

# STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 25, 2017

FILE NO: SUP-16-094

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow a wireless telecommunication facility on property zoned Downtown Mixed-Use (DT-MU).

OWNER: William Ramos Family Partnership

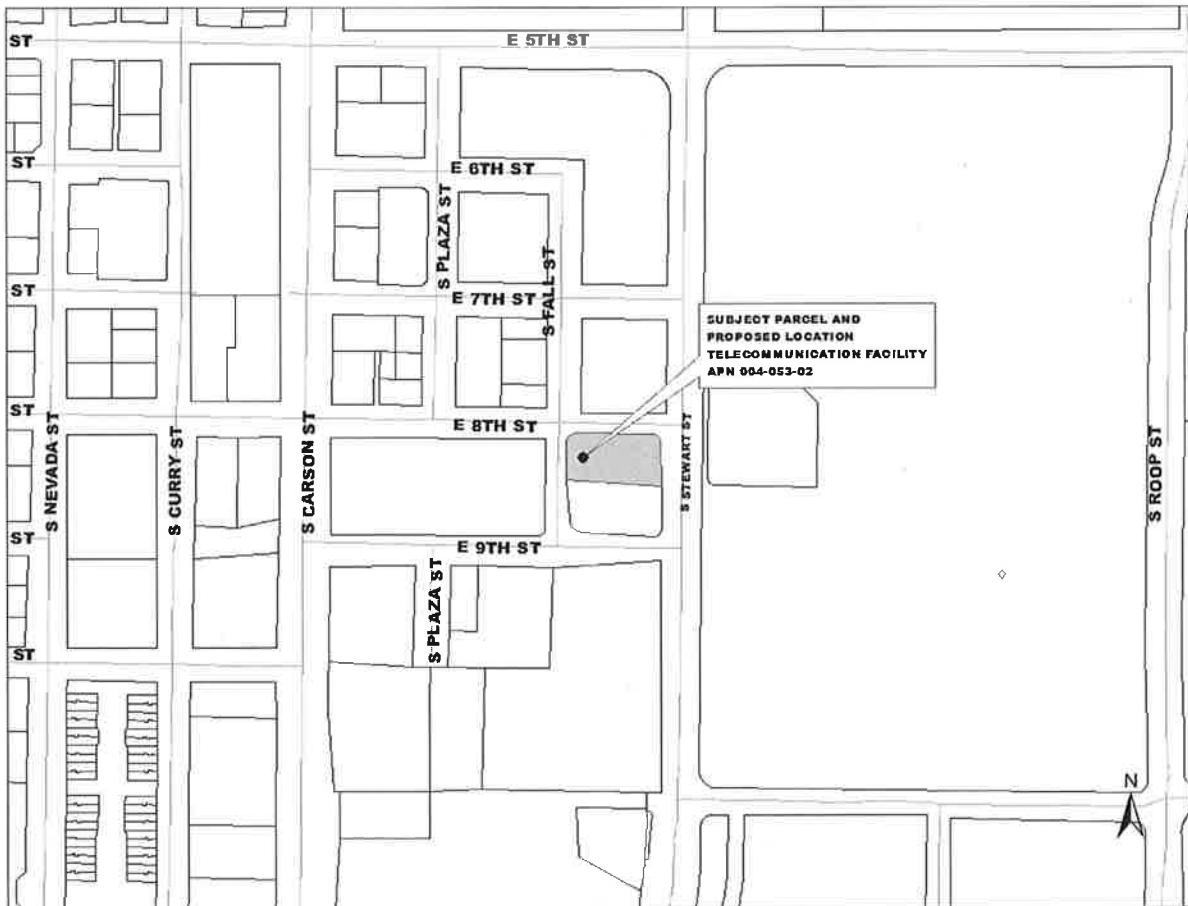
APPLICANT: Sacramento Valley LP d/b/a/ Verizon Wireless

AGENT: Michelle Ellis, Project Manager

LOCATION: South Stewart Street at Eighth Street

APN: 004-053-02

**RECOMMENDED MOTION: I move to approve SUP-16-094, a Special Use Permit to allow a wireless telecommunication facility on property zoned Downtown Mixed-Use, located at South Stewart Street at Eighth Street, APN 004-053-02, 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 may 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 and as may be modified as a result of Department of Interior Section 106 Review.
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 prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department 30 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. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020
8. Any repairs, replacements, and alterations must have proper building permits and comply with International Building Code, National Electrical Code, adopted Northern Nevada Amendments.
9. All contractors are required to carry State and local license.
10. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
11. 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.
12. The project boundary leased area perimeter shall be surrounded by a solid wood fence, composed of Trex brand or comparable materials. The color and materials of the fencing shall be reviewed by the Planning Division during the building permit review. The height of

the fence is limited to seven feet. Barbed wire on top of the fencing is not allowed.

13. The exterior of facilities and equipment shall not be lighted unless required by Federal Aviation Administration (FAA), with the exception of manually operated emergency lighting. The applicant shall submit exterior light fixture details for any proposed fixtures for the facility and pole with a building permit application. On-site lighting of the ground facility shall only be turned on during maintenance visits to the site. Lights must be recessed or shielded with a 90-degree full cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield.
14. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural environment. Provide proposed design and color choices for the water tower, monopole, antennas, exterior of equipment building, and exterior fence materials and colors, with the building permit.
15. Landscaping is required adjacent to the street for a six foot width, excluding the driveway.
16. Protection of the existing landscaping on site is required, in compliance with Development Standards Division 3.4. Preservation and Protection of Existing Trees and Shrubs

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

17. The design of the project is limited to a water tower motif configuration, or as may be modified per the Secretary of Interior Section 106 Review, rather than a monopole, pine tree or other disguise or design.
18. The maximum overall height of the tower is limited to 67 feet.
19. This approval allows the placement of one additional carrier on the 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 structure, 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 consistent with industry standards.
20. 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.
21. All roadways, driveways and travel ways shall be paved or covered with appropriate hard surface materials, such as concrete or asphalt. No gravel, decomposed granite or other loose coverings are allowed.
22. This permit shall become null and void and the wireless telecommunications water 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), 18.04.125 (Downtown

Mixed-Use), 18.15 (Communication Facilities and Equipment), Development Standards Division 1 Land Use and Site Design at 1.9 (Wireless Telecommunication Facilities and Equipment), and Development Standards Division 6, Downtown Mixed-Use District.

**MASTER PLAN DESIGNATION:** Downtown Mixed-Use (DT-MU)

**PRESENT ZONING:** Downtown Mixed-use (DT-MU)

**KEY ISSUES:** Will the proposed wireless telecommunication facility with a 67 foot tall water tower design be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for this facility? Will the water tower design be in keeping with the Downtown Mixed-Use zoning district? Will a wireless telecommunication facility substantially increase reception and coverage of wireless telecommunication for users in this vicinity?

**SURROUNDING ZONING AND LAND USE INFORMATION**

WEST: Downtown Mixed-Use (DT-MU)/Motel

NORTH: Downtown Mixed-Use (DT-MU)/Vacant

EAST: Public Regional (PR) and Public (P)/Carson City Fire Station, State of Nevada Offices

SOUTH: Downtown Mixed-Use (DT-MU)/Retail Use Building

**ENVIRONMENTAL INFORMATION**

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Severe/ Zone 1 beyond 500 feet
3. SLOPE/DRAINAGE: Flat
4. SOILS: 71 Urban Land

**SITE DEVELOPMENT INFORMATION**

1. LOT SIZE: .31 acre/13,483 square feet
2. STRUCTURE SIZE: 67-foot tall water tower motif wireless telecommunication design, with a leased area on the ground of up to 45 feet by 37 feet 6 inches or 1,687.5 square feet. The perimeter of this area is to be screened with a fence with an appearance of solid wood, a maximum of seven foot tall. The materials for the fencing shall be solid Trex brand or another material reviewed and approved by the Planning Division during the building permit process. The screened area shall contain the wireless telecommunication tower and all supporting equipment.
3. STRUCTURE HEIGHT: 67-foot water tower motif wireless telecommunication design, seven foot tall solid wood appearance fencing at the perimeter of the leased area. Barbed wire is not allowed on top of the fencing.
4. PARKING: No assigned parking space. There is adequate parking on-site for required monthly maintenance visits.
5. SETBACKS: Setbacks are determined by Development Standards Division 6 Downtown Mixed-Use, except when a property is adjacent to residential. This site is not adjacent to a residential zoning district.
6. VARIANCES REQUESTED: None

**PREVIOUS REVIEWS**

- U-87-20 Billboard approved (expired or not built- site is vacant)

**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. A Section 106 review was completed by the Historic Resources Commission.

**DISCUSSION:**

A Special Use Permit is required for the following reasons:

According to CCMC Title 18.15.025.2 Communication Facilities and Equipment, a telecommunication tower in any non-residential zoning district requires approval of a Special Use Permit unless the tower is proposed as a co-location on an existing tower, and does not increase the height of the tower by more than 10 feet, or the tower meets the height restriction of the proposed zoning district, or does not increase the height of an existing tower. This proposal is for development of a 67-foot tall wireless telecommunication facility with a water tower design in the Downtown Mixed-Use zoning district where the maximum height allowed is subject to review and approval under Development Standards Division 6 Downtown Mixed-Use.

This proposal is for a stand-alone wireless telecommunication facility, rather than attached to or within a building. It is proposed as a water tower design, rather than disguised as a monopole, mono-pine or other stealth design, as a review of the project determined that the stealth monopole design would require at least a seven foot radius to accommodate required equipment within the pole. A discussion ensued with the applicant. Several alternatives were reviewed, including an undisguised pole with a very large circle (radome) at the top, which would need to be a minimum of seven feet across, where equipment would be placed, a second choice was a faux mono-pine tree, but there are no other large trees in this vicinity which are of a height or type that would meld with the faux pine tree appearance. A third choice under review was a water tower. The applicant is willing to modify the appearance to meet the requirements of Carson City, and has suggested a smooth white exterior on the tank, with a pitched roof and a Carson City logo on the side would reflect the most modern appearance.

The surrounding property on the parcel is vacant. The other buildings near this location are a two story hotel to the west, single story fire station to the east, five story State of Nevada offices to the southeast, and a single story retail building to the southwest. The applicant has submitted photographic simulations showing the proposed appearance of the telecommunication wireless facility with the proposed water tower motif as well as information regarding the process for selecting and ultimately rejecting other sites prior to submission for review and request for approval at this location. The applicant sites conditions related to other buildings and telecommunication facilities in this vicinity and why they would not be viable for location or co-location. The applicant has also submitted documentation showing the level of improvement to services in this area they would be able to provide, in support of the need for the requested height of the wireless telecommunication facility in this location. It is noted all utility lines would be underground to the facility.

Verizon aims to provide enhanced cellular communication utility service in its communications network of customers in Carson City and surrounding 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 extremely popular. The volume of electronic media being transmitted is increasing at a tremendous rate. There is an ongoing desire from the public for complete wireless coverage, with improved call quality, signal strength, wireless connection services, and downloading of information, 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 mono-pines in Carson City, as the demand for these services has expanded. The applicant has provided justification showing results of a search for co-location with other companies near the proposed location, which were not successful. The applicant also provided detail showing existing and proposed telecommunication coverage if the water tower designed wireless telecommunication facility is approved at this location.

It is noted that the proposed telecommunication site is a vacant lot, with three mature trees on site. The text from the applicant states no landscaping will be disturbed. A condition of approved is included to ensure the process and procedures to be followed for protection of these trees. The applicant has not proposed landscaping to be included with development of the site. However, landscaping is required at the rate of 20% of the impervious surface, excluding the building. The leased area also includes a section of land adjacent to the roadway. The area other than the driveway adjacent to the street will need to be landscaped at a minimum width of six feet.

At the meeting of the Historic Resources Commission of September 8, 2016, a discussion was held regarding this site under Department of Interior Section 106 Review. The chairman commented that the water tank design would be the most compatible with the historic theme of the old rail yard and the Sierra Wooden Lumber Company. The discussion also referenced that fencing should also be consistent with the historic theme. Therefore, a Trex brand or similar material product is being recommended for the fencing surrounding the site.

The letter from the Nevada State Historic Preservation Office, dated August 24, 2016, regarding the Department of Interior Section 106 Review is attached.

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

Location and placement standards- The proposed location for a wireless telecommunication facility with a water tower design is on a parcel in the downtown area of Carson City. According to the applicant, there are no other structures or facilities in this area which are available for co-location or location which have sufficient height or location to accomplish the desired coverage. Therefore, the applicant is proposing a new wireless telecommunication facility. The applicant states the proposed water tower design 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 tower in the future. The applicant states the shelter facility area is also adequate to accommodate this co-location.

The water tower motif has been reviewed by the Planning Staff. Other possible motif designs, including a stealth pole, mono-pine and standard mono-pole design were reviewed. 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 67 feet. A mono-pine would be out of character with the surrounding landscape as no trees are of this height in this area. A monopole was considered, but the top of the pole would need to be so large that it would have been a pole with a very large circle on the top, similar to a space needle. The proposed water tower design is in keeping with the history of Carson City, in that the Virginia and Truckee (V & T) Railroad was a viable entity in Carson City at one time. A water tower could have been a part of the railroad here. The color of the water tower, equipment, and solid Trex fencing on the site are included in the review process as a condition of the building permit. The wireless telecommunication tower and associated ground facility materials are proposed on the western portion of the vacant parcel.

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 this documentation with the building permit submittal.

Height and dimension standards- The height of the proposed equipment facility is one story. The height of the proposed water tower motif wireless telecommunication equipment is 67 feet with antennas proposed within the faux water tower. The applicant states there is adequate room for co-location of a carrier on the site in the future. The height restriction in the Downtown Mixed-Use zoning district is determined by Development Standards Division 6 Downtown Mixed-Use District at 6.7 Building Envelope Standards for this location at B., Urban Mixed-Use Character Area Stewart Street between Fall Street and Stewart Street. The maximum height in this location is eight stories or 95 feet. In order to increase height above 36 feet there is a required step-back transition of 10 feet from the Fall Street frontage before the maximum height may be achieved. The setback from Fall Street is shown as approximately 13 feet to the supporting base for the tower. It is noted a step-back from Stewart Street of 20 feet is required to allow a height above 36 feet. The proposed location of the perimeter of the facility for the water tower is 123 feet west of Stewart Street. Therefore, the height from Stewart Street is in compliance. The applicant states the height of the telecommunication tower needs to be 67 feet to reach the intended service area and to provide the service desired. The applicant has provided coverage maps in support of this requirement.

Setbacks- The setbacks in the Downtown Mixed-use zoning district are zero unless adjacent to a street, where a six-foot wide landscaping strip is required. The entire area adjacent to Fall Street is proposed on submitted plans as an access way and easement. This access will need to be modified with the building permit submission so that only a standard width driveway access area is on the site, to allow the rest of the frontage adjacent to the street to be developed with required landscaping. This landscaping will need to be minimum width of six feet. Landscaping plans in compliance with Development Standards Division 3 Landscaping will required with the building permit submission. This property is not adjacent to a residential zoning district. Therefore, the additional setback of 30 feet is not required. An additional required review is that 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 four times 67 feet or 268 feet. No residentially zoned properties are within this distance from the parcel.

