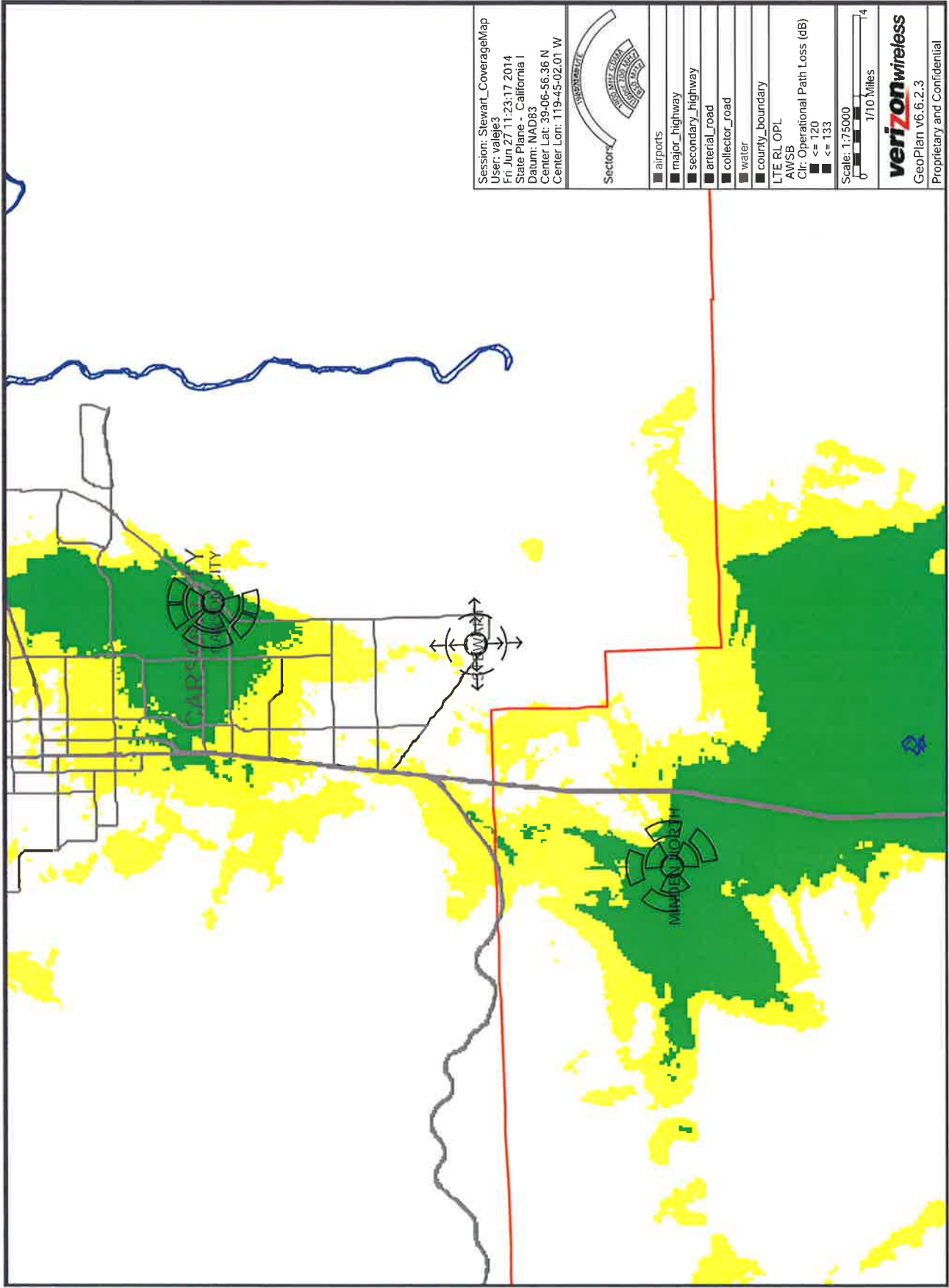
**Stewart**

1600 Snyder Avenue  
Carson City, NV 89701



**Proposed**

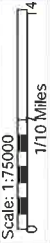




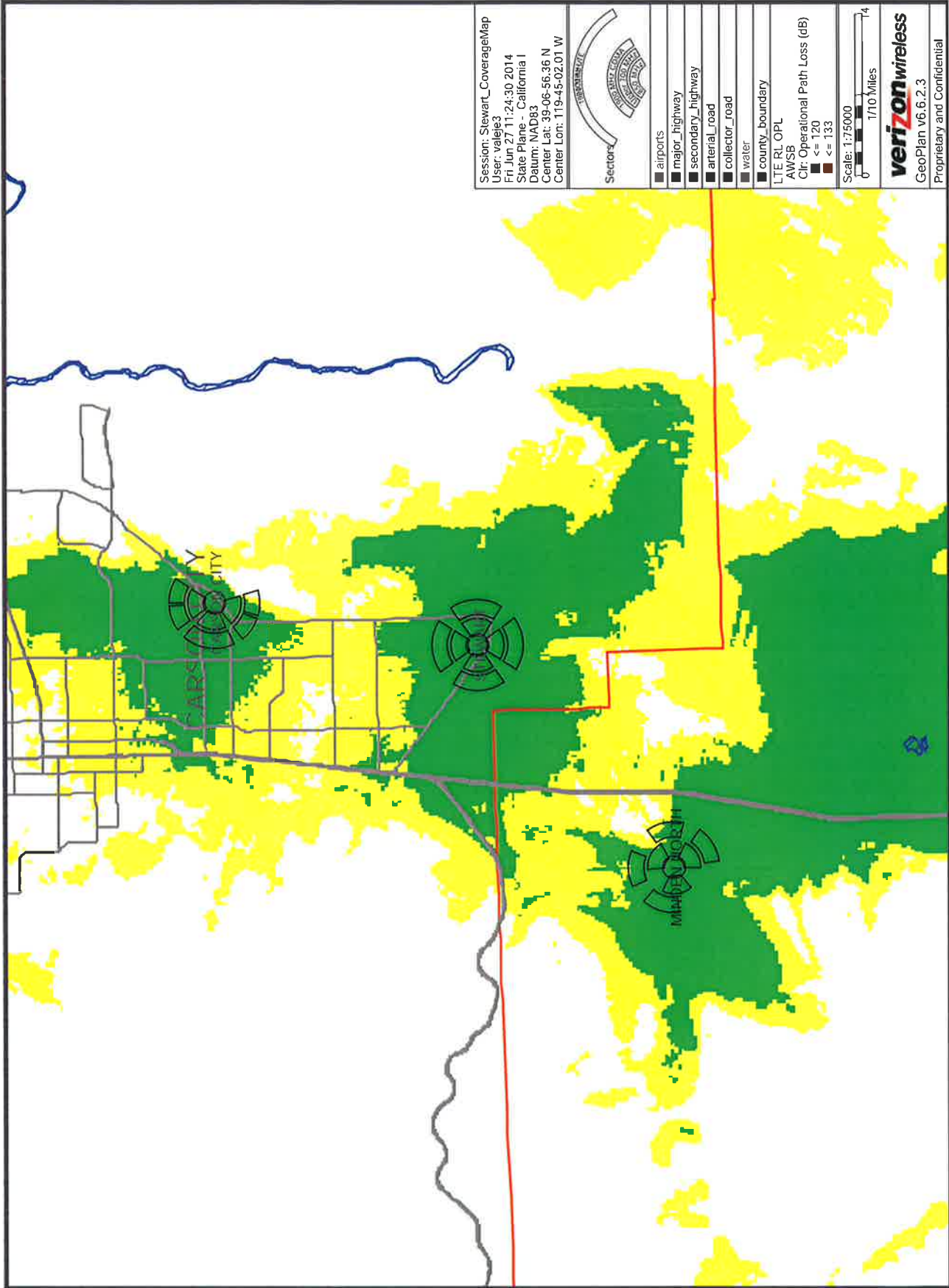
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 Center Lon: 119-45-02.01 W



- Sectors
- airports
  - major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - water
  - county\_boundary
  - LTE RL OPL
  - AWSB
  - Clr: Operational Path Loss (dB)
    - <math>\le -120</math>
    - <math>\le -133</math>



**verizon**wireless  
 GeoPlan v6.6.2.3  
 Proprietary and Confidential

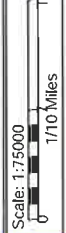


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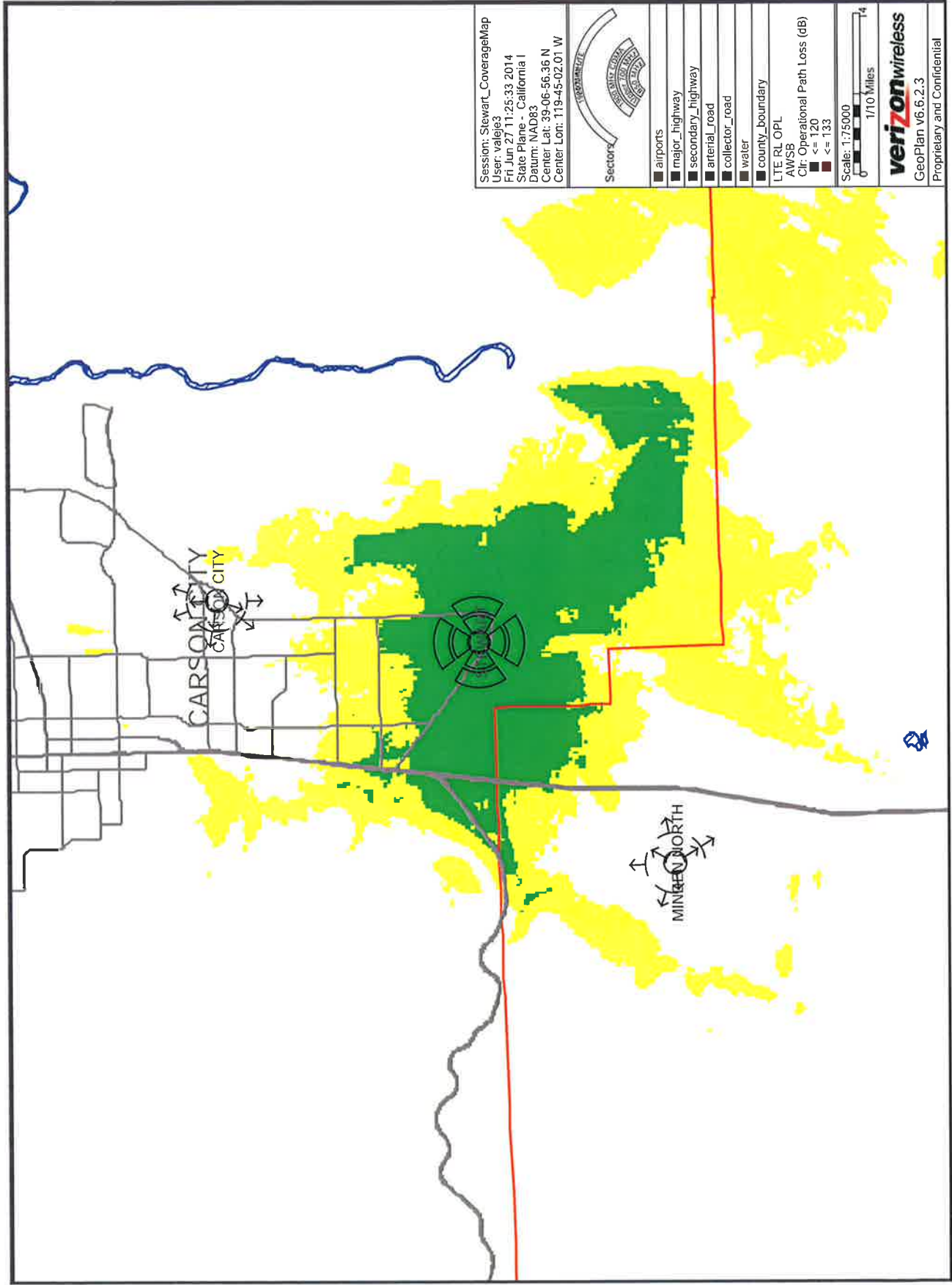


- Sectors:
- airports
  - major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - water
  - county\_boundary

LTE RL OPL  
 AWSB  
 Cir: Operational Path Loss (dB)  
 ■ <= 120  
 ■ <= 133



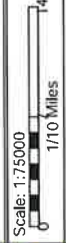
**verizon wireless**  
 GeoPlan v6.6.2.3  
 Proprietary and Confidential



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- airports
- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- water
- county\_boundary
- LTE RL OPL
- AWSB
- Clr: Operational Path Loss (dB)
- <= 120
- <= 133



**verizonwireless**  
 GeoPlan v6.6.2.3  
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## 282022 - Stewart Radio Frequency (RF) Site Compliance Report



1600 Snyder Avenue, Carson City, NV 89701

**Verizon Wireless Will Be Compliant Based on  
FCC Rules and Regulations.**

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David C. Cotton, Jr.  
Professional Engineer (Electrical)  
Date: 2014-July-01, State of Nevada, 20349  
Expires: 2014-December-31

# Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Stewart	Categorically Excluded?	Yes
Street Address	1600 Snyder Avenue	5% Contributor To Areas Requiring Mitigation?	Yes
City, State, Zip	Carson City, NV 89701		
Multi-Licensee Facility	No	Max % MPE (Predictive)	<1% Occupational
Structure Type	Monopole	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	July 1, 2014
# of Access Points	1	Assessment Purpose	New Site Build
Compliance Status		MITIGATION REQUIRED	

<input checked="" type="checkbox"/>	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Base of Tower	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Additional Compliance Requirements(s):			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		



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## 1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the Stewart cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

The **Verizon Wireless antenna data** was provided by:

<b>Name</b>	Lucy M Sarkisyan
<b>Title</b>	Assistant Planner
<b>Date</b>	July 1, 2014
<b>Region</b>	West

This **pre-installation** compliance assessment and report has been **prepared** and **reviewed** by:

	<b>Preparer</b>	<b>Reviewer</b>
<b>Name</b>	Kobi Thompson	(See PE signature on title page)
<b>Title</b>	EME Report Writer	Professional Engineer
<b>Date</b>	7/1/2014	7/1/2014

This report utilizes the following **for predictive modeling of the ambient RF environment**:

**MPE Modeling Program:** SitesafeTC

**Required Modeling Assumptions:** 100% Duty Cycle and Maximum Total Power Output.

### **Additional Modeling Assumptions:**

#### **General Model Assumptions**

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a worst-case analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a worst-case prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

#### **Use of Generic Antennas**

For the purposes of this report, the use of “Generic” as an antenna model, or “Unknown” for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer’s published data regarding the antenna’s physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna’s range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

**2. Proposed Site Characteristics**







**a. Structure**

Physical Description	Monopole
Site Latitude (NAD 83)	N39-6-56.45
Site Longitude (NAD 83)	W119-45-02.17
Site Elevation (AMSL)	4740ft
Structure Height (AGL)	100ft
Overall Structure Height	100ft

**b. Accessibility**

n/a
-----

**c. Verizon Wireless Signage**

<u>Existing Signage</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
<b>Existing Signage Adheres to VZW Signage &amp; Demarcation Policy?</b>						No

**d. Antenna Inventory**

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z (AGL)
1	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	751	0	68	6.5	12.32	682.4	102.4'	185.6'	95'
1	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	2140	0	63	6.5	16.34	2583.2	102.4'	185.6'	95'
2	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	880	0	66	6.5	12.58	2898.1	111.5'	185.6'	95'
2	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	1965	0	66	6.5	15.83	1837.6	111.5'	185.6'	95'
3	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	751	90	68	6.5	12.32	682.4	125.1'	172'	95'
3	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	2140	90	63	6.5	16.34	2583.2	125.1'	172'	95'
4	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	880	90	66	6.5	12.58	2898.1	125.1'	163.4'	95'
4	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	1965	90	66	6.5	15.83	1837.6	125.1'	163.4'	95'
5	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	751	180	68	6.5	12.32	682.4	111.6'	149.2'	95'
5	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	2140	180	63	6.5	16.34	1722.1	111.6'	149.2'	95'
6	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	880	180	66	6.5	12.58	5796.3	102.9'	149.2'	95'
6	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	1965	180	66	6.5	15.83	1837.6	102.9'	149.2'	95'
7	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	751	270	68	6.5	12.32	682.4	89'	163.8'	95'
7	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	2140	270	63	6.5	16.34	2583.2	89'	163.8'	95'
8	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	880	270	66	6.5	12.58	2898.1	89'	171.9'	95'
8	VERIZON WIRELESS (PROPOSED)	Andrew SBNHH-1D65B	Panel	1965	270	66	6.5	15.83	1837.6	89'	171.9'	95'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed.

#### 4. Conclusion

##### a. Conclusion Narrative

###### Description of MPE-Limit Exceeding Areas:

Verizon Wireless will be compliant with FCC Rules and Regulations.

The Max MPE predicted is less than 1% Occupational at any accessible area on the ground.

##### b. Compliance Requirements

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Base of Tower	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

##### Signage/Barrier Installation Detail

###### Base of the Monopole

- Install a Yellow Caution Sign
- Install a NOC Information Sign
- Install a 10-Step Guideline Sign

###### Verizon Wireless Alpha Sector

- No action required

###### Verizon Wireless Beta Sector

- No action required

###### Verizon Wireless Gamma Sector

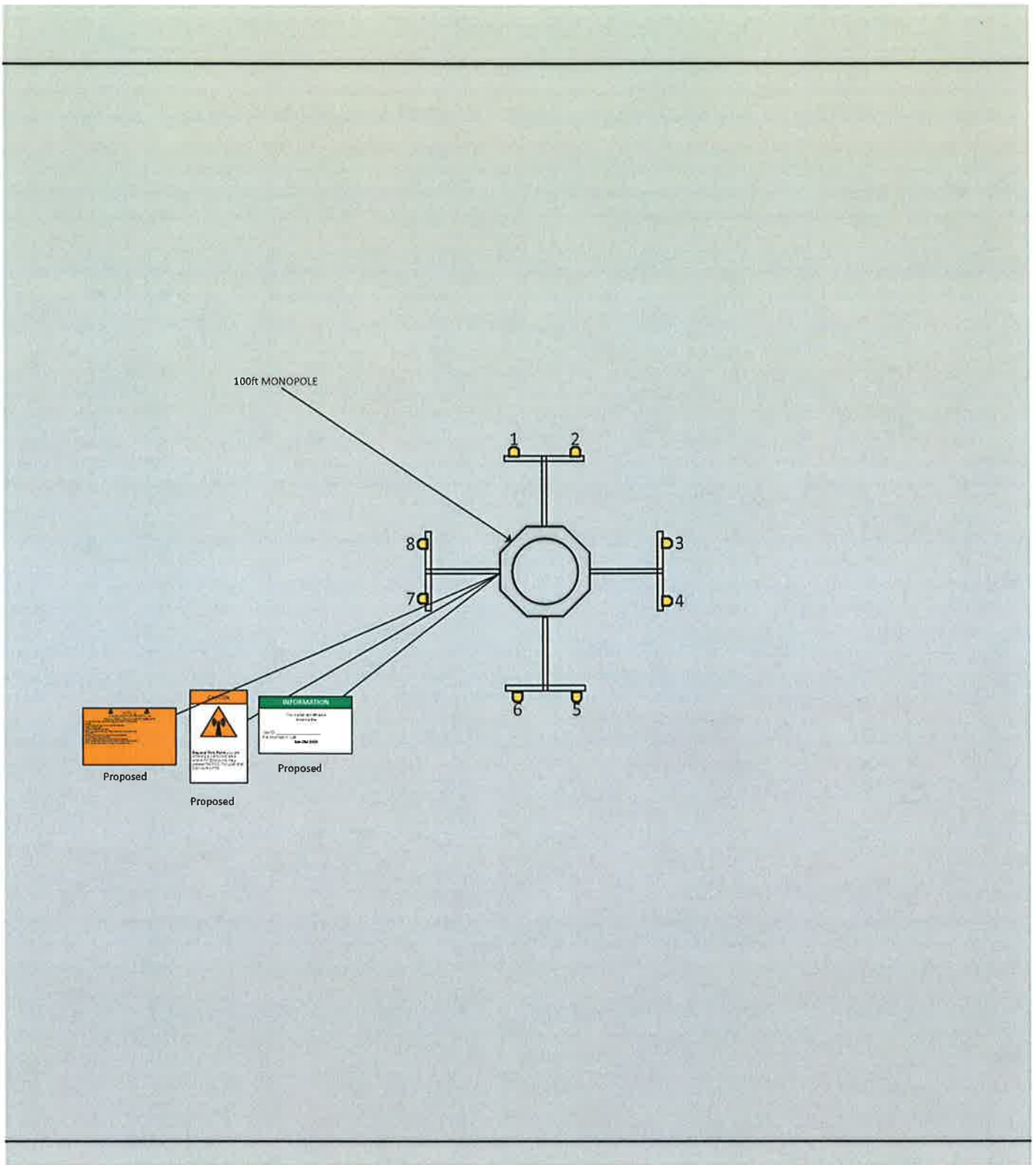
- No action required

###### Verizon Wireless Delta Sector

- No action required



# RF Emissions Simulation For: Stewart



100ft MONOPOLE

1 2

8 7

3 4

6 5

Proposed

Proposed

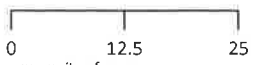
Proposed

Proposed

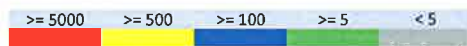
% of FCC Public Exposure Limit  
Spatial average 0' - 6'