**Design Standards-** The equipment facility building is proposed as one story, with a perimeter fence seven foot tall. A solid Trex brand or equivalent materials fence is required. Barbed wire strands are not proposed or allowed on top of the fencing. The color of the building, fencing, pole and antennas will be determined during the Building Permit process, but will be a neutral color, designed to match the other improvements on site. Exterior lighting of the facility 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 placement of a one square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number. The wireless telecommunication water tower is not proposed to have lighting on the top of the tower. Landscaping plans are required.

The proposed facility complies with or is under review with this application for the criteria listed in Development Standards at 1.9.

**PUBLIC COMMENTS:** Public notices were mailed to 35 adjacent property owners on January 6, 2017 within 800 feet of the subject site. As of 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 January 25, 2017, 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 Department:**

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Any repairs, replacements, and alterations must have proper building permits and comply with International Building Codes, National Electrical Code and adopted Northern Nevada Amendments.
3. All contractors are required to carry State and local license.

**Fire Department:**

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code.

**Engineering Department:**

1. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

**Health Department:** No concerns

**Parks and Recreation Department:** No concerns

**Environmental Control:** No concerns

**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 wireless telecommunication 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 telecommunication tower is to provide widespread coverage to the greater Carson City area.

The proposed project is also consistent with Goal 1.1a Balanced Land Use Plan, Protect Visual Resources at 3.2c, Communication Facilities and Equipment. The location of the telecommunication tower has been chosen with the intent to provide service as well as to be functional, as it proposed to be placed at the rear (west) side of the parcel and would be painted a color and finish that would be in keeping with a water tower. The proposed color will be reviewed during the Building Permit process. The supporting equipment shelter will also have screening provided by a seven foot tall fence built of solid Trex or other similar materials at the perimeter of the lease area. The color of the fencing will be reviewed during the building permit process, but will be neutral color. Landscaping in compliance with Development Standards Division 3 Landscaping is required.

**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 will be located to the rear (west) of an existing vacant parcel which is currently zoned Downtown Mixed-Use. 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 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. No lighting is proposed on the telecommunication tower. A downward facing light may be installed in the equipment area which would be utilized during maintenance and service.

**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 proposed near the leased area to accommodate this maintenance activity. The access areas must be constructed of a hard surface, such as asphalt or concrete. No loose materials, such as gravel, decomposed granite or other materials are to be allowed. The location of the telecommunication tower and equipment is proposed in the western portion of the site. No other buildings are located on 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 service. Facilities are adequate in the area to accommodate the proposed facility. A telecommunication tower improves the availability of local means of communication, including public services.

***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 Downtown Mixed-use (DT-MU) zoning district is to preserve a mixed-use district limited primarily to retail sales of new merchandise, office, residential and tourist related uses. All uses within the DT-MU District shall be conducted within a building except by approval of a Special Use Permit. Staff finds placement of this facility on an existing building would be in stronger compliance with the intent of the district. The applicant advises that it could not accomplish co-location.

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.***

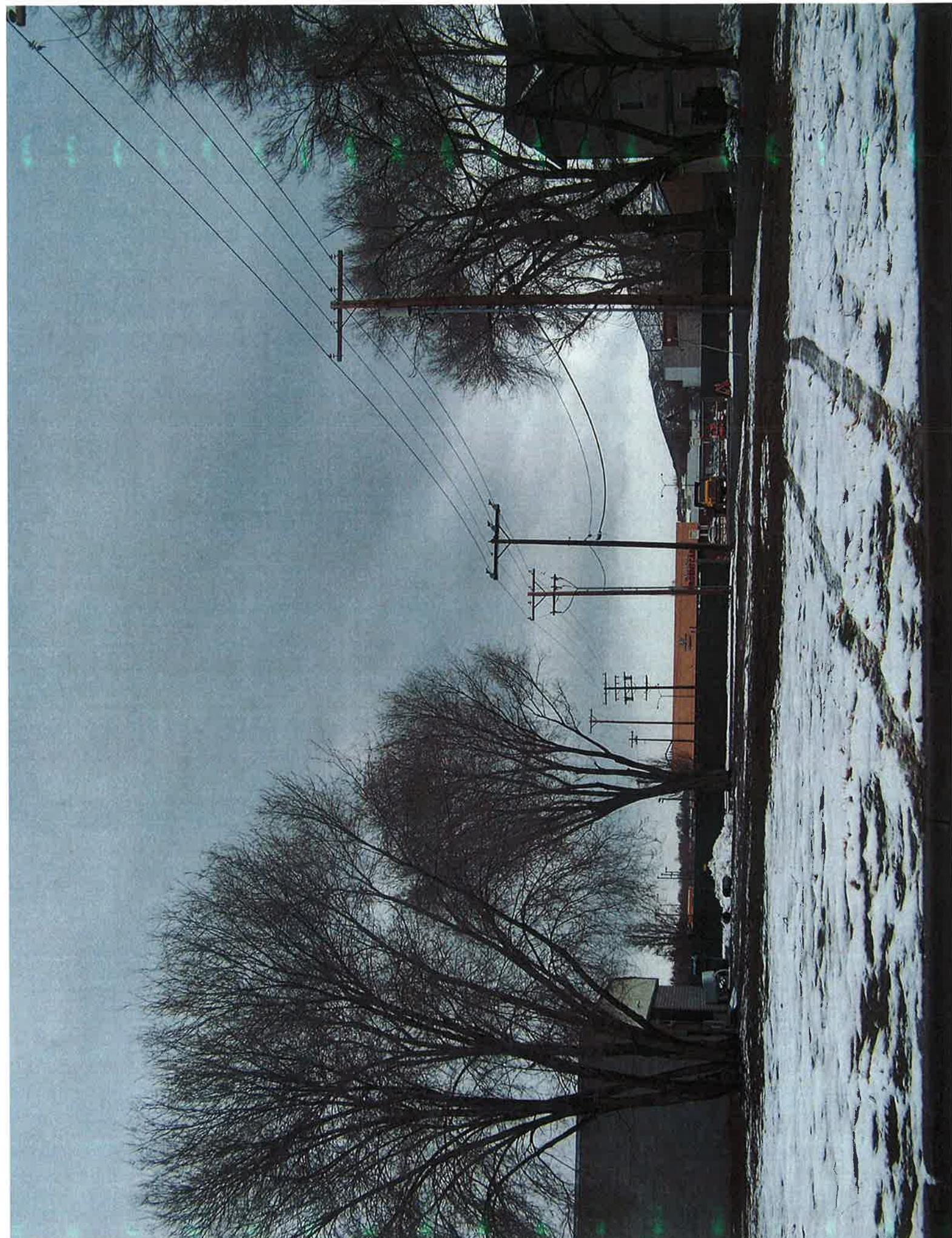
The proposed wireless telecommunication tower, antennas, equipment shelter building, fencing and related equipment will not be detrimental to the public health, safety, convenience and welfare, and will cause no adverse impacts to surrounding properties. The tower would provide the means to improve public safety, convenience and welfare by expanding wireless telecommunication coverage to the stationary as well as motoring public, and provide more coverage to the central section of Carson City. 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 reviewing an application.

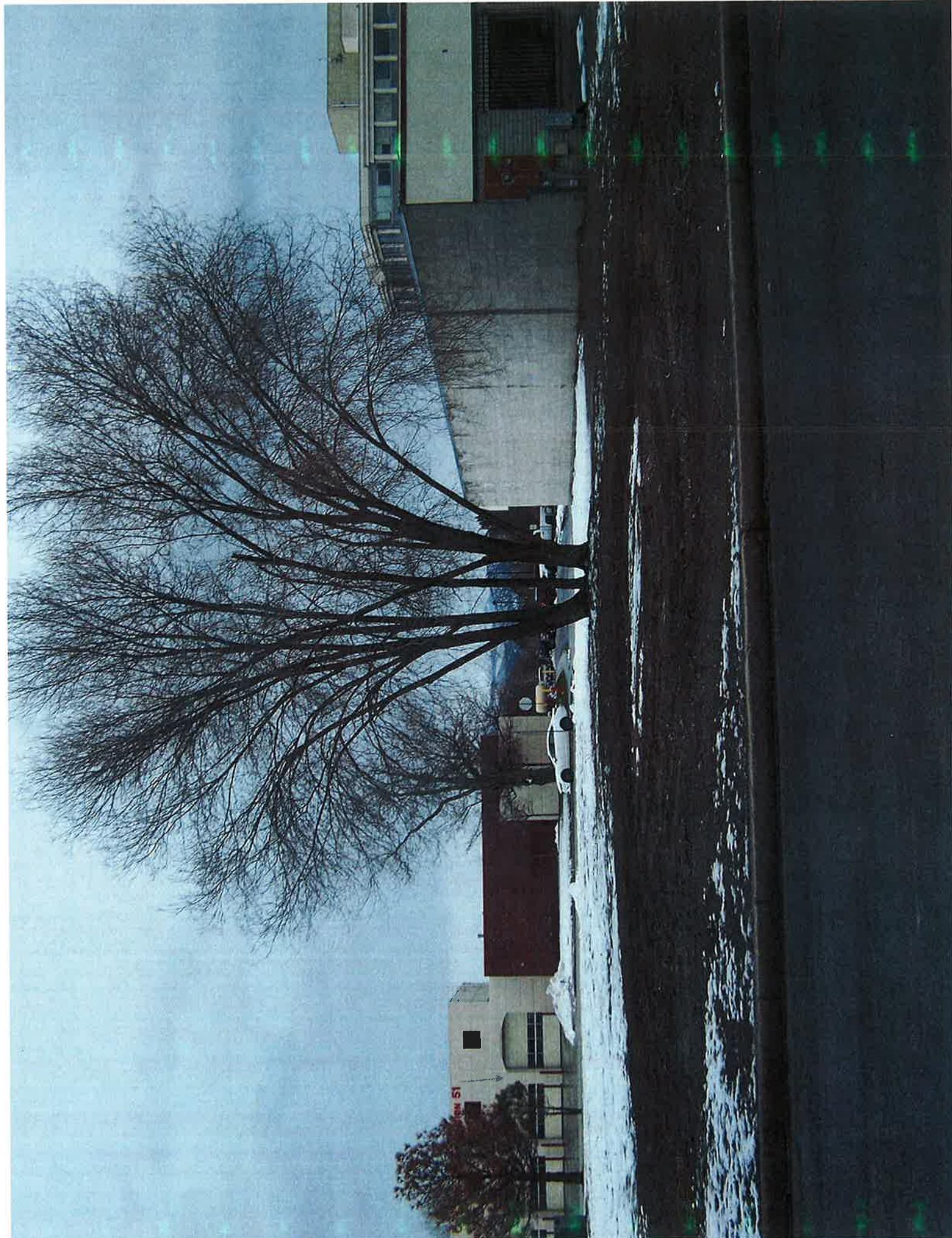
***7. Will not result in material damage or prejudice to other property in the vicinity.***

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 vacant lot, will be painted a neutral color to blend with the surrounding landscape, will have no light fixtures on the tower, and no available buildings in the area are tall enough to provide an alternative location to provide the desired coverage.

Attachments

Site Photos  
Building Department comment  
Engineering Department comment  
Fire Department comment  
Health Department comment  
Environmental Control comment  
Parks and Recreation comments  
Nevada State Historic Preservation Office letter  
Application SUP-16-094







RECEIVED

DEC 21 2016

CARSON CITY  
PLANNING DIVISION

December 21, 2016

SUP-16-094

Bldg

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Code, National Electrical Code, and adopted Northern Nevada Amendments.
3. All Contractors are required to carry state and local license.

Thanks.

Shawn Keating  
Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

Main 775-887-2310  
FAX 775-887-2202

Shawn Keating CBO  
"There's no use talking about the problem unless you talk about the solution"  
Building Official  
Carson City Community Development Department  
Web page <http://www.carson.org/index.aspx?page=172>  
[skeating@carson.org](mailto:skeating@carson.org)  
Office 775-887-2310 X 7052  
Fax 775-887-2202  
Cell 775-230-6623



**Engineering Division  
Planning Commission Report  
File Number SUP 16-094**

**TO:** Hope Sullivan - Planning Department  
**FROM:** Stephen Pottéy – Development Engineering Department  
**DATE:** December 22, 2016                    **MEETING DATE:** January 9, 2017

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Sacramento Valley LP d/b/a Verizon Wireless to place a telecommunication tower near the southwest corner of E Eighth St and S Stewart St, apn 04-053-02.

**RECOMMENDATION:**

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

**DISCUSSION:**

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

- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

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

The information submitted by the applicant is adequate for this analysis.

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

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

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

The proposal will not affect traffic or pedestrian facilities.

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

Existing facilities appear to be adequate for this project.

**RECEIVED**

**DEC 20 2016**

**CARSON CITY  
PLANNING DIVISION**

December 20, 2016

Fire

SUP 16-094:

1. Project must comply with the 2012 IFC and Northern NV Fire Code Amendments as adopted by Carson City.

Dave Ruben  
Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

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

November 2, 2016

SUP-16-094

Health Department

*No concerns with the application as submitted*

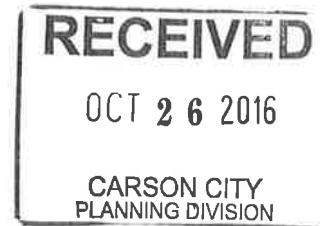
Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

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

RECEIVED

NOV 02 2016

CARSON CITY  
PLANNING DIVISION



10/26/2016

SUP 16-094

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 16-094 request:

1. ECA has no comments concerning this request.

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

November 14, 2016

SUP-16-094

Parks

Our department has no comments on the above referenced project.

Thank you,

Vern and Patti

Patti Liebespeck  
Office Specialist  
Carson City Parks, Recreation & Open Space  
3303 Butti Way, Bldg 9  
Carson City, NV 89701  
Phn: (775) 887-2262 x 7342  
Fax: (775) 887-2145  
[pliebespeck@carson.org](mailto:pliebespeck@carson.org)  
[www.carson.org](http://www.carson.org)

RECEIVED

NOV 15 2016

CARSON CITY  
PLANNING DIVISION



August 42, 2016

Robin Haeffner  
VZW HQ – NEPA Regulatory Compliance  
Verizon Wireless  
1500 Solana Blvd., Bldg. 6, Ste 500  
Westlake, TX 76262

Re: Section 106 consultation with Verizon Wireless for the Federal Communications Commission Wireless Telecommunications Bureau's Silver Capitol New Tower Project, 800 block South Stewart Street (APN 004-053-02), Carson City, Nevada (VZW Project 25016-016080.01) (UT 2016-4485)

Dear Ms. Haeffner,

The Nevada State Historic Preservation Office (SHPO) has reviewed the subject documents in compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. Verizon Wireless (Verizon) is coordinating this review on behalf of the Federal Communications Commission (FCC).

#### **Project Description**

Verizon proposes to construct a new 84-foot tall monopole on a 0.3-acre parcel in the 800 block of South Stewart Street in Carson City. The monopole will support eight panel antennas and eight remote radio units. The project also entails the construction of a new gravel drive and chain link fence and the installation of an associated generator and equipment cabinets. Please note that on the Location Plan (sheet T1.1) the project site icon is in the incorrect block.

#### **Area of Potential Effect (APE)**

Verizon Wireless has identified the direct APE as the area where construction will occur, and the indirect APE as a half-mile radius from the proposed tower. This is in keeping with the presumed visual-effects APE for this tower height as defined by the 2004 *Nationwide Programmatic Agreement for the Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* (Nationwide PA). The SHPO concurs with the adequacy of the APE for this undertaking.