(Feet)



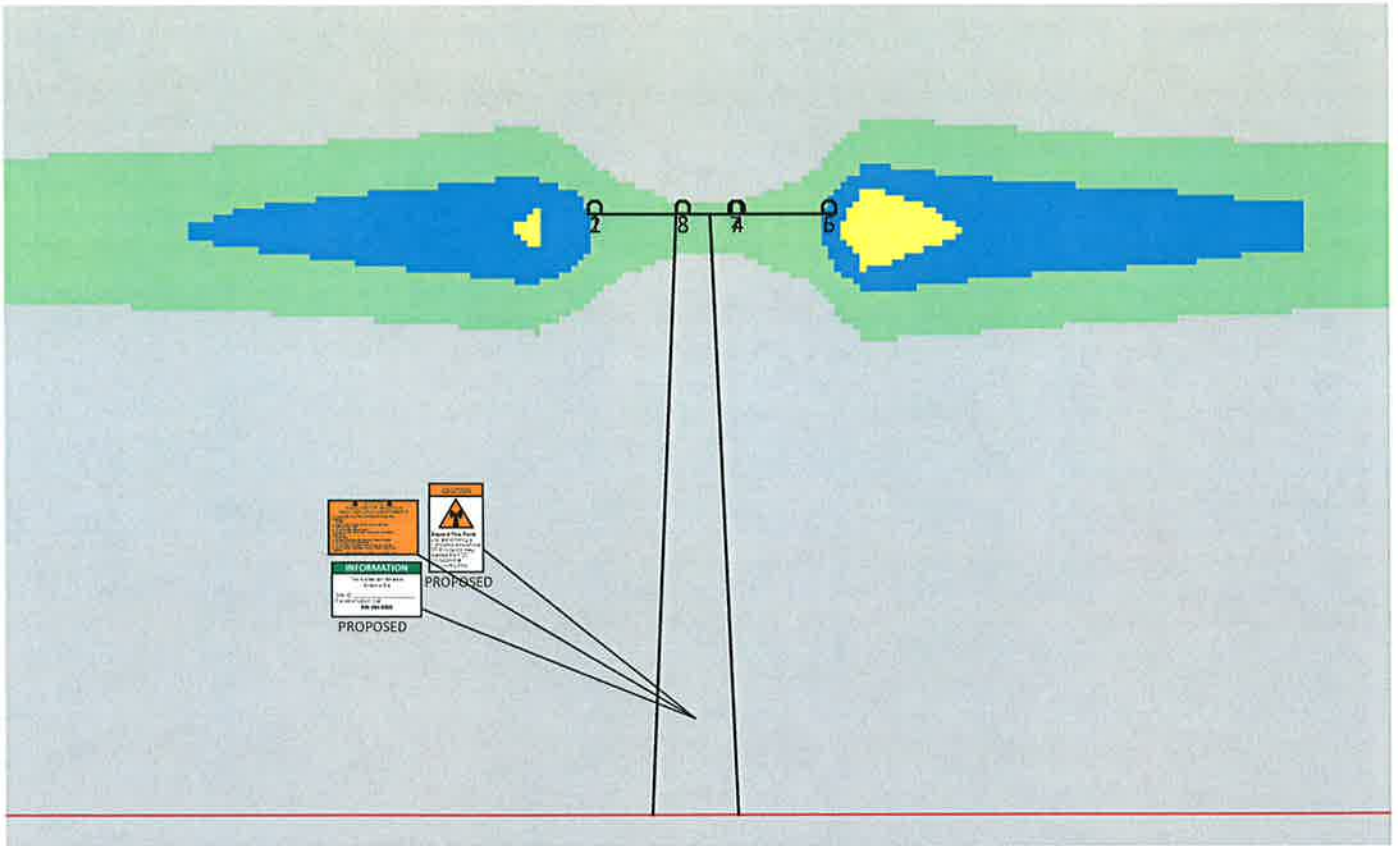
www.sitesafe.com  
Site Name: Stewart



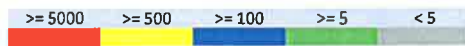
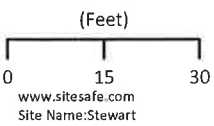
AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe/IC Version: 1.0.0.0 7/1/2014 12:50:30 PM

# RF Emissions Simulation For: Stewart ELEVATION VIEW



% of FCC Public Exposure Limit  
Spatial average 0' - 6'



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.  
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100  
Sitesafe/TC Version: 1.0.0.0  
7/1/2014 12:53:57 PM

## 5. Appendix A: RF Consultant Certifications

### a. Preparer Certification

I, Kobi Thompson, the preparer of this report, am familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Kobi Thompson

### b. Reviewer Certification

The professional engineer whose seal appears on the cover of this document, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



## 6. Appendix B: Reference Information

### a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

#### Two Classifications for Exposure Limits

**Occupational** – Applies to situations in which persons are “exposed as a consequence of their *employment*” and are “*fully aware* of the potential for exposure and can *exercise control* over their exposure”.

**General Population** – Applies to situations in which persons 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”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.

#### Environment Classification

**Controlled** – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

**Uncontrolled** – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency Range (MHz)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time (minutes)
300-1500	f/300	6
1500-100,000	5	6
<i>Limits for General Population/Uncontrolled Exposure</i>		
Frequency Range (MHz)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time (minutes)
300-1500	f/1500	30
1500-100,000	1	30

*f = frequency in MHz*

#### Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

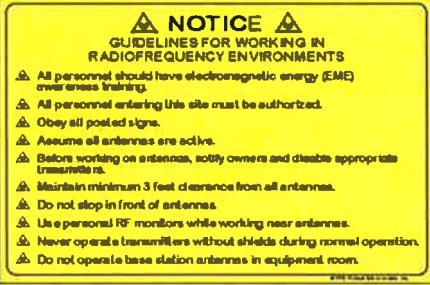



### b. Occupational Safety and Health Administration (OSHA) Requirements


A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> <li>Utilization of good equipment</li> <li>Enact control of hazard areas</li> <li>Limit exposures</li> <li>Employ medical surveillance and accident response</li> </ul>	<ul style="list-style-type: none"> <li>Employ Lockout/Tag out</li> <li>Utilize personal alarms &amp; protective clothing</li> <li>Prevent access to hazardous locations</li> <li>Develop or operate an administrative control program</li> </ul>

**c. RF Signage**

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
<p>Used anytime hazard signage is employed to achieve FCC compliance. This sign will inform visitors of the basic precautions to follow when working around radiofrequency equipment.</p>	<p>Used to distinguish the boundary between the General Population/Uncontrolled and the Occupational/Controlled areas. The limits associated with this notification must be less than the Occupational/Controlled MPE.</p>	<p>Identifies RF controlled areas where RF exposure can exceed the Occupational/Controlled MPE but below 10 x the Occupational/Controlled MPE.</p>	<p>Denotes the boundary of areas with RF levels substantially above the FCC limits, normally defined as those greater than ten (10) times the Occupational/Controlled MPE.</p>
			

INFORMATION SIGN	INFORMATION
<p>Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.</p>	

**d. Barriers**

A barrier is any physical demarcation employed as a preventative and/or notification measure that one is entering into an area with RF power density levels greater than the General Population/Uncontrolled limit.



Site name :		Stewart														
Technology	Sector	Antenna Manufacturer	Antenna Model	AZ	RC	# Antenna	# Coax	Coax Size	# Diplexers TMA RRH	MAKE Diplexers TMA RRH	MODEL Diplexers TMA RRH	TX Frequencies	RX Frequencies	Maximum Transmitting power per Channel (Watts)	ERP (Watts)	Comment
700	A	CommScope	SRNHH-1D65B	0	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	746-757 MHz	776-787 MHz	60 x 2	< 1000	E/F
AWS	A	CommScope	SRNHH-1D65B	0	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	2140-2155MHz	1740-1755MHz	60 x 2	< 1000	
850	A	CommScope	SRNHH-1D65B	0	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	880-894 MHz	835-849 MHz	27 x 8	< 500	
PCS	A	CommScope	SRNHH-1D65B	0	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	1965-1970MHz	1885-1890MHz	60 x 2	< 1000	
700	B	CommScope	SRNHH-1D65B	90	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	746-757 MHz	776-787 MHz	60 x 2	< 1000	E/F
AWS	B	CommScope	SRNHH-1D65B	90	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	2140-2155MHz	1740-1755MHz	60 x 2	< 1000	
850	B	CommScope	SRNHH-1D65B	90	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	880-894 MHz	835-849 MHz	27 x 8	< 500	
PCS	B	CommScope	SRNHH-1D65B	90	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	1965-1970MHz	1885-1890MHz	60 x 2	< 1000	
700	G	CommScope	SRNHH-1D65B	180	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	746-757 MHz	776-787 MHz	60 x 2	< 1000	E/F
AWS	G	CommScope	SRNHH-1D65B	180	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	2140-2155MHz	1740-1755MHz	60 x 2	< 1000	
850	G	CommScope	SRNHH-1D65B	180	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	880-894 MHz	835-849 MHz	27 x 8	< 500	
PCS	G	CommScope	SRNHH-1D65B	180	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	1965-1970MHz	1885-1890MHz	60 x 2	< 1000	
700	A2	CommScope	SRNHH-1D65B	270	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	746-757 MHz	776-787 MHz	60 x 2	< 1000	E/F
AWS	A2	CommScope	SRNHH-1D65B	270	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	2140-2155MHz	1740-1755MHz	60 x 2	< 1000	
850	A2	CommScope	SRNHH-1D65B	270	95	1	2	1-5/8"	1	Eriasson	RRUS12 W/A2	880-894 MHz	835-849 MHz	27 x 8	< 500	
PCS	A2	CommScope	SRNHH-1D65B	270	95	1	2	HYBRID	1	Eriasson	RRUS12 W/A2	1965-1970MHz	1885-1890MHz	60 x 2	< 1000	
Quantity						8	16		8							

INSTALL (1) RET CONTROL CABLE



Verizon Wireless  
2785 Mitchell Drive  
Walnut Creek, CA 94598

August 20, 2014

**To: Planning Division - Carson City, Nevada**

**Subject: Verizon Wireless (VZW) Telecommunications Facility,  
1600 Snyder Avenue, Carson City, NV 89701  
(Verizon Wireless Site Name - 'VzT Stewart')**

To Whom It May Concern:

Verizon Wireless' Network Engineering Department conducts radio frequency (RF) emission studies on all sites. The RF emission study is conducted pursuant to the guidelines and specifications provided in FCC OET Bulletin No. 65, Edition 97-01 dated August 1997, entitled *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*. All transmit and receive equipment is manufactured to meet strict FCC requirements. Prior to use, the equipment must have FCC approval as to design, use and technical parameters.

**FCC License Information**

Call Sign	KNKA209	WQJQ694	WPWH653	KNLF645	WQGB222
Transmit (MHz)	880.02-889.98 and 891.51-893.97	746.00-757.00	1965.00-1970.00	1975.00-1990.00	1710 - 1730
Receive (MHz)	835.02-844.98 and 846.51-848.97	776.00-787.00	1885.00-1890.00	1895.00-1910.00	2110 - 2130

If a Verizon Wireless telecommunication facility is suspected of being a source of interference, our Network Operations Center can be contacted 24/7, 365 days a year at **(800) 264-6620**.

Thank you,

Charlie Schwartz



RF Engineer|NET-System Performance

Mobile: 916-207-2013

[Charlie.Schwartz@VerizonWireless.com](mailto:Charlie.Schwartz@VerizonWireless.com)



**Verizon Wireless**  
2785 Mitchell Drive  
Walnut Creek, CA 94598

August 20, 2014

**To: Planning Division - Carson City, Nevada**

**Subject: Verizon Wireless (VZW) Telecommunications Facility,  
1600 Snyder Avenue, Carson City, NV 89701  
(Verizon Wireless Site Name - 'VzT Stewart')**

To Whom It May Concern:

The objective for this site is to increase capacity for the Verizon network users in Carson City. This site is needed for 700 LTE capacity and AWS (xLTE) coverage.

The design is for an antenna system at 95' (100' tower). The antenna system at 95' is needed to due to the coverage objective of the site and the surrounding terrain. There is a 75' ground elevation rise from the site location to the residential area to the northeast. In order to properly serve the intended coverage area the antennas on the new facility must be high enough to have a 'line-of-sight' path to the Verizon customers.

Thank you,

Charlie Schwartz

**verizon**wireless **4G**<sup>+</sup>

RF Engineer|NET-System Performance

Mobile: 916-207-2013

[Charlie.Schwartz@VerizonWireless.com](mailto:Charlie.Schwartz@VerizonWireless.com)





## 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:

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 no 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. The property herein described is currently exempt from County Real Property Taxes, however, upon transfer to a non-exempt entity, taxes will be assessed for the remainder of the current year.  
Assessors Parcel No.: 10-221-15
3. General and Special Taxes for the fiscal year 2014-2015, including any secured personal property taxes and any district assessments, a lien, not yet due and payable.  
Assessors Parcel No.: 10-221-15
4. 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.
5. Any liens that may be levied for Water and Sewer Assessments by reason of said lands lying within the boundaries of Carson City, Nevada.
6. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
7. 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.
8. Rights of the public City and/or the County in and to those portions of said land commonly referred to as Snyder Avenue.
9. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Carson City, State of Nevada, for installation and maintenance of a water line and fire hydrant and any appurtenances thereto, recorded March 18, 1988, as Document No. 68496, Official Records, Carson City, Nevada.