#### **Identification of Historic Properties**

There are 54 historic resources within the APE that are listed in the National Register of Historic Places (NRHP) or have been determined NRHP-eligible by the SHPO or the Keeper of the National Register. An archaeological records search did not identify any known archaeological resources in the area of direct effect. The SHPO acknowledges that the identification of historic resources has been completed as per the requirements of the Nationwide PA.

#### **Native American Consultation**

The SHPO acknowledges receipt of documentation that consultation with the affected Native American tribes has been concluded per the Nationwide PA. This consultation did not result in the identification of properties of religious and/or cultural significance that could be affected by the undertaking.

Robin Haeffner

Page 2 of 2

August 24, 2016

#### **Local Government Consultation**

Verizon Wireless sent a letter to the Carson City Planning Division on May 17, 2016 and invited the City's information or comments. However, the letter did not contain sufficient information to fully inform the City about the details of the undertaking. For example, the letter did not contain an address or APN number for the project location, and did not define the half-mile radius indirect APE for visual effects. This consultation is not adequate for the undertaking.

#### **Public Notification**

In order to notify the public of this undertaking, Verizon Wireless placed an ad in the *Nevada Appeal* on May 20, 2016. However, the ad did not contain sufficient information about the undertaking. The language of the ad reads that Verizon is "proposing to install antennas on an 84-foot monopole communications tower," which implies that the antennas are being placed on an existing tower. In addition, the ad states that the project will be "in the vicinity of South Stewart Street," but does not provide an address or other location information. This public notification does not appear to be adequate.

#### **Determination of Effect**

Verizon Wireless provided photographs toward the proposed project location from various points within the APE, but did not provide photo simulations or other mock-ups to indicate how tall the proposed tower will appear when viewed from those locations. The submitted report notes the presence of two-story buildings near the proposed tower location, but does not provide elevation drawings showing the height of the tower in relation to these buildings. The report also notes that the large mature deciduous trees in the APE limit views across the city, but does not indicate what the visibility might be during seasons when the trees are bare.

Once the SHPO is in receipt of a complete submission for this undertaking, our staff will promptly resume its review of Verizon's finding of effect.

Should you have questions concerning this correspondence, please contact SHPO staff architectural historian Kristen Brown at (775) 684-3439 or by email at [knbrown@shpo.nv.gov](mailto:knbrown@shpo.nv.gov).

Sincerely,

Rebecca Palmer

State Historic Preservation Officer

21868

RECEIVED

DEC 07 2016

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**

**FILE # SUP - 15 - - SUP - 16 - 094**

**APPLICANT** Sacramento Valley LP d/b/a Verizon Wireless **PHONE #** 916-764-2454

**MAILING ADDRESS, CITY, STATE, ZIP**  
c/o Complete Wireless Consulting, 2009 V Street, Sacramento, CA 95818

**EMAIL ADDRESS**  
**MEllis@completewireless.net**

**PROPERTY OWNER** William Ramos Family Partnership **PHONE #** 916-825-9235

**MAILING ADDRESS, CITY, STATE, ZIP**  
c/o W. Kent Ramos, President, PO Box 401, Sacramento, CA 95812

**EMAIL ADDRESS**  
**kentr@ramosoil.com**

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
Michelle Ellis, Project Manager 916-764-2454

**MAILING ADDRESS, CITY STATE, ZIP**  
Complete Wireless Consulting, 2009 V Street, Sacramento, CA 95818

**EMAIL ADDRESS**  
**MEllis@completewireless.net**

FOR OFFICE USE ONLY:

CCMC 18.02

## SPECIAL USE PERMIT

**FEE:** **\$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential**  
**zoning districts)**  
**+ noticing fee**

### SUBMITTAL PACKET

- 1 8 Completed Application Packets (1 Original + 7 Copies) including:
- 1 Application Form
- 1 Written Project Description
- 1 Site Plan
- 1 Building Elevation Drawings and Floor Plans
- 1 Proposal Questionnaire With Both Questions and Answers Given
- 1 Applicant's Acknowledgment Statement
- 1 Documentation of Taxes Paid-to-Date (1 copy)
- 1 Project Impact Reports (Engineering) (4 copies)
- 1 CD containing application digital data (to be submitted once the application is deemed complete by staff)

### Application Reviewed and Received By:

**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.

**Project's Assessor Parcel Number(s):** 004-053-02 **Street Address** S. Stewart Street, 89701 **ZIP Code**

<b>Project's Master Plan Designation</b> Downtown Mixed-Use	<b>Project's Current Zoning</b> DT-MU (Downtown Mixed-Use)	<b>Nearest Major Cross Street(s)</b> E 8th Street
--	---	--

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: 18.15.030, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

Verizon Wireless proposes a new telecommunications facility serving downtown Carson City, to improve coverage inside state buildings and the Capitol.

### PROPERTY OWNER'S AFFIDAVIT

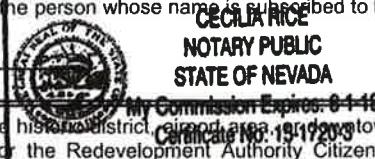
I, W. Kent Ramos, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

*W. Kent Ramos*  
Signature: *W. Kent Ramos*

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

STATE OF NEVADA )  
COUNTY Carson )

On October 19, 2015, *William Kent Ramos*, 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.



**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:** SILVER CAPITOL

**LOCATION:** S. Stewart Street, Carson City, NV 89701

**APN:** 004-053-02

---

**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 everyday life, such as safety, recreation, and commerce. 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 downtown thoroughfare. 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.

*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

Special Use Permit Application Questionnaire – Verizon Wireless “Silver Capitol”

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 DT-MU (Downtown Mixed Use) and surrounding parcels to the north, west, and south are similarly zoned. Parcels east of the facility across S. Stewart St. are zoned P (Public) and PR (Public Regional).

*B. Existing Development*

Verizon is proposing a faux water tank, painted off-white for a modern industrial look that has been designed to follow Carson’s City current design guidelines. 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. 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 access the facility from S. Fall St. 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

Special Use Permit Application Questionnaire – Verizon Wireless “Silver Capitol”

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 new concrete slabs to support the outdoor equipment cabinets and standby diesel generator. The facility has been designed to successfully drain in the same manner as the existing parcel. 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*

A 5' concrete driveway and asphalt paved access road are proposed on the western side of the parcel to provide access to the facility, off S. Fall St. No improvements or modifications to existing public roads are proposed.

*F. Source of Information Provided*

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

*G. Outdoor Lighting*

Unless tower lighting is required by the FAA, the only lighting on the facility will be a downward facing LED work light near the equipment cabinets.

*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*

No parking is proposed at the project site. Following construction, Verizon technicians will utilize the access driveway or street parking in the area.

### **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.

Applicant

Michelle Ellis

Date

8/15/16

## PROJECT SUPPORT STATEMENT VERIZON WIRELESS

**SITE NAME:** SILVER CAPITOL

**LOCATION:** S. Stewart Street, Carson City, NV 89701

**APN:** 004-053-02

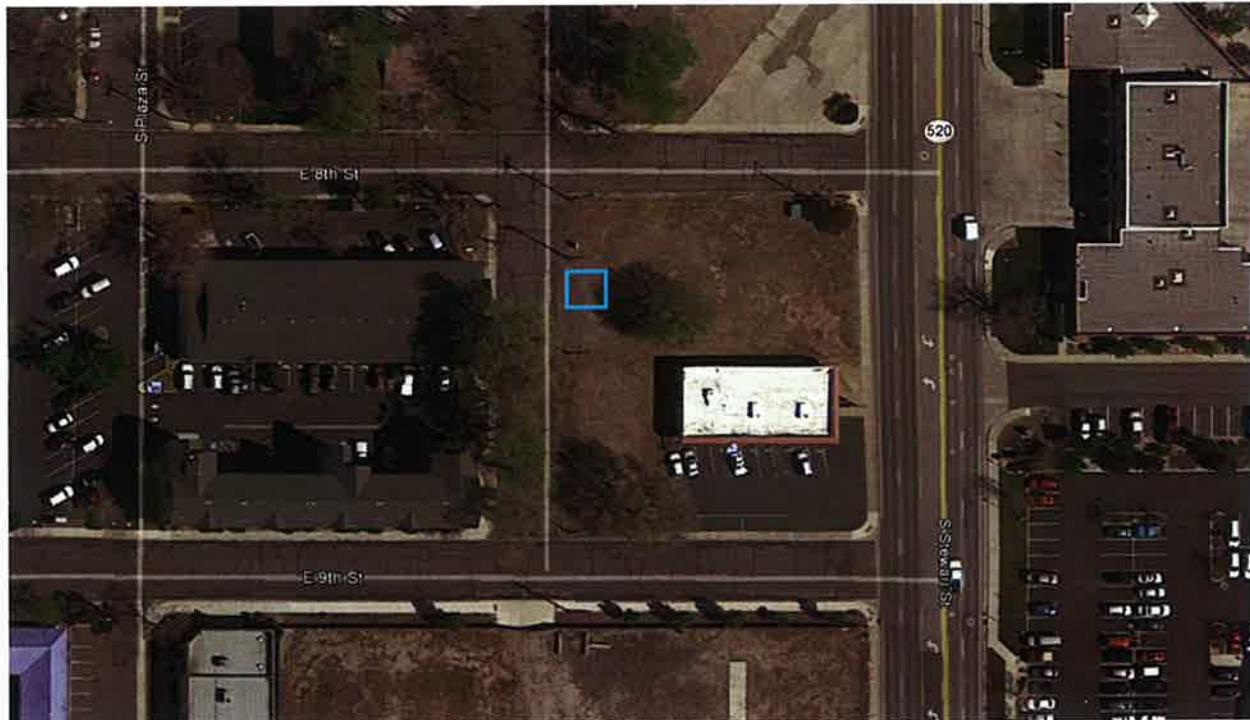
---

### **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. The proposed facility is needed to bring improved wireless communication coverage to downtown Carson City by improving in-building coverage inside state buildings and the Capitol building. 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 inside a new 67' tall faux water tank at the intersection of S. Stewart Street and E. Eighth Street, in Carson City's downtown. The property is located in the Downtown Mixed-Use (DT MU) zone and is currently vacant. The immediate surrounding area consists of similarly zoned (DT-MU) parcels to the west, north, and south, with Public (P) and Public Regional (PR) zoning to the east, across S. Stewart Street. The nearest residential zone is over 1,000' from the proposed lease area.



### **Project Description**

The proposed facility consists of twelve (12) Verizon Wireless panel antennas, to be installed within a proposed 67' tall faux water tank. The 29' by 30' equipment area will be surrounded by a 6' tall chain link fence with barbed wire and tan privacy slats. The lease area will contain outdoor equipment cabinets and a standby diesel generator. Power and telecommunications cables will be installed underground from the point of connection 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 faux water tank, painted off-white for a modern industrial look that has been designed to follow Carson’s City current design guidelines. Verizon Wireless has carefully chosen a location that will minimize any visual impact to the surrounding area. The facility will be located on the western side of the parcel, behind existing trees and set back from S. Stewart Street.

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and 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 practice. 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 City’s development standards for wireless facilities in the Downtown Mixed Use zoning designation. Carson City limits tower height to 120' in the DT-MU zone and the proposed structure is 67', well within that limit. Because of the surrounding topography and development, the proposed facility needs to be a total of 67' for the signal to reach the intended service area. (See Coverage Plots on pg. 8). The proposed facility has been designed at its minimum functional height.

#### *C. Setbacks*

The proposed facility complies with the building setback provisions for the Downtown Mixed Use zoning designation. The tower and ground equipment will be more than 268' (67' tower height x 4) from any residential zones, as required by the Carson City Development Standards. The nearest residential zone is over 1,000' from the proposed lease area.

*D. Design Standards*

Verizon Wireless designed the facility to be set back on the western side of the parcel to aid in screening. Ground equipment will be enclosed within outdoor equipment cabinets and screened from view, and the equipment area will be surrounded by a security fence 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 downward facing LED work light near the equipment cabinets.

**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 lease area 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 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 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.

### Alternative Site Analysis

The selection of a location for a wireless telecommunications facility that is needed to improve wireless capacity 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 within a proposed 67' faux water tank. Equipment cables will be run underground in order to minimize visual impacts and equipment will be screened by a chain link fence in order to blend with the surrounding neighborhood. 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.

### Selection Process and Candidates Considered

In April 2011, 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 eleven 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 ‘Silver Capitol’

The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 60' represents the required height of the antennas to produce the desired coverage objective. After reviewing 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, Verizon determined a new tower must be constructed to adequately meet its coverage goals in this search ring. Verizon identified several potential alternative sites prior to selecting the presently proposed location, including one co-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. Frontier Communications ([669 S. Nevada St. / APN 003-093-03](#))**

This candidate is located in the southwestern portion of the search ring and contains an existing 55' lattice tower on a .11 acre parcel, owned by Frontier Communications. A collocation on the site would require a tower extension to 84' in order to meet Verizon’s coverage objectives. The parcel is located 60' east of residential zoning, and the existing tower does not conform to the City’s required 4x tower height setback from residential zoning. A 24' extension to accommodate Verizon would also not meet this setback. This candidate was not selected by Verizon due to an inability to comply with the zoning code.



### **2. Cubix Ormsby #1 ([515 S. Carson St. / APN 004-061-02](#))**

### **3. Cubix Ormsby #2 ([600 S. Carson St. / APN 003-092-03](#))**

### **4. Cubix Ormsby #3 ([114 W. 5th St. / APN 003-116-03](#))**

Verizon profiled three candidates owned by Cubix Ormsby LLC, located near the intersection of S. Carson St. and W. 5<sup>th</sup> St. Despite multiple attempts at contacting the property owner, Verizon was unable to obtain a response. Verizon sent two letters to the

property owner, made three phone calls to the listed phone number (voicemail box was full each time), and physically visited the properties. The casino property at 600 S. Carson St. was closed and partially surrounded by a chain link fence when Verizon attempted to visit. A car parked at the property appeared abandoned.

**5. State of Nevada Legislature #1 (333 E. 5<sup>th</sup> St. / APN 004-062-08)**

**6. State of Nevada Legislature #2 (201 E. 6<sup>th</sup> St. / APN 004-065-01)**

Verizon investigated two parcels owned by the State of Nevada Legislature and toured the Legislature building with the state facility manager. These legislature-owned parcels near the center of the search ring were initially considered primary candidates, however Verizon was unable to reach a lease agreement with the state. These parcels were not selected by Verizon because a lease agreement was not feasible.

**7. State of Nevada (401 S. Carson St. / APN 004-071-01)**

Verizon investigated this location and spoke to a grounds manager who initially expressed interest in the proposal. However, when Verizon attempted to contact him again for a site visit he did not answer or return phone calls.

**8. Division of State Lands #1 (648 Little Lane / APN 004-022-01)**

**9. Division of State Lands #2 (700 E. 5<sup>th</sup> St. / APN 004-083-11)**

Verizon investigated two parcels owned by the Division of State Lands, located south and east of the search ring, respectively. Verizon sent two proposal letters and left two messages with receptionists, but never heard back from the Division.

**10. Ramos Family Partnership #2 (300 E. 8<sup>th</sup> St. / APN 004-069-02)**

This parcel belongs to Verizon's landlord at the proposed facility. The Partnership is interested in leasing land to Verizon for a cellular facility, but requested Verizon lease space on their parcel on S. Stewart St. (APN 004-053-02). The proposed facility is noted on the map below as Ramos Family Partnership #1.