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

10. Rights of way, reservations and covenants, as set forth and contained in the Patent No. 27-2003-0100, from the United States of America, recorded July 7, 2005, as Document No. 339235, Official Records of Carson City, Nevada, reading as follows:

Excepting and Reserving to the United States:

1. A right of way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945); and
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

Subject to:

1. Valid existing rights;
2. Those rights for communication line, poles and buried cable purposes granted to Nevada Bell, its successors or assigns, by Right of Way No. N-855, pursuant to the Act of March 4, 1911, (43 U.S.C. 961);

The covenants contained herein shall be construed as running with the real property, and may be enforced by the United States or by the Center, and its successors and assigns in any court of competent jurisdiction.

11. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Sierra Pacific Power Company, a Nevada corporation, for the construction, operation and maintenance of one or more underground communication facilities and electric and gas distribution facilities and any appurtenances thereto, recorded September 28, 2006, as Document No. 359083, Official Records, Carson City, Nevada.
12. A Deed of Trust, Assignment of Leases and Rents and Security Agreement, to secure an original principal amount of \$5,659,000.00, and any other amounts as therein provided, recorded March 29, 2012, as Document No. 420808, Official Records, Carson City, Nevada.
- Dated: March 19, 2012  
Trustor: Capital Christian Center, a Nevada non-profit corporation  
Trustee: William A. Hunt, Jr.  
Beneficiary: Assemblies of God Loan Fund, a Missouri non-profit corporation

Said Deed of Trust contains an acceleration clause.

**AFFECTS this and other property**

13. 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.

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

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

**That certain piece or parcel of land situate in the South half (S ½) of the Southwest quarter (SW ¼) of Section 33, Township 15 North, Range 20 East, M.D. & M., State of Nevada, described as follows:**

**Section 33:**

**The E ½ of the SW ¼ of the SW ¼ of the SW ¼ and  
The W ½ of the SE ¼ of the SW ¼ of the SW ¼.**

**Note: the above legal description previously appeared in Patent, recorded July 7, 2005, as Document No. 339235 and Grant, Bargain, Sale Deed, recorded August 6, 2010, as Document No. 403324, Official Records of Carson City, Nevada.**

APN: 10-221-15

**End of Report**

**JLM TITLE, LLC, a Nevada Limited Liability Company, dba FIRST  
CENTENNIAL TITLE COMPANY**

**PRIVACY POLICY**

**We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

**Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

**Former Customers**

**Even if you are no longer our customer, our Privacy Policy will continue to apply to you.**

**Confidentiality and Security**

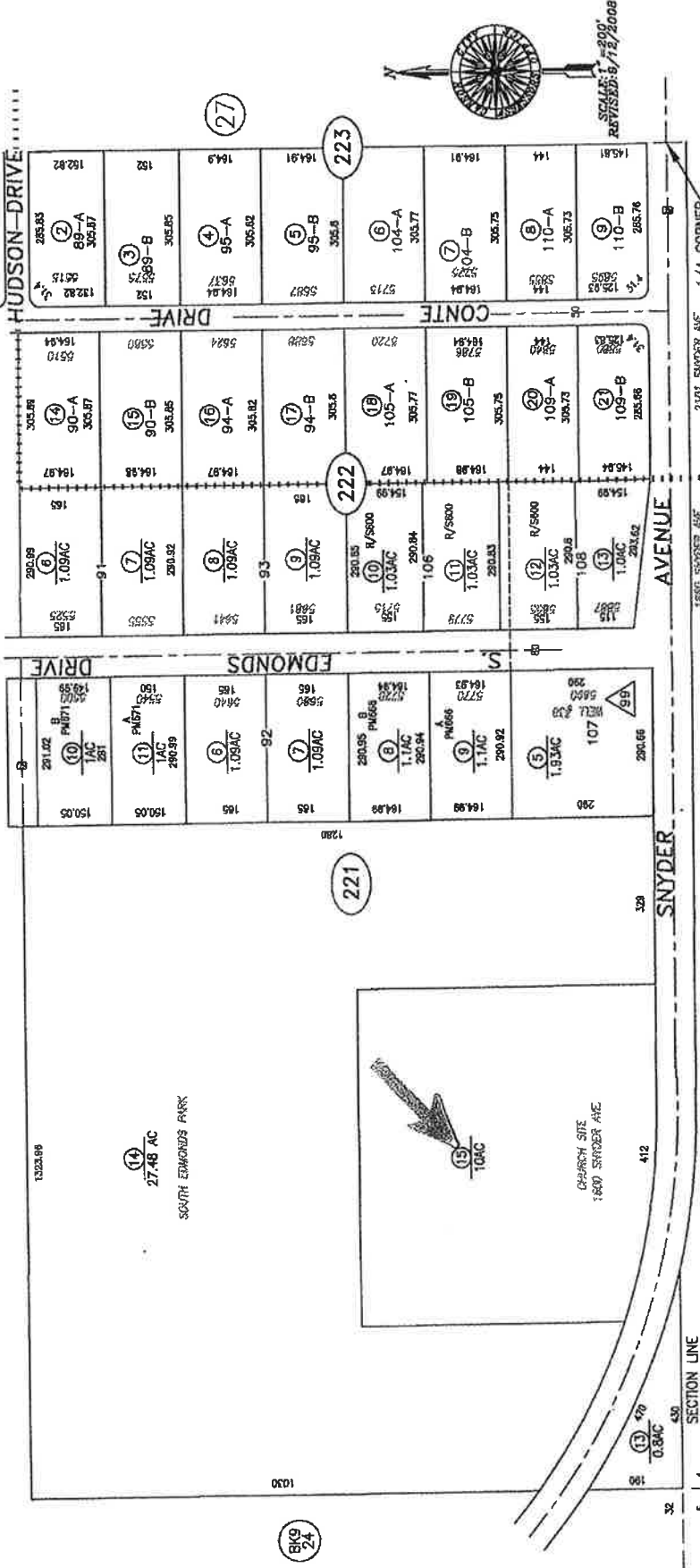
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**Other Important Information**

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective.

S1/2 SW1/4 SECTION 33, T.15 N., R.20 E., M.D.B. & M.

21



GOVERNMENT SURVEY  
MAP #304

PORTION OF  
PARCEL MAP 608  
STOKES & SHAW

△ BUILDING ON LEASED LAND

NOTE: THESE PARCELS DOCUMENTED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. THESE LINES ARE PROVIDED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON FOR THE ACCURACY OF THE DATA OBTAINED HEREON. YOU CAN VIEW AND PRINT OUR MAPS ONLINE AT WWW.CARSONCITY.NV.GOV

CORRECTED BY: SPADAPRIZKE PAGE

Z D DRAWING SIGN-OFF

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ % CWC-PLEASE RETURN BY: \_\_\_\_\_

	SIGNATURE	DATE
SITE ACQUISITION:	_____	_____
PLANNING:	_____	_____
CONSTRUCTION:	_____	_____
MANAGEMENT:	_____	_____

	SIGNATURE	DATE
CONSTRUCTION:	_____	_____
REAL ESTATE:	_____	_____
RF ENGINEER:	_____	_____
EQUIPMENT ENGINEER:	_____	_____
MW ENG./TRANSPORT:	_____	_____

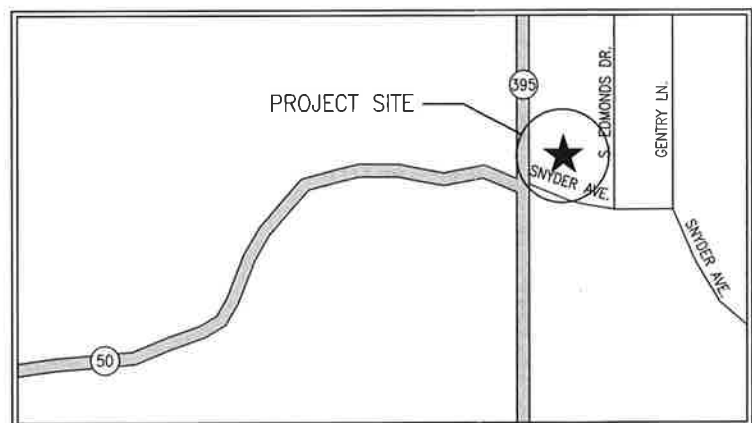
OTHER (IF APPLICABLE)

SIGNATURE	DATE
_____	_____



255 Parkshore Drive, Folsom, CA 95630

**STEWART**  
 1600 SNYDER AVENUE  
 CARSON CITY, NV 89701-7812  
 APN: 010-221-015  
 LOCATION #: 282022



CARSON CITY, NV LOCATION PLAN

DIRECTIONS

- FROM VERIZON OFFICE @ 255 PARKSHORE DRIVE, FOLSOM, CA 95630:
1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR
  2. TURN LEFT ONTO PLAZA DR
  3. TURN RIGHT TO STAY ON PLAZA DR
  4. TAKE THE 1ST RIGHT TO STAY ON PLAZA DR
  5. TAKE THE 1ST LEFT ONTO BLUE RAVINE RD
  6. TURN RIGHT ONTO PRAIRIE CITY RD
  7. MERGE ONTO US-50 E VIA THE RAMP TO S LAKE TAHOE
  8. TURN RIGHT ONTO PIONEER TRAIL
  9. TURN RIGHT ONTO US-50 E/LAKE TAHOE BLVD CONTINUE TO FOLLOW US-50 E ENTERING NEVADA
  10. TURN LEFT ONTO S CARSON ST
  11. TAKE THE 1ST RIGHT ONTO SNYDER AVE
- DESTINATION WILL BE ON THE LEFT

INDEX OF DRAWINGS

- |    |      |  |
|----|------|--|
| 1. | T1.1 | TITLE SHEET, LOCATION PLAN, PROJECT DATA |
| 2. | C1   | CIVIL SURVEY SHEET                       |
| 3. | A1.1 | OVERALL SITE PLAN                        |
| 4. | A2.1 | ENLARGED EQUIPMENT LAYOUT PLAN           |
| 5. | A2.2 | ENLARGED ANTENNA LAYOUT PLAN             |
| 6. | A3.1 | PROJECT ELEVATIONS                       |

PROJECT DIRECTORY

<b>APPLICANT:</b> VERIZON WIRELESS 2785 MITCHELL DRIVE WALNUT CREEK, CA 94598	<b>PROPERTY OWNER:</b> BRENDA SIMPSON CAPITAL CHRISTIAN CENTER 1600 SNYDER AVE CARSON CITY, NV 775-88-3355 brenda@thecenter.cc
<b>ENGINEER:</b> O'CONNOR FREEMAN & ASSOC. 225 30TH STREET, SUITE 201 SACRAMENTO, CA 95816 916-441-5721 PH 916-441-5697 FX	<b>CONSTRUCTION MANAGER:</b> BOB SCHROEDER COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-217-7512 bschroeder@completewireless.net

PROJECT SUMMARY

**ASSESSOR'S PARCEL NUMBER:** 010-221-015  
**JURISDICTION:** CARSON CITY  
**OCCUPANCY:** S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)  
**TYPE OF CONSTRUCTION:** V-B  
**ZONING:** PR, PUBLIC REGIONAL ZONING

CODE COMPLIANCE

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

1. 2012 INTERNATIONAL BUILDING CODE
2. 2012 INTERNATIONAL RESIDENTIAL CODE
3. 2012 INTERNATIONAL MECHANICAL CODE
4. 2012 UNIFORM MECHANICAL CODE
5. 2012 UNIFORM PLUMBING CODE
6. 2012 INTERNATIONAL FUEL GAS CODE
7. 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
8. 2012 INTERNATIONAL EXISTING BUILDING CODE
9. 2011 NATIONAL ELECTRICAL CODE
10. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
11. 2011 NORTHERN NEVADA ENERGY CODE AMENDMENTS
12. 2012 NORTHERN NEVADA AMENDMENTS

**ACCESSIBILITY REQUIREMENTS:**  
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

PROJECT DESCRIPTION

- PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:**
- A 30'-0"x60'-0" LEASE AREA.
  - A CHAIN LINK FENCE @ LEASE AREA PERIMETER.
  - A PRE-FABRICATED EQUIPMENT SHELTER.
  - UNDERGROUND POWER & TELCO UTILITIES ROUTED TO SITE.
  - A STANDBY DIESEL GENERATOR.
  - A COAXIAL CABLE ICE BRIDGE W/ASSOCIATED CABLING.
  - (4) ANTENNA SECTORS W/(2) ANTENNAS PER SECTOR & ASSOCIATED EQUIPMENT MOUNTED ON A PROPOSED 100.0' TALL MONOPOLE.

PROJECT MILESTONES

06/03/2014	90% ZONING DOCUMENTS
06/23/2014	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

**O'Connor Freeman & Associates**  
 Structural Engineering Services  
 225 30th Street, Suite 201, Sacramento, CA 95816  
 Phone: (916) 441-5721 Fax: (916) 441-5697

STEWART  
 1600 SNYDER AVENUE  
 CARSON CITY, NV 89701

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:

△ --	
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File: 162.1125.T11.dwg  
 Drawn By: CW  
 Checked By: MST  
 Scale: AS NOTED  
 Date: 06/23/14