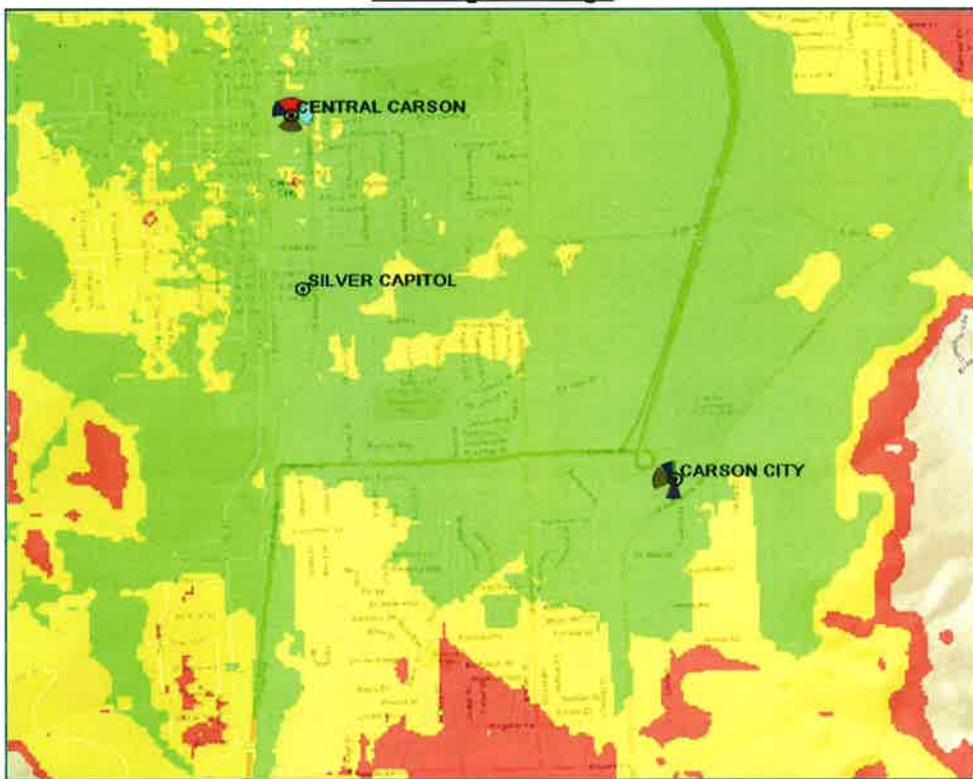
## Project Support Statement – Verizon Wireless ‘Silver Capitol’

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

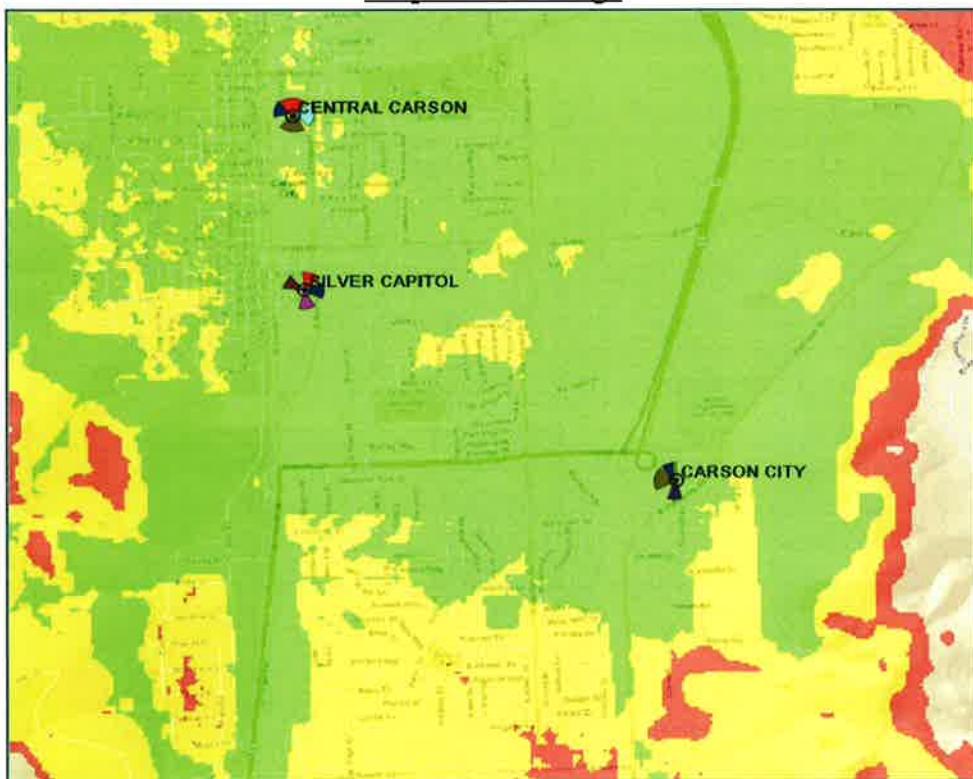


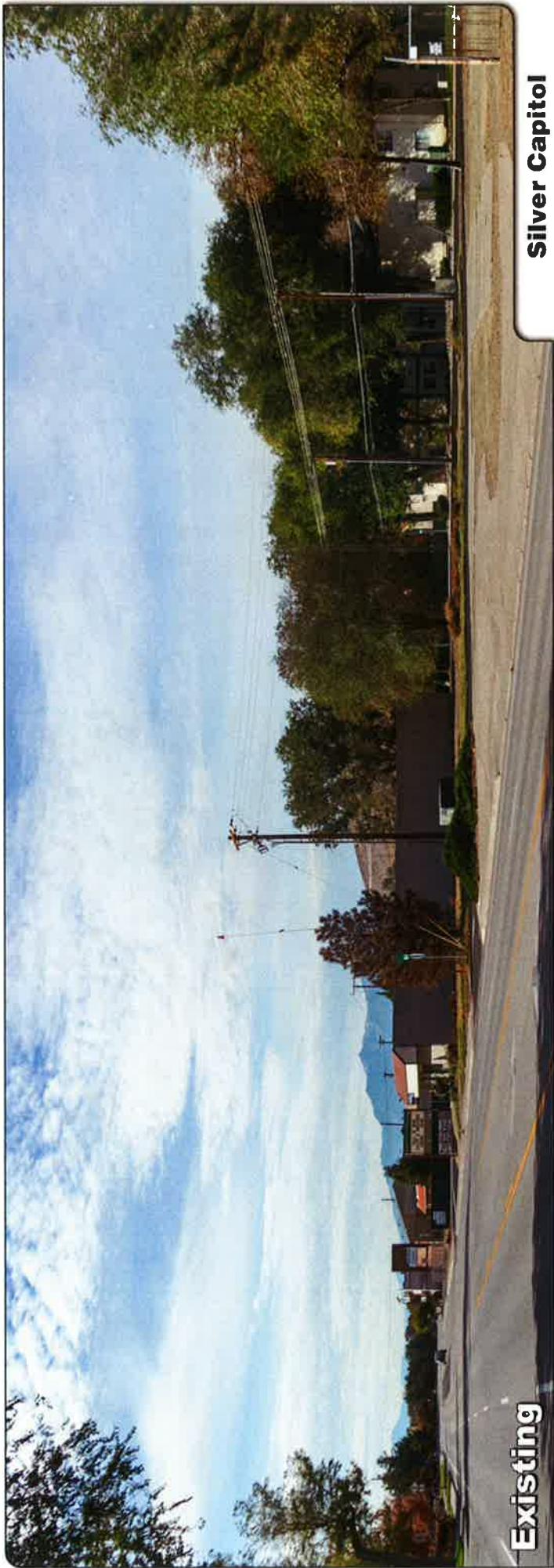
**Coverage Area**

Existing Coverage



Proposed Coverage





## Existing

### Silver Capitol

S. Stewart Street  
Carson City, NV 89701



Photosimulation of the view looking south along S Stewart Street.

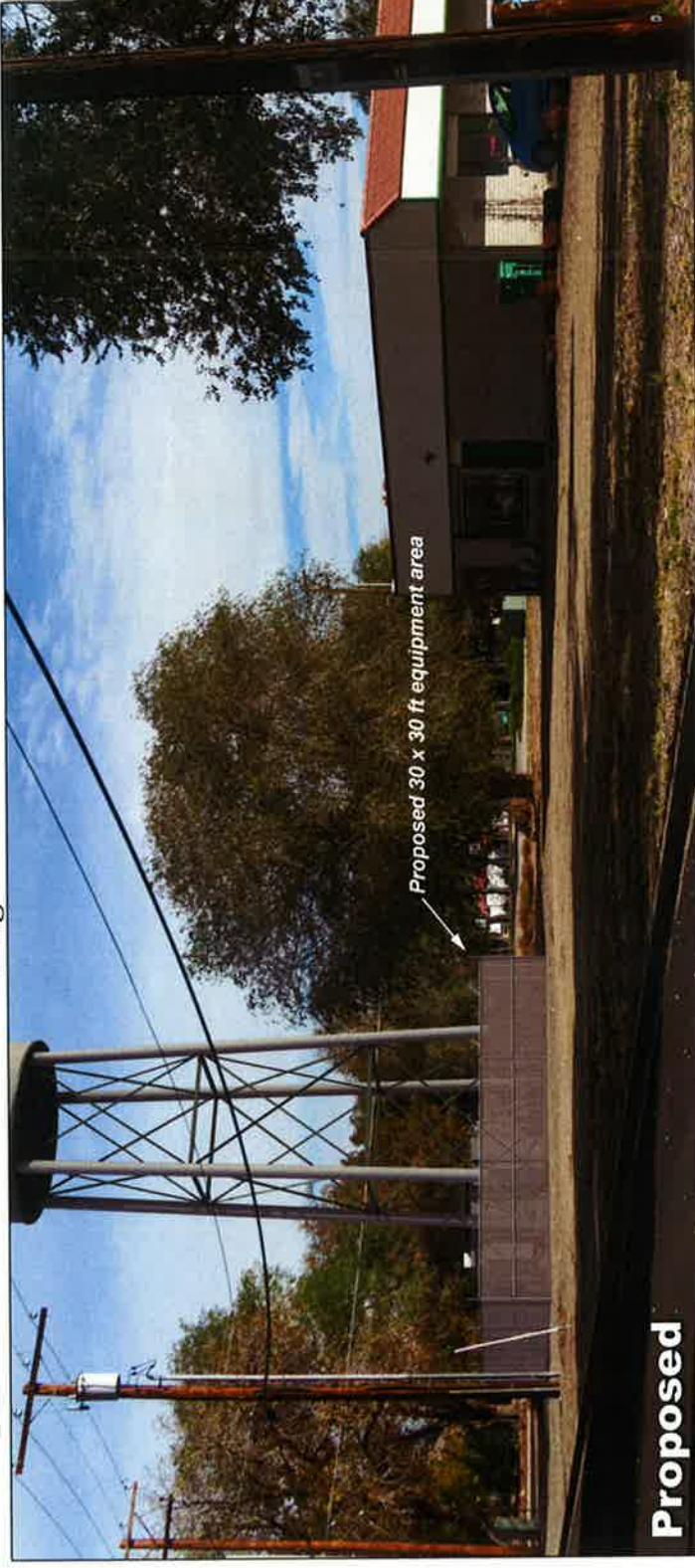


## Proposed



## Existing

**Silver Capitol**  
S. Stewart Street  
Carson City, NV 89701

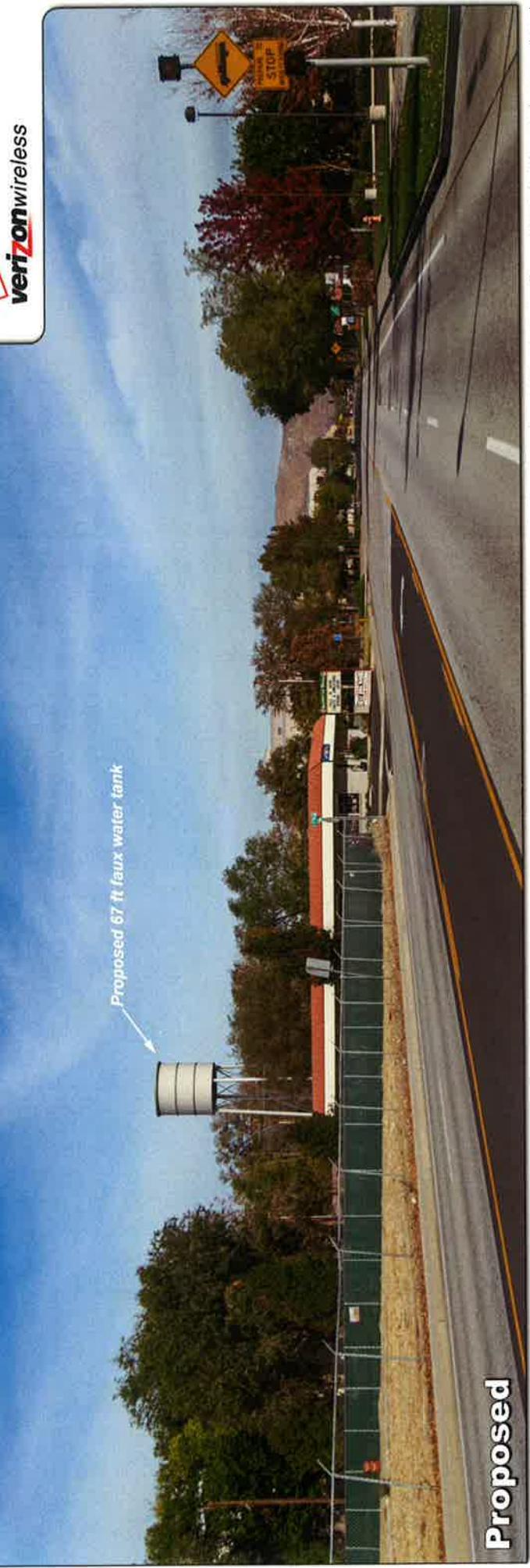


## Proposed



## Existing

**Silver Capitol**  
S. Stewart Street  
Carson City, NV 89701



## Proposed

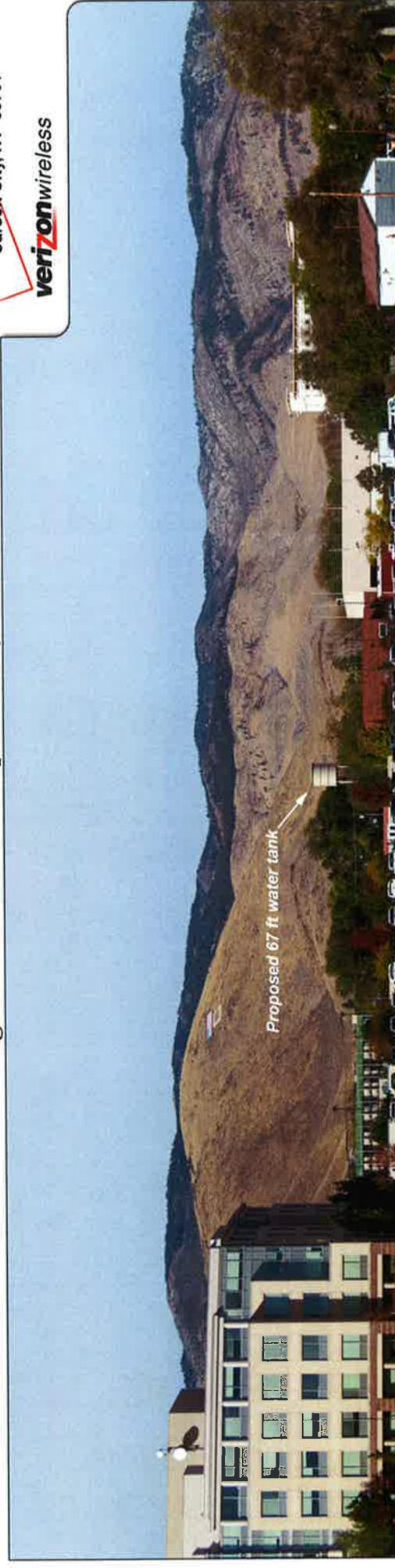


## Existing

**Silver Capitol**  
S. Stewart Street  
Carson City, NV 89701



Photosimulation of the view looking west from the nearest point along S Roop Street.

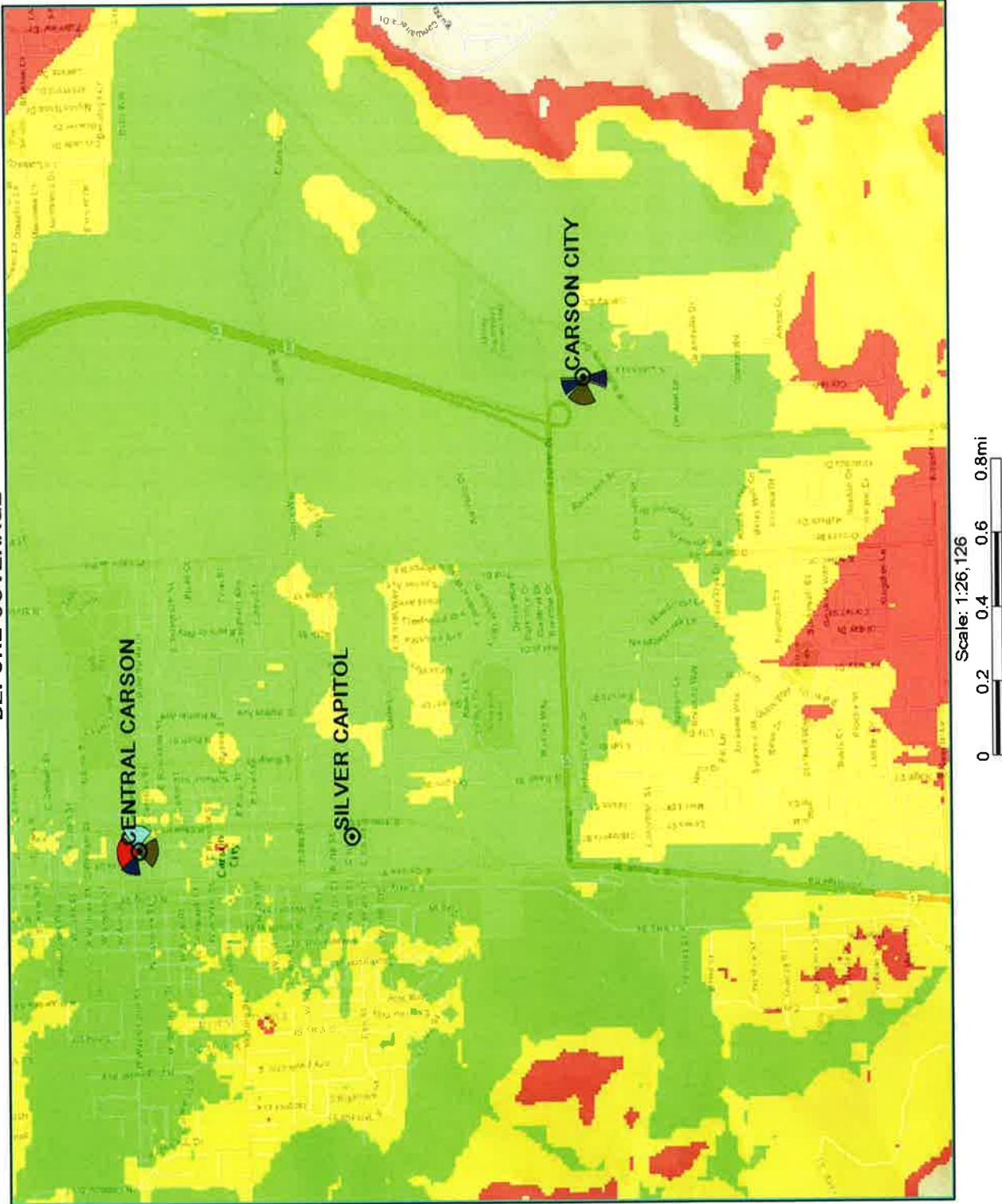


## Proposed

# SILVER CAPITOL

## Coverage Maps

BEFORE COVERAGE

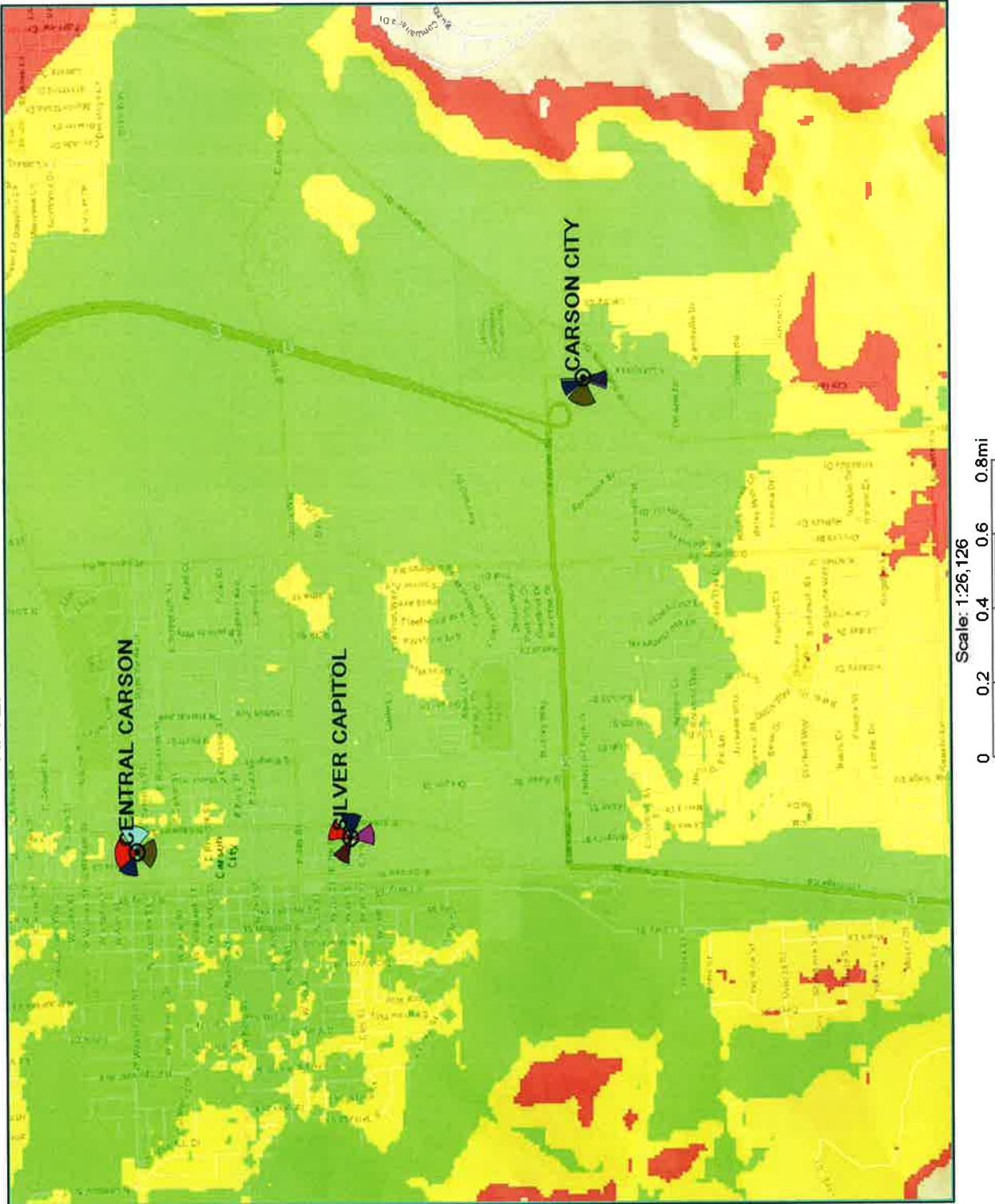


verizon



## SILVER CAPITOL Coverage Maps

AFTER COVERAGE at 60' CL



**Verizon Wireless • Proposed Base Station (Site No. 252939 “Silver Capitol”)  
South Stewart Street • Carson City, Nevada**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 252939 “Silver Capitol”) proposed to be located on South Stewart Street in Carson City, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas inside a tall structure, configured to resemble a water tank, to be sited on South Stewart Street in Carson City. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.



**Verizon Wireless • Proposed Base Station (Site No. 252939 “Silver Capitol”)  
South Stewart Street • Carson City, Nevada**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

**Site and Facility Description**

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated November 7, 2016, it is proposed to install twelve Andrew Model SBNHH-1D45C directional panel antennas inside the top of a 67-foot four-legged tower, configured to resemble a water tank, to be sited on a vacant lot next to the single-story retail building located at 880 South Stewart Street in Carson City, at the southwest corner of the intersection with East Eighth Street. The antennas would employ up to 10° downtilt, would be mounted at an effective height of about 60 feet above ground, and would be oriented in groups of three toward 20°T, 90°T, 170°T, and 300°T. The maximum effective radiated power in any direction would be 16,980 watts, representing simultaneous operation at 7,210 watts for AWS, 6,760 watts for PCS, and 3,010 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.029 mW/cm<sup>2</sup>, which is 3.7% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building\* would be 8.9% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby

---

\* Including the three-story motel located to the west, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 252939 "Silver Capitol")  
South Stewart Street • Carson City, Nevada**

residence<sup>†</sup> would be 5.5% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

**No Recommended Mitigation Measures**

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless on South Stewart Street in Carson City, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

707/996-5200

November 21, 2016

<sup>†</sup> Located at least 140 feet away to the northwest, based on photographs from Google Maps.

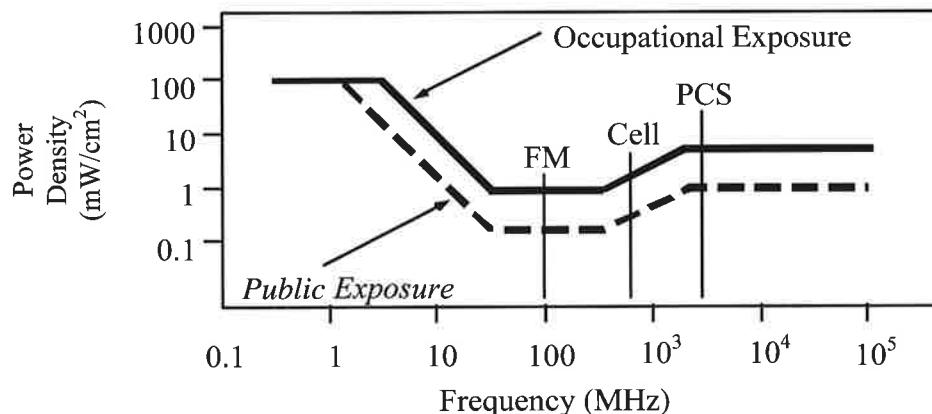


## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f <sup>2</sup>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54 $\sqrt{f}$	<i>1.59<math>\sqrt{f}</math></i>	$\sqrt{f}/106$	<i><math>\sqrt{f}/238</math></i>	$f/300$	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

#### Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density  $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$ , in mW/cm<sup>2</sup>,

and for an aperture antenna, maximum power density  $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$ , in mW/cm<sup>2</sup>,

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and

$P_{net}$  = net power input to the antenna, in watts,

$D$  = distance from antenna, in meters,

$h$  = aperture height of the antenna, in meters, and

$\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

#### Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density  $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$ , in mW/cm<sup>2</sup>,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

$D$  = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ( $1.6 \times 1.6 = 2.56$ ). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



GRANT, BARGAIN, SALE DEED

Order No. 88030055

THIS INDENTURE WITNESSETH: That **CARSON VALLEY OIL COMPANY, INC.**, a Nevada corporation, in consideration of \$10.00 plus, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **WILLIAM RAMOS**, a married man as his sole and separate property, and **WILLIAM KENT RAMOS**, a married man as his sole and separate property, and to the heirs and assigns of such Grantee forever, all that real property situated in Carson City, State of Nevada, bounded and described as follows:

Parcel 2, as shown on Parcel Map No. 1015, filed for record November 9, 1983 in the office of the Recorder of Carson City, Nevada, as file No. 22600.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 16th day of FEBRUARY, 1988.

STATE OF NEVADA )  
) ss.

COUNTY OF Carson City  
On February 16, 1988

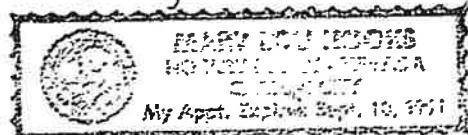
personally appeared before me, a Notary Public,  
Charles E. Bell  
who acknowledged that he executed the above  
instrument.

**CARSON VALLEY OIL COMPANY, INC.**  
a Nevada corporation

By: Charles E. Bell  
Charles E. Bell

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

Notary Public



The grantor(s) declare(s):  
Documentary transfer tax is \$ 154.00  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale.

WHEN RECORDED MAIL TO:

STEWART TITLE OF CARSON CITY  
111 West Proctor  
Carson City, Nevada 89701

FOR RECORDER'S USE ONLY

MAIL TAX STATEMENTS TO:

William Ramos  
William Kent Ramos  
C/O Ramos Oil Co.  
P.O. Box 401  
Sacramento, Ca. 95691

RECORDED  
STEWART TITLE OF CARSON CITY

28 MAR -7 P2:49

FILED 000 67837  
CASH ORDER  
BY 11 DEPUTY  
#5.000 000 67837

Shearin, Walsh  
& Keele  
Attorneys At Law  
Carson City and  
Carson Valley, Nevada

QUITCLAIM DEEDORDER NO.: 88030055

IN CONSIDERATION OF \$10.00 plus, receipt of which is acknowledged, SHARON RAMOS, wife of William Ramos, and HOLLY G. RAMOS, wife of William Kent Ramos does hereby quitclaim to WILLIAM RAMOS, a married man, as his sole and separate property, and WILLIAM KENT RAMOS, a married man as his sole and separate property, all that real property situate in Carson City State of Nevada, described as follows:

Parcel 2, as shown on Parcel Map No. 1015, filed for record November 9, 1983 in the office of the Recorder of Carson City, Nevada, as file No. 22600.

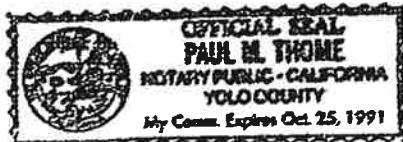
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof. To have and to hold the said premises unto the Grantees, and to the survivor of them, and to the heirs and assigns of such survivor forever.