Job No. 162.1125

**T1.1**



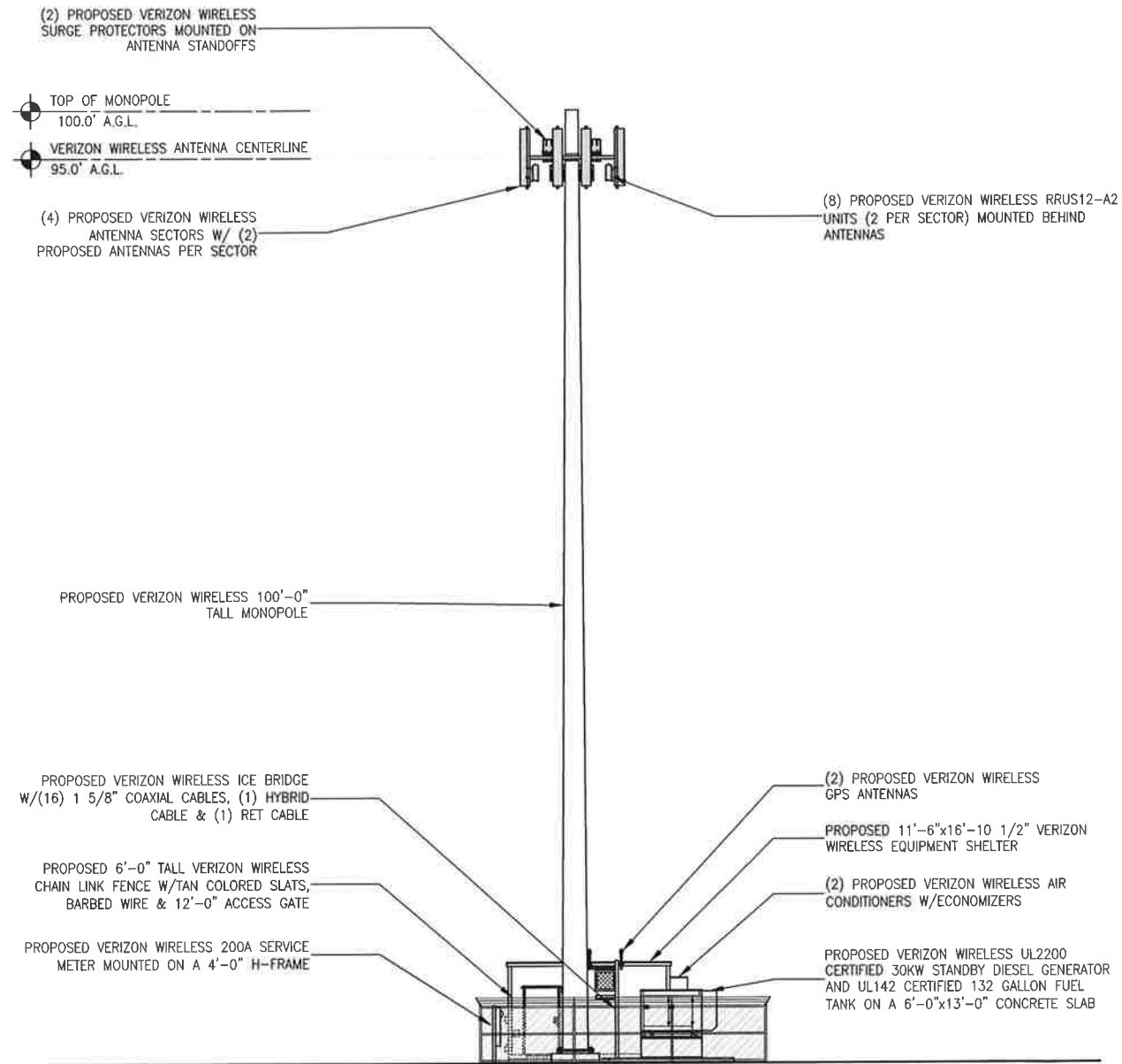
Not valid unless signed in ink by Engineer

Revisions:

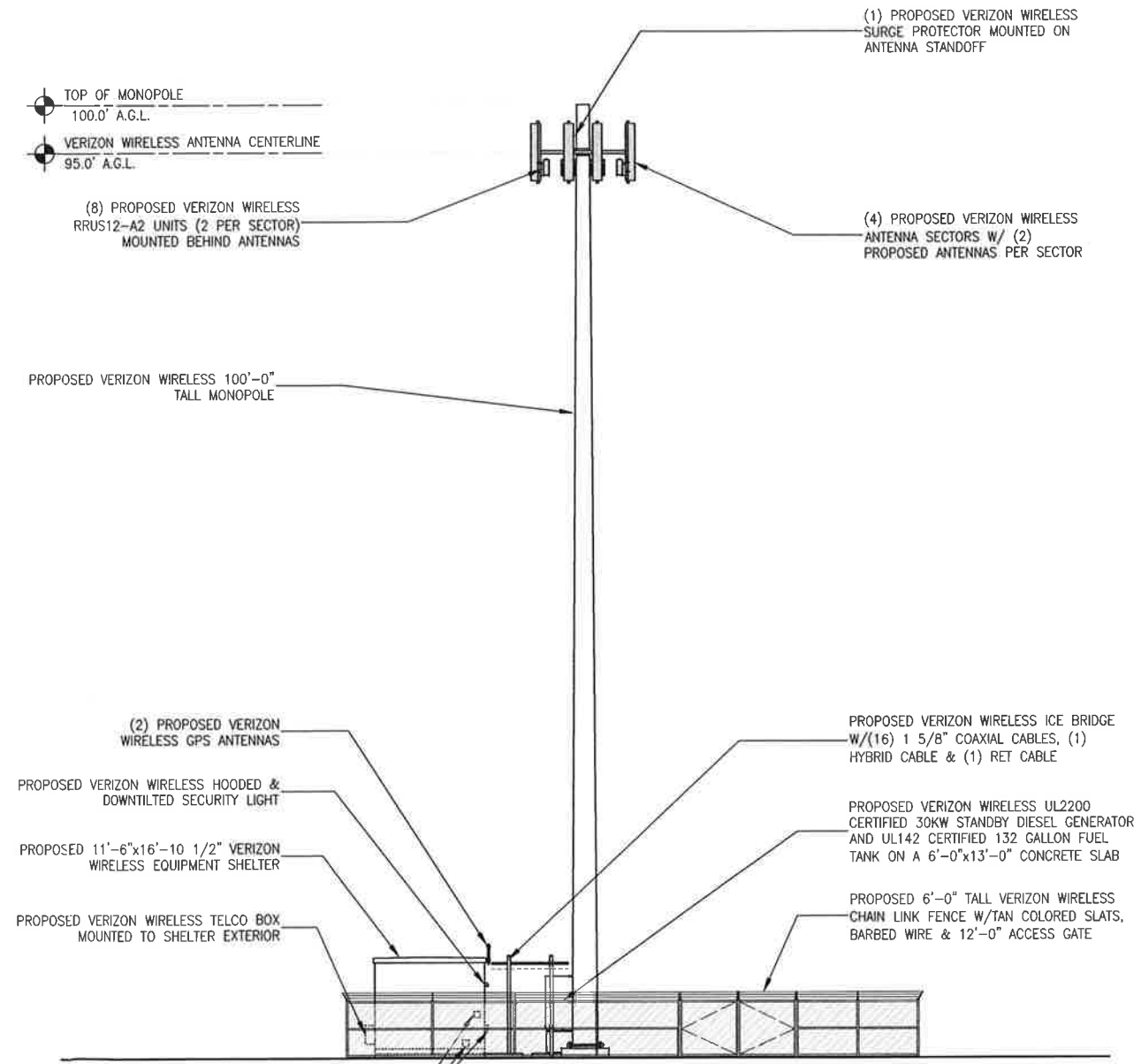
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Date: 06/23/14

Job No. 162.1125

**A3.1**



2 EAST ELEVATION  
 A3.1 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
 A3.1 SCALE: 1/8" = 1'-0"