Witness my hand this 27th day of January, 1988.

STATE OF NEVADA )  
COUNTY OF ) ss.

On January 27, 1988  
personally appeared before me a Notary Public  
SHARON RAMOS and HOLLY G. RAMOS  
who acknowledged that they executed the above  
instrument.

Paul M. Thome  
Notary Public



Sharon Ramos  
SHARON RAMOS

Holly Ramos  
HOLLY G. RAMOS

## WHEN RECORDED MAIL TO.

STEWART TITLE OF CARSON CITY  
111 West Proctor  
Carson City, Nevada 89701

## FOR RECORDER'S USE ONLY

RECORD  
STEWART TITLE OF CARSON CITY

88 MAR -7 P2:50

000 67938

CALIFORNIA RECORDER  
BY Debra DEPUTY

\$5.00/ft Bill R7938

MAIL TAX STATEMENTS TO:  
William Ramos and  
William Kent Ramos  
C/O Ramos Oil Co.  
P.O. Box 401

Sacramento, Ca. 95691

GRANT, BARGAIN, SALE DATED

APN: 4-053-02

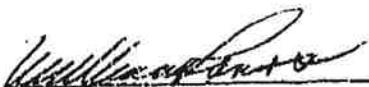
ORDER NO.: \_\_\_\_\_

THIS INDENTURE WITNESSETH: That WILLIAM RAMOS, in consideration of love and affection, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to WILLIAM KENT RAMOS, a married man as his sole and separate property, an undivided one-half percent (0.5%) interest, and to KYLE D. RAMOS, a married man as his sole and separate property, an undivided one-half percent (0.5%) interest, and to the heirs and assigns of such Grantees forever, in that real property situated in Carson City, State of Nevada, bounded and described as follows:

Parcel 2, as shown on Parcel Map No. 1015,  
filed for record November 9, 1983 in the  
office of the Recorder of Carson City, Nevada  
as file No. 22600.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 16 day of December, 1994.

  
\_\_\_\_\_  
William Ramos

WHEN RECORDED MAIL TO:

The grantor(s) declare(s):  
Documentary transfer tax is: 0  
(  ) computed on full value of  
property conveyed, or  
(  ) computed on full value  
less value of liens and  
encumbrances remaining at  
time of sale.

Donald Rex Hockman II  
Wilke, Fleury, Hoffelt,  
Gould & Birney  
400 Capitol Mall, 22nd Floor  
Sacramento, CA 95814

MAIL TAX STATEMENTS TO:

William Ramos  
c/o Ramos Oil  
P.O. Box 401  
Sacramento, CA 95691

000170418

STATE OF CALIFORNIA )  
COUNTY OF YOLO ) SS.

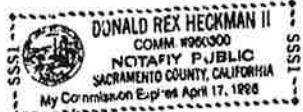
On this 12-16-64, before me, the undersigned notary public, personally appeared WILLIAM NAMOS,

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Donald R. Pfeifer <sup>II</sup>  
Notary Public



FILED FOR RECORD  
AT THE CLERK'S OFFICE  
STEWART TITLE OF CARSON CITY

•04 DEC 20 113:28

000170419  
KYOGENSHIKI-YA  
CARDBOARD REGISTER  
FCC 1968

000170418

APN: 4-053-02

GRANT, BARGAIN, SELL DEED

OWNER NO.:

THIS INDENTURE WITNESSETH: That WILLIAM RAMOS, as to an undivided forty-nine percent (49%) interest, WILLIAM KENT RAMOS, as to an undivided one-half percent (0.5%) interest, and KYLE D. RAMOS, as to an undivided one-half percent (0.5%) interest, in consideration of \$0.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the WILLIAM RAMOS FAMILY LIMITED PARTNERSHIP, a California limited partnership, an undivided fifty percent (50%) interest, and to the heirs and assigns of such Grantee forever, in that real property situated in Carson City, State of Nevada, bonded and described as follows:

Parcel 2, as shown on Parcel Map No. 1015, filed for record November 9, 1983 in the office of the Recorder of Carson City, Nevada as file No. 22600.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 19<sup>th</sup> day of December, 1994.

  
William Ramos

  
William Kent Ramos

  
Kyle D. Ramos

The grantor(s) declare(s):  
Documentary transfer tax is: 0  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL RECORDED MAIL TO:  
Donald Rex Heckman II  
Wilke, Fleury, Hoffelt,  
Gould & Birney  
400 Capitol Mall, 22nd Floor  
Sacramento, CA 95816

MAIL TAX STATEMENTS TO:

William Ramos Family  
Limited Partnership  
P.O. Box 401  
Sacramento, CA 95891

000170419

STATE OF CALIFORNIA )  
COUNTY OF Yolo ) SS.

On this 19th day of December, 1994, before me, the undersigned notary public, personally appeared William Ramos, William Kent Ramos and Kyle D. Ramos,

personally known to me  
proved to me on the basis of satisfactory evidence

to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Shirley Tarkford  
Notary Public



FILED FOR RECORD  
AT THE REQUEST OF  
STEWART TITLE OF CARSON CITY  
'94 DEC 20 P3:28

000170419

FIG. 11  
KIVI-ISHI NISHIKAWA  
CABINET OF THE COLLECTOR  
FIG. 12

000170419



# CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

## Secured Tax Inquiry Detail for Parcel # 004-053-02

Property Location: S STEWART ST  
Billed to: RAMOS, WILLIAM FM PART 50% ETAL  
% JOHN BAILEY  
P O BOX 401  
SACRAMENTO, CA 95691-0000

Tax Year: 2015-16

Roll #: 014111

District: 1.5

Tax Service:

Land Use Code: 140

[Code Table](#)**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

**Current Year**

08/17/15	418.08		418.08	418.08	.00
10/05/15	418.00		418.00	418.00	.00
01/04/16	418.00		418.00	418.00	.00
03/07/16	418.00		418.00	418.00	.00
<b>Totals:</b>	<b>1,672.08</b>	<b>.00</b>	<b>1,672.08</b>	<b>1,672.08</b>	

**No Taxes Owing**[Payment Cart](#)[History](#)**Additional Information**

	2015-16	2014-15	2013-14	2012-13	2011-12
Tax Rate	3.5200	3.5400	3.5600	3.5600	3.0872
Tax Cap Percent	3.2	3.0	4.2	6.4	4.8
Abatement Amount		6.75		139.65	



*First American Title*

**First American Title Company of Nevada**

**5310 Keitzke Lane, Suite 100  
Reno, NV 89511-2043**

October 13, 2015

Dorothy Azevedo  
Complete Wireless Consulting, Inc  
2009 V Street  
Sacramento, CA 95818

Phone: (916)662-2987

Customer Reference: Silver Capitol

Title Officer: William Bernard  
Phone: (775)823-6200

Order Number: 9015-2494063

Owner: William Ramos ETAL

Property: S. Stewart Street, Carson City, NV 89701, APN 004-053-02

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

*Customer First!*

## First American Title Company of Nevada

### INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

### TABLE OF CONTENTS

	Page
Agreement to Issue Policy	3
Schedule A	
1.    Commitment Date	4
2.    Policies to be Issued, Amounts and Proposed Insured	4
3.    Interest in the Land and Owner	4
4.    Description of the Land	4
Schedule B-1 - Requirements	
Schedule B-2 - Exceptions	
Conditions	

**YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.**  
**If you have any questions about the Commitment,**  
**please contact the issuing office.**

## COMMITMENT FOR TITLE INSURANCE

Issued by

*First American Title Company of Nevada*

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

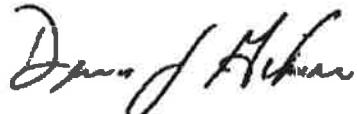
The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

*First American Title Insurance Company*



Dennis J. Gilmore  
President



Jeffrey S. Robinson  
Secretary

By:



*First American Title Insurance Company*

Authorized Signatory

## SCHEDULE A

1. Commitment Date: September 30, 2015 at 7:30 A.M.

2. Policy or Policies to be issued:	Amount
a. ALTA Owner's Policy	\$To Be Determined
Proposed Insured: To Be Determined	
b. ALTA Loan Policy	\$To Be Determined
Proposed Insured: To Be Determined	

3. (A) The estate or interest in the land described in this Commitment is:

Fee

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

William Kent Ramos, a married man as his sole and separate property as to an undivided 50% interest and William Ramos Family Limited Partnership, a California limited partnership as to an undivided 50% interest

4. The land referred to in this Commitment is situated in the County of Carson City, State of Nevada, and is described as follows:

PARCEL 2, AS SHOWN ON PARCEL MAP NO. 1015, FILED FOR RECORD NOVEMBER 09, 1983 IN THE OFFICE OF THE RECORDER OF CARSON CITY, NEVADA, AS FILE NO. 22600.

## SCHEDULE B

### SECTION ONE

#### REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): N/A
- (F) Other:
- (G) You must give us the following information:
  1. Any off record leases, surveys, etc.
  2. Statement(s) of Identity, all parties.
  3. Other:

The following additional requirements, as indicated by "X", must be met:

- [X] (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- [X] (I) An ALTA/ACSM survey of recent date, which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (J) The following LLC documentation is required from .
- (K) The following partnership documentation is required from William Ramos Family Limited Partnership, a California limited partnership:
  - Prior to the close of escrow or the issuance of any policy of title insurance, we will require that a copy of the William Ramos Family Limited Partnership, a California limited partnership, Partnership Agreement and any amendments thereto be submitted to the Company for examination.
  - Evidence of proper filing and good standing in the state of domicile as well as in the State of Nevada of William Ramos Family Limited Partnership.
- (L) The following documentation is required from corporation:
- (M) Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- (Q) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

- (R) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- (S) Financial statements from the appropriate parties must be submitted to the Company for review.
- (T) A copy of the construction contract must be submitted to the Company for review.
- (U) An inspection of the land must be performed by the Company for verification of the phase of construction.

## SCHEDULE B

### SECTION TWO

#### EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### **Exceptions 1-6 will be omitted on extended coverage policies**

7. Water rights, claims or title to water, whether or not shown by the public records.
8. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Carson City County Assessor, per Nevada Revised Statute 361.260.
9. Any lien which may be levied by the Carson City Sanitary Sewer District by reason of said land lying within its boundaries.
10. Reservations or exceptions in Patents, or in acts authorizing the issuance thereof.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map #1015 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
  - A document entitled "Administrative Abandonment of Public Utility Easements", recorded August 27, 1996, in Book N/A as Instrument No. 193190 of Official Records.
12. The fact that the land lies within the boundaries of the Carson City Redevelopment Project Area, as disclosed by the document recorded March 17, 1986 in Book 420, Page 435 as instrument no. 43774 of Official Records.
13. A document entitled "Resolution of Relinquishment of a Portion of State Highway Right-of-Way", recorded October 26, 2010, in Book N/A as Instrument No. 405786 of Official Records.
14. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM Survey.
15. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

#### INFORMATIONAL NOTES

**NOTE:** Taxes for the fiscal year July 1, 2015 through June 30, 2016, including any secured personal property taxes collected therewith.  
APN 004-053-02  
Total tax: \$1,672.08 (Paid)

**NOTE:** We find no open deeds of trust. Escrow please confirm before closing.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

## CONDITIONS

### 1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

### 2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

### 3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

### 4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One

or

eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

### 5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

## 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 you provide to us. Therefore, together with our parent company, The First American Corporation, 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. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).

### 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 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 the 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. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### 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 and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Z D D R A W I N G S S I G N - O F F		
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	

**verizon**

295 Parkshore Drive, Folsom, CA 95630

P R O J E C T D I R E C T O R Y	
APPLICANT: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630	PROPERTY OWNER: WILLIAM RAMOS FAMILY PARTNERSHIP PO BOX 401 SACRAMENTO, CA 95812 ATTN: W. KENT RAMOS, PRESIDENT PH: (916) 825-9235
ARCHITECT: MANUEL S. TSIHLAS 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-505-3811 PH	CONSTRUCTION MANAGER: BOB SCHROEDER COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-217-7512 bschroeder@completewireless.net

P R O J E C T S U M M A R Y	
ASSESSOR'S PARCEL NUMBER:	004-053-02
JURISDICTION:	CARSON CITY
OCCUPANCY:	U (UNMANNED TELECOMMUNICATIONS FACILITY)
TYPE OF CONSTRUCTION:	V-B
ZONING:	DT-MU (DOWNTOWN MIXED USE) ZONING (ME)

C O D E C O M P L I A N C E	
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.	
<ol style="list-style-type: none"> <li>2012 INTERNATIONAL BUILDING CODE</li> <li>2012 INTERNATIONAL RESIDENTIAL CODE</li> <li>2012 INTERNATIONAL MECHANICAL CODE</li> <li>2012 UNIFORM MECHANICAL CODE</li> <li>2012 UNIFORM PLUMBING CODE</li> <li>2012 INTERNATIONAL FUEL GAS CODE</li> <li>2012 INTERNATIONAL PROPERTY MAINTENANCE CODE</li> <li>2012 INTERNATIONAL EXISTING BUILDING CODE</li> <li>2011 NATIONAL ELECTRICAL CODE</li> <li>2009 INTERNATIONAL ENERGY CONSERVATION CODE</li> <li>2011 NORTHERN NEVADA ENERGY CODE AMENDMENTS</li> <li>2012 NORTHERN NEVADA AMENDMENTS</li> </ol>	
<b>ACCESSIBILITY REQUIREMENTS:</b> THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.	

P R O J E C T D E S C R I P T I O N	
PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:	
<ul style="list-style-type: none"> <li>A 37'-6" x 45'-0" LEASE AREA.</li> <li>A CHAIN LINK FENCE @ LEASE AREA PERIMETER.</li> <li>OUTDOOR EQUIPMENT CABINETS.</li> <li>UNDERGROUND POWER &amp; TELCO UTILITIES BROUGHT TO FACILITY.</li> <li>A STANDBY DIESEL GENERATOR.</li> <li>A COAXIAL CABLE ICE BRIDGE.</li> <li>ANTENNAS w/ ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED FAUX WATER TANK.</li> </ul>	

P R O J E C T M I L E S T O N E S	
12/17/2015 01/20/2016 01/27/2016 10/28/2016 11/07/2016 XX/XX/XXXX XX/XX/XXXX	90% ZONING DOCUMENTS 95% ZONING DOCUMENTS 100% ZONING DOCUMENTS 100% ZONING DOCUMENTS REV1 100% ZONING DOCUMENTS REV2 90% CONSTRUCTION DOCUMENTS 100% CONSTRUCTION DOCUMENTS

**verizon**

Manuel S. Tsihlas, Architect  
1520 River Park Drive, Sacramento, CA 95815  
916-505-3811

COMPLETE Wireless Consulting, Inc.  
1520 River Park Drive, Sacramento, CA 95815  
916-505-3811

These drawings are copyrighted. All rights reserved. Copying, in whole or in part, is prohibited. If copied, the project name, date, and drawing number must be clearly marked. The original drawing is the property of the architect. Copying, in whole or in part, is prohibited. All rights reserved.

**verizon**

SILVER CAPITOL  
S. STEWART ST.  
CARSON CITY, NV 89701

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

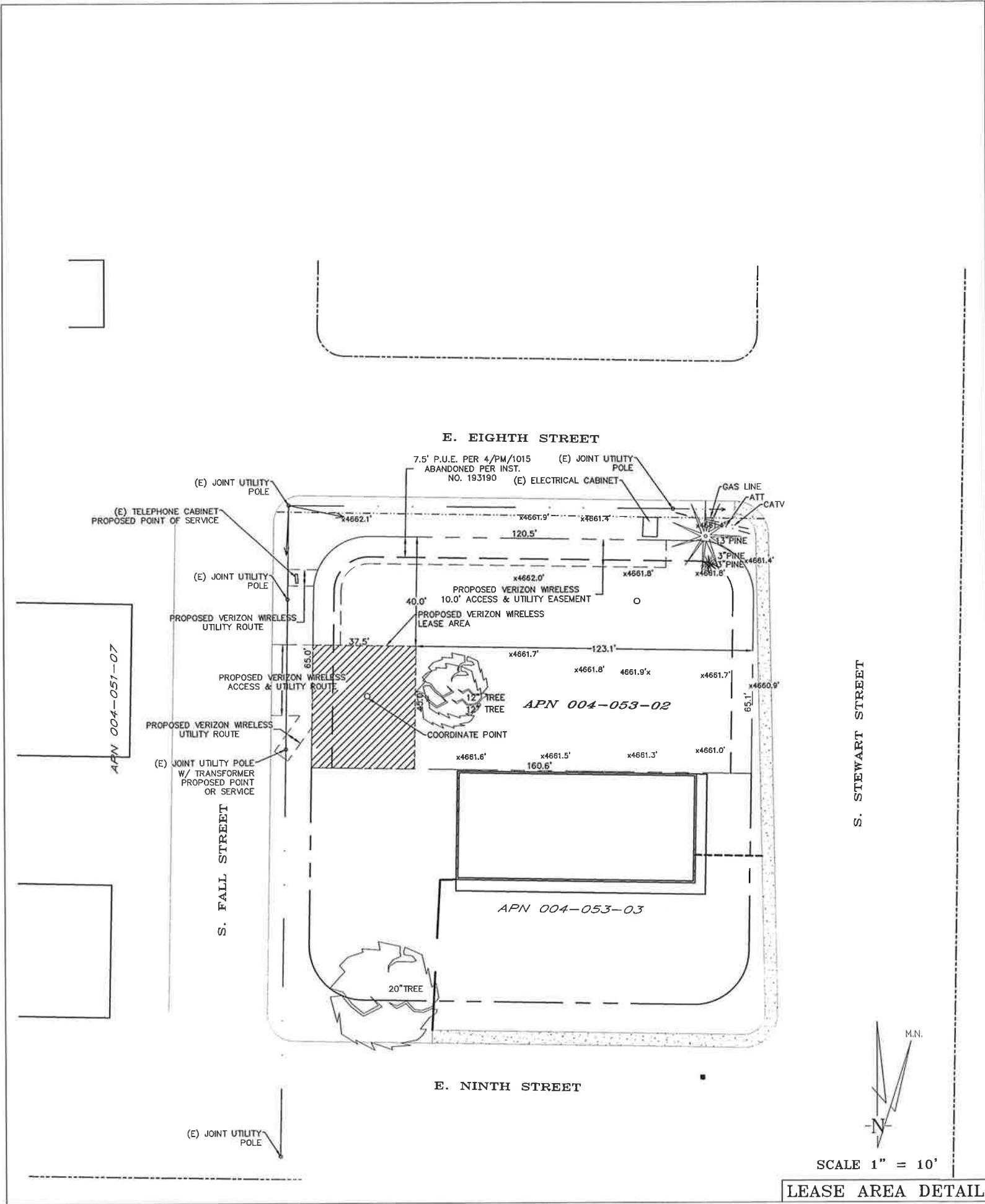
Not valid unless signed in ink by Acroname.

Revisions:

△ --  
△ --  
△ --  
△ --  
△ --

File:1621706\_T11.dwg  
Drawn By: LX  
Checked By: MST  
Scale: AS NOTED  
Date: 11/07/16

Job No. 1621706  
**T1.1**



### LEGEND

- PARCEL BOUNDARY
- NEIGHBORING PARCEL BOUNDARY
- LEASE AREA BOUNDARY
- UTILITIES
- (E) EASEMENTS
- (P) EASEMENTS
- FENCE LINE
- JP JOINT UTILITY POLE
- TP TELEPHONE POLE
- EP ELECTRICAL POLE
- 6" OAK TREE WITH DIAMETER BREAST HEIGHT (DBH)
- W WATER VALVE
- W WATER BOX
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET

Project Name: Silver Capitol

Project Site Location: S. Stewart Street  
Carson City, NV 89701  
Carson City County

Date of Observation: 12-04-15

Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole  
Coordinates

Latitude: N 39°09'32.71" (NAD83) N 39°09'33.04" (NAD27)

Longitude: W 119°45'54.51" (NAD83) W 119°45'50.86" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4662' AMSL

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, PLS  
13385

LOCATED IN THE COUNTY OF CARSON CITY, STATE OF NEVADA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

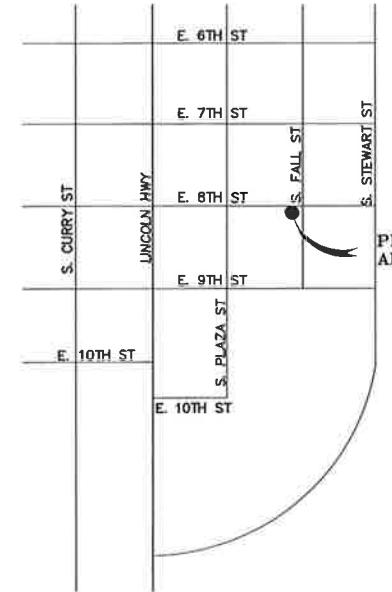
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S.  
N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE  
NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 3.69' FROM ELEVATIONS  
SHOWN.

CONTOUR INTERVAL: N.A.

ASSESSOR'S PARCEL NUMBER: 004-053-02

LANDLORD(S): WILLIAM RAMOS FAMILY TRUST  
P.O. BOX 401  
SACRAMENTO, NV 95812



CARSON CITY, NV

VICINITY MAP

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

### Silver Capitol Lease Area Description

All that certain lease areas being a portion of Parcel 2 as delineated on the plat filed in Book 4 of Parcel Maps, Page 1015 Carson City, Nevada Records, being more particularly described as follow:

Beginning at the Southwest corner of the aforementioned Parcel 2; thence along the West boundary of said parcel North 00°58'22" East 45.00 feet; thence leaving said West boundary South 89°01'38" East 37.50 feet; thence South 00°57'52" West 45.00 feet; thence North 89°02'08" West 37.50 feet to the point of beginning.

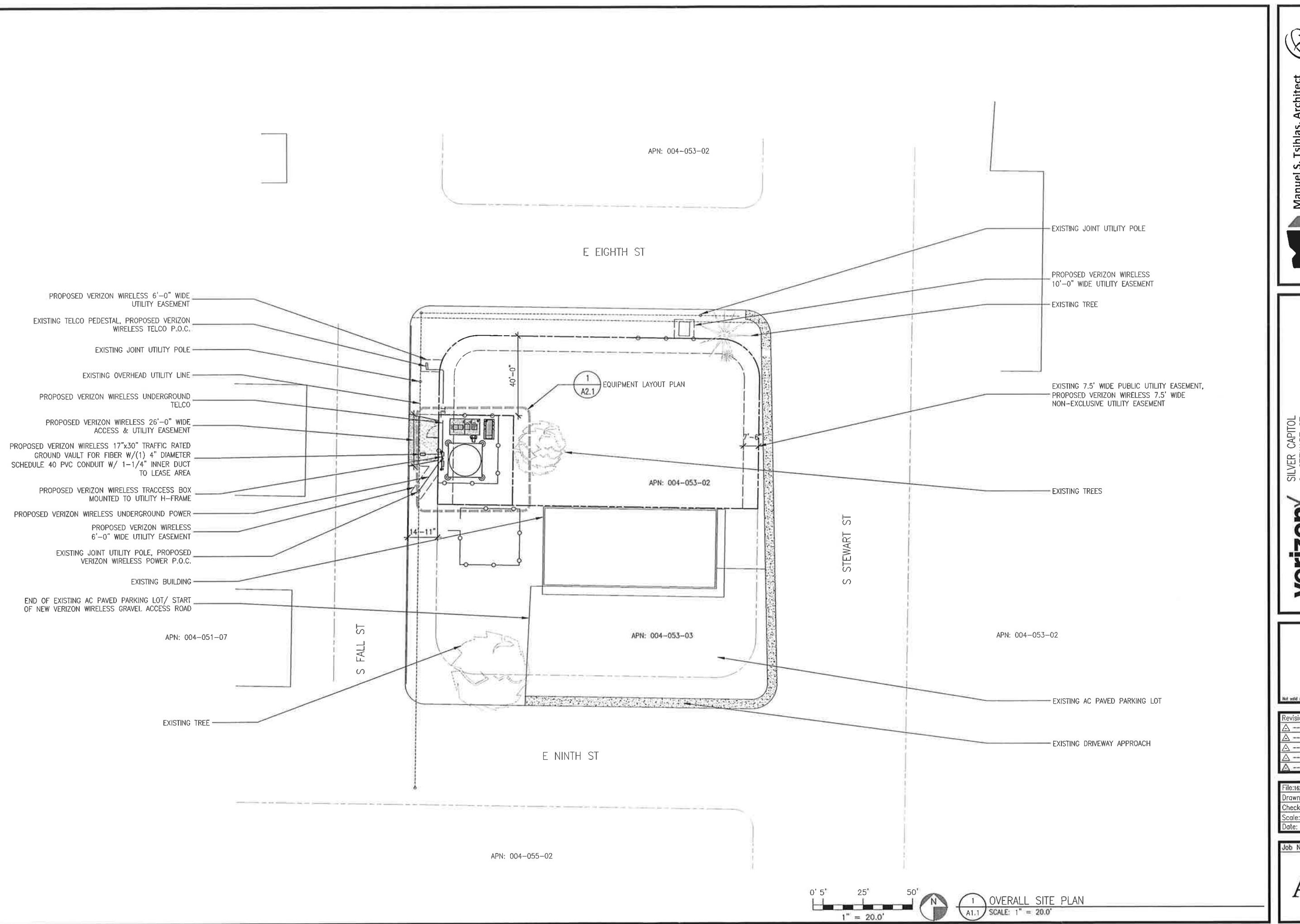
Together with easements for access and utility purposes, over and across the West 10.0 feet and West 128.5 feet of the North 10.0 feet of the aforementioned Parcel 2.

**verizon**

SILVER CAPITOL  
S. Stewart St.  
Carson City, NV 89701  
PLOT PLAN AND  
SITE TOPOGRAPHY

REVISIONS		12-10-15	Preliminary Drawing	DS
REV	01-20-16	rev. lease area	DS	
REV				

C-1



**COMPLETE**  
Wireless Consulting, Inc.

**Manuel S. Tsihlas, Architect**  
1520 River Park Drive, Sacramento, CA 95815  
916-505-3811

These drawings are property of TSIHLAS, INC. and shall remain the property of TSIHLAS, INC. until paid for in full. They are not to be copied or reproduced, in whole or in part, without the written consent of the architect.

**verizon**  
SILVER CAPITOL  
S. STEWART ST.  
CARSON CITY, NV 89701  
SHEET TITLE: OVERALL SITE PLAN  
SHEET NUMBER: A1.1

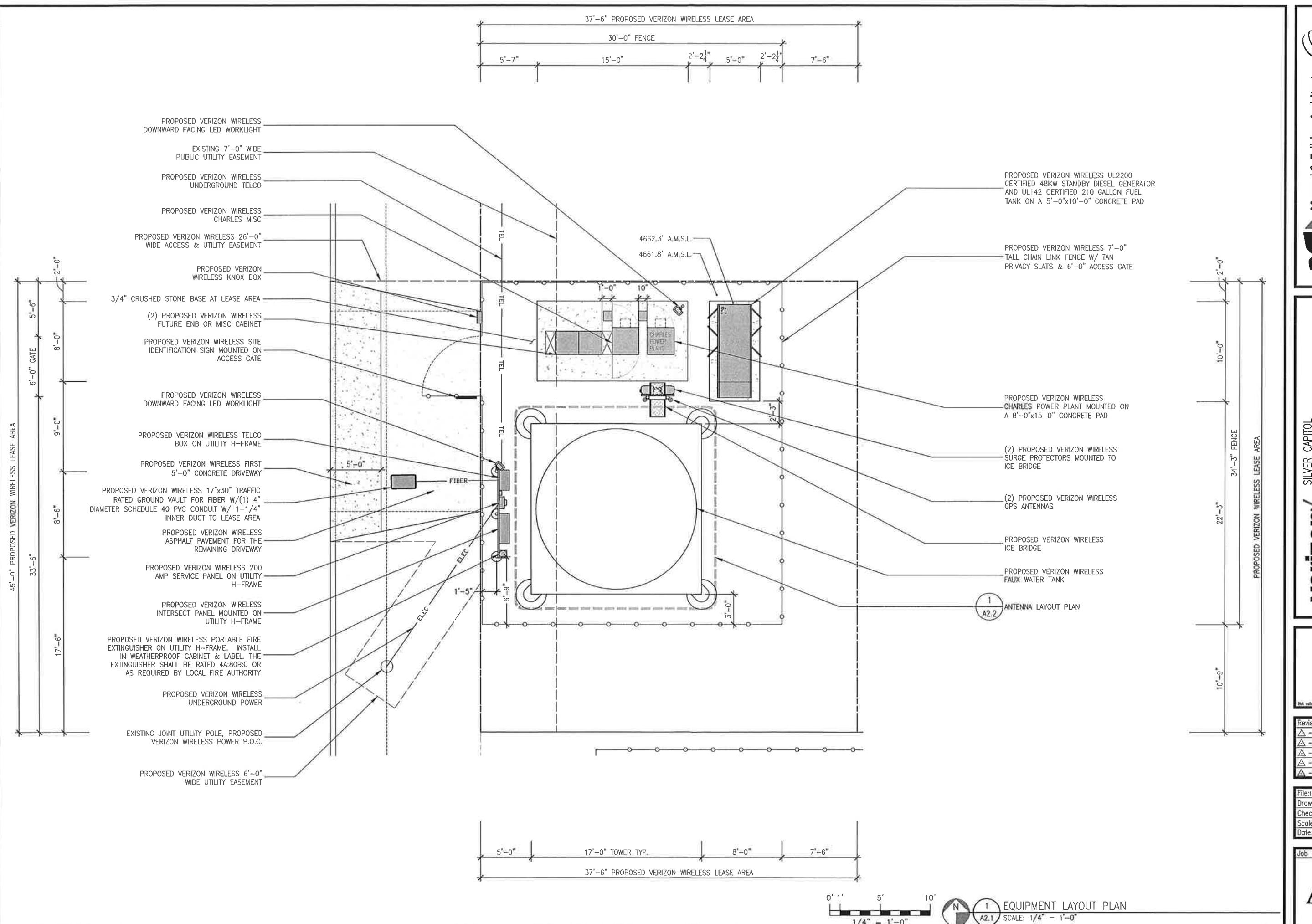
Not valid unless signed in ink by licensee.

Revisions:  
 --  
 --  
 --  
 --  
 --  
 --

File:1621706.A11.dwg  
 Drawn By: LX  
 Checked By: TST  
 Scale: AS NOTED  
 Date: 11/07/16

Job No. 1621706

**A1.1**



**COMPLETE**  
Wireless Consulting, Inc.  
1620 River Park Drive, Sacramento, CA 95815  
916.502.5111  
NOTICE: DRAWINGS ARE THE PROPERTY OF VERIZON. WE RESERVE THE RIGHT TO REPRODUCE OR REUSE THESE DRAWINGS AS NECESSARY. NO PARTS OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR USED WITHOUT THE WRITTEN CONSENT OF VERIZON. CONFIDENTIAL. WORK, S. DESIGN, MONTGOMERY, ALL RIGHTS RESERVED.

**verizon**  
SILVER CAPITOL  
S. STEWART ST.  
CARSON CITY, NV 89701  
EQUIPMENT LAYOUT PLAN  
SHEET TITLE:

Not valid unless signed in ink by licensee.  
Revisions:  
△ --  
△ --  
△ --  
△ --  
△ --

File:162.1706\_A21.dwg  
Drawn By: LX  
Checked By: TST  
Scale: AS NOTED  
Date: 11/07/16

Job No. 162.1706

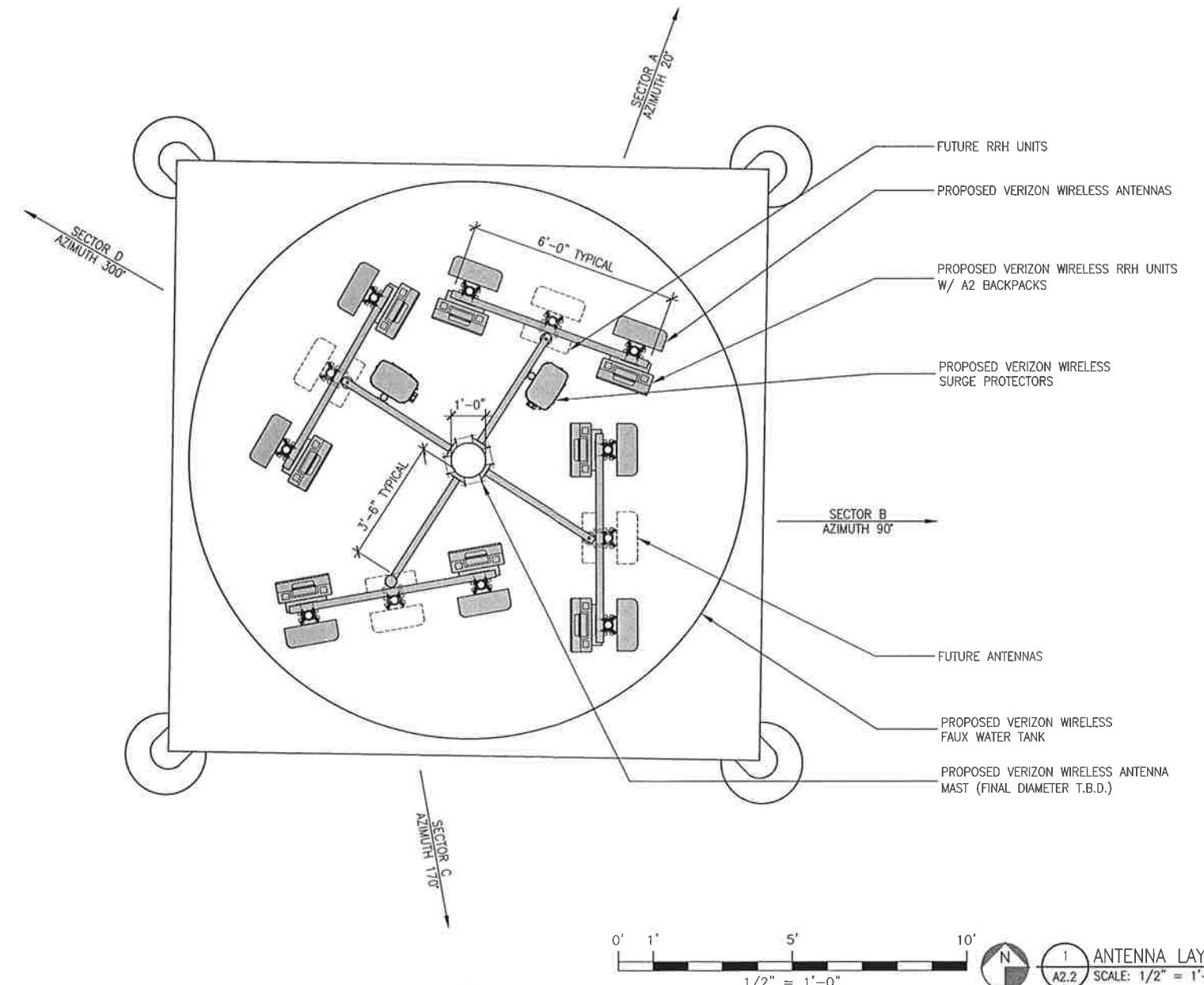
**A2.1**

## PROPOSED EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY				TOTAL
		SECTOR A	SECTOR B	SECTOR C	SECTOR D	
ANTENNA	SBNHH-1D45C	2	2	2	2	8
RRH	RRUS12 W/ A2 OR EQUIVALENT	2	2	2	2	8
TMA OR DIPLEXER	N/A	—	—	—	—	—
SURGE PROTECTOR/HYBRID	RAYCAP DC3315/ HYBRID TRUNK CABLE			2/2		2/2
COAXIAL CABLE	N/A	—	—	—	—	—
RET CABLE	5/16"			1		1

## FUTURE EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY				TOTAL
		SECTOR A	SECTOR B	SECTOR C	SECTOR D	
ANTENNA	SBNHH-1D45C	1	1	1	1	4
RRH	RRUS12 W/ A2 OR EQUIVALENT	1	1	1	1	4
TMA OR DIPLEXER	N/A	—	—	—	—	—
SURGE PROTECTOR/HYBRID	RAYCAP DC3315/ HYBRID TRUNK CABLE			1/1		1/1
COAXIAL CABLE	N/A	—	—	—	—	—
RET CABLE	5/16"			—		—



SILVER CAPITOL  
S. STEWART ST.  
CARSON CITY, NV 89701

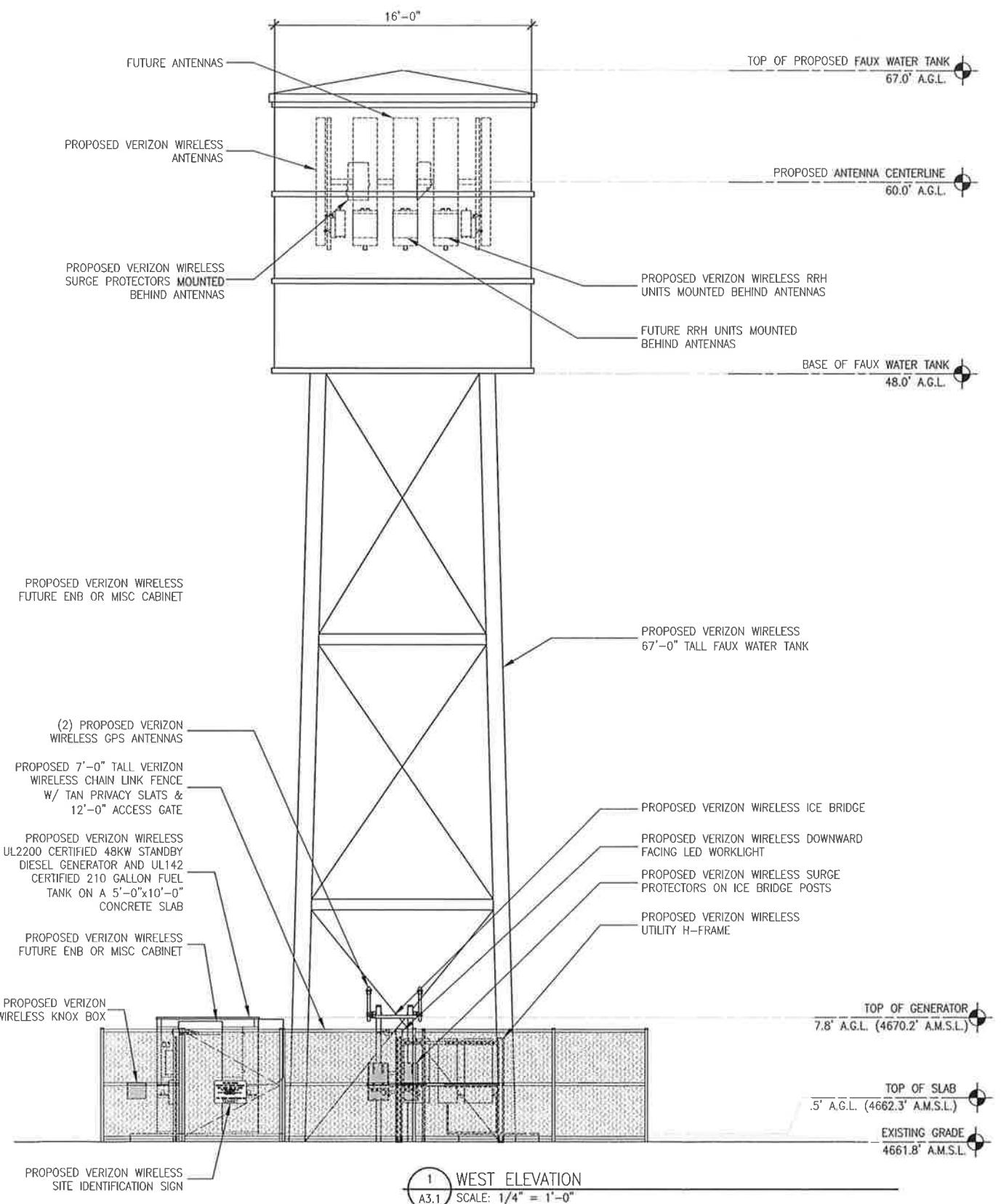
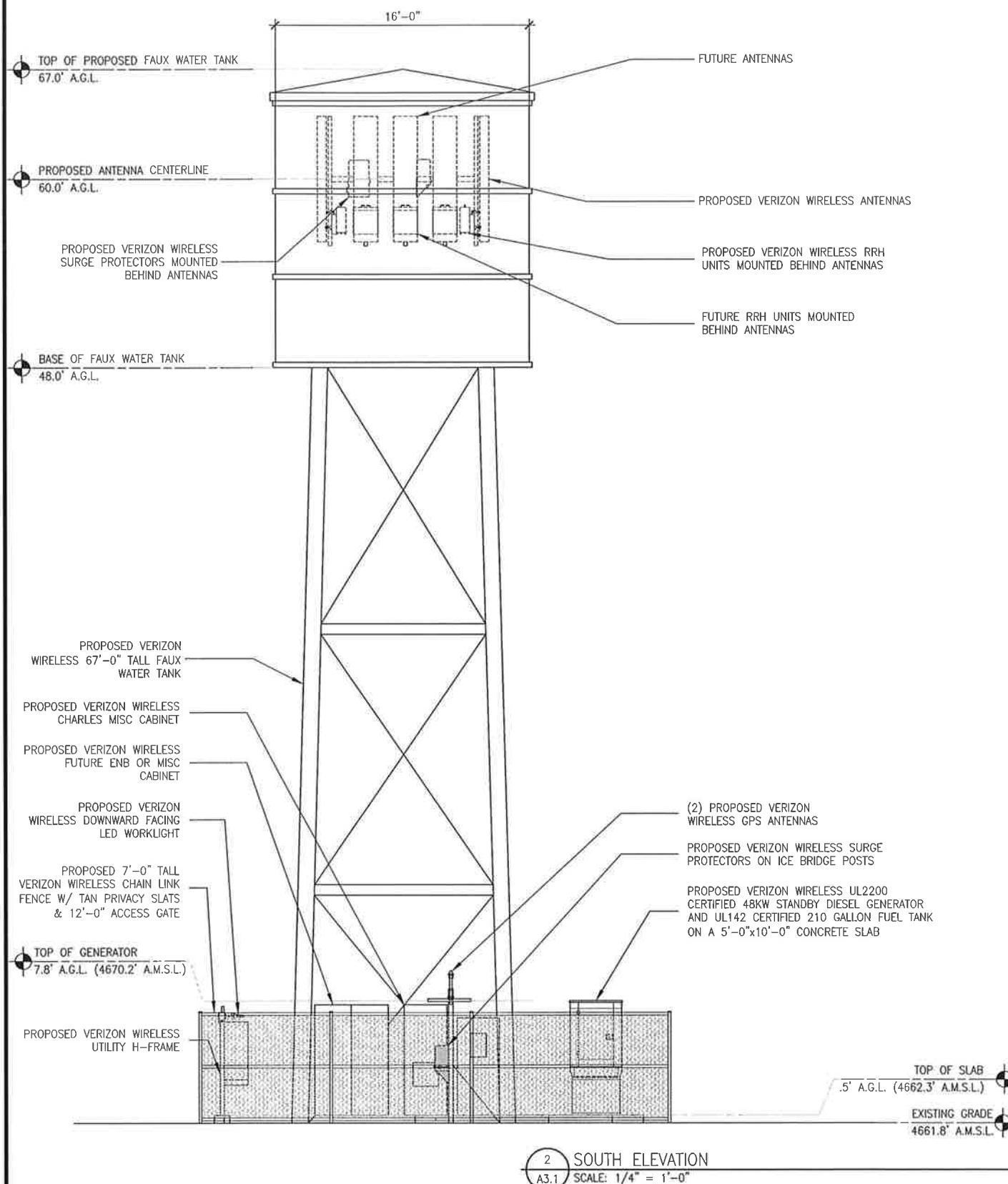
verizon<sup>®</sup>

SHEET TITLE:

Manuel S. Tsihas, Architect  
1520 Blue Park Drive, Sacramento, CA 95815  
209.555.5551

COMPLETE  
Wireless Consulting, Inc.

These drawings are the property of VERIZON. All rights reserved. VERIZON, the VERIZON logo, and the VERIZON color scheme are trademarks and/or service marks of Verizon Communications Inc. and/or its affiliated companies. All other marks contained herein are the property of their respective owners.



**verizon**  
SILVER CAPITOL  
S. STEWART ST.  
CARSON CITY, NV 89701

PROJECT ELEVATIONS

SHEET TITLE:

Revisions:

File: 62.1706.A31.dwg  
Drawn By: LX  
Checked By: IST  
Scale: AS NOTED  
Date: 11/07/16

Job No. 162.1706

**A3.1**

**COMPLETE**  
Wireless Consulting, Inc.  
Manuel S. Tsihas, Architect  
1520 River Park Drive, Sacramento, CA 95815  
916-502-3811  
THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF MANUEL S. TSIAHS, INC. THEY ARE TO BE USED FOR THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR ANY OTHER PURPOSE. THEY ARE NOT TO BE COPIED, REPRODUCED, OR ALTERED. ALL RIGHTS RESERVED.  
MANUEL S. TSIAHS, INC. IS NOT LIABLE FOR ANY DAMAGES, WHETHER DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL, WHICH MAY RESULT FROM THE USE OF THIS DRAWING.