

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 29, 2020

FILE NO: LU-2019-0081

AGENDA ITEM: E.7

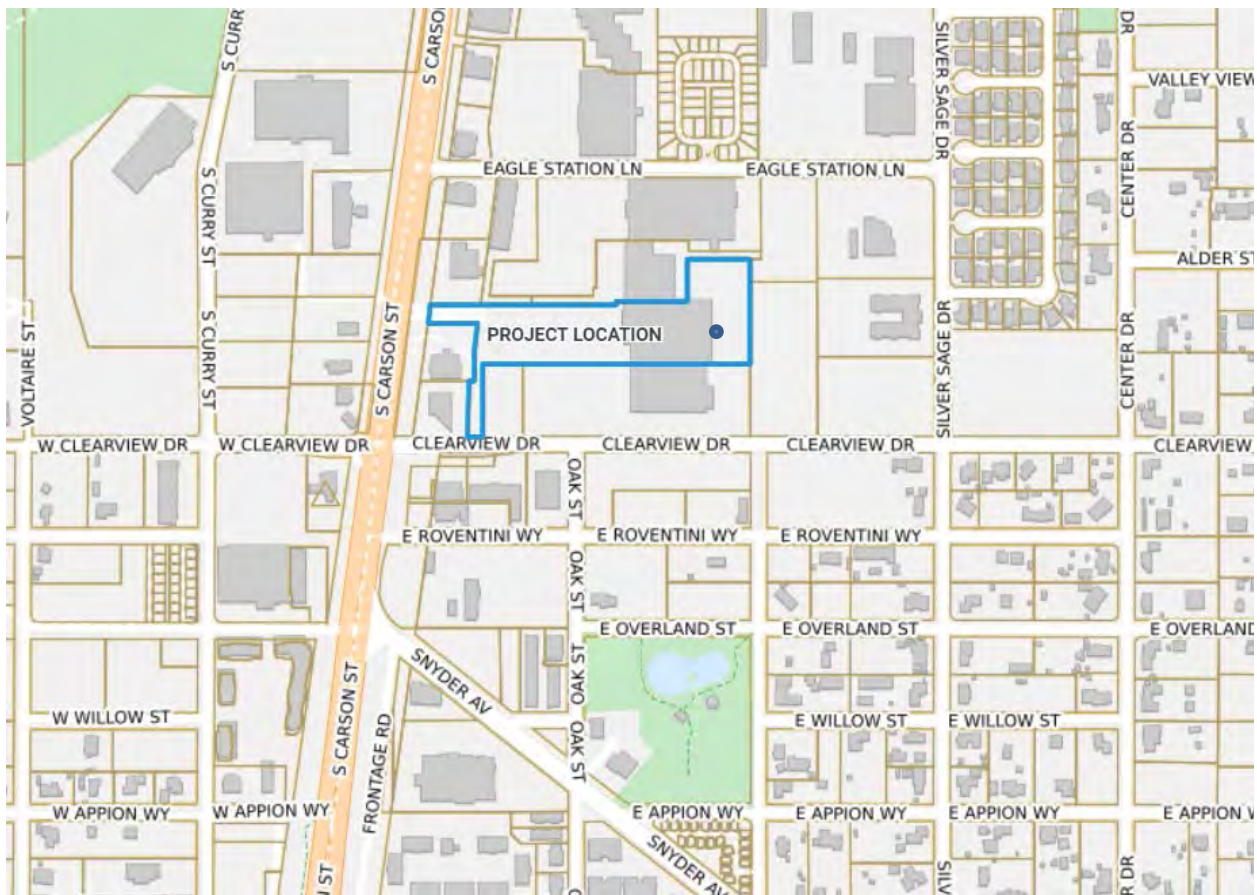
STAFF CONTACT: Kathe Green, Assistant Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a new wireless communication facility on property zoned General Commercial (GC), located at 4209 South Carson Street, APN 009-125-24. (Kathe Green, kgreen@carson.org)

*Summary: The applicant is proposing a new 100-foot tall wireless telecommunication monopole with an 8-foot by-8-foot walk in equipment closet and a back-up generator. New telecommunication facilities that exceed the 45-foot height limit of the General Commercial district require approval of a Special Use Permit.*

**RECOMMENDED MOTION:** "I move to approve LU-2019-0081, based on the findings and subject to the conditions of approval contained in the staff report."

### VICINITY MAP:



**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.
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 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. 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.
8. 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 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.
9. Ground-mounted facilities (monopole, antennas, and exterior of equipment building) shall be painted a non-glossy, earth toned/neutral color that blends with the surrounding natural environment. The applicant shall provide the Planning Division with the proposed color choices for review and approval with the building permit. The color of the proposed fencing slats will also need to be reviewed prior to installation.

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

10. The applicant shall limit any future costs assessed to other service providers requesting to co-locate. The costs shall be limited to a proportional share of the ground lease, site

acquisition costs, design, capital costs for construction of the freestanding tower including associated permitting cost and reasonable maintenance, repair, and replacement costs.

11. The maximum overall height of the tower is limited to 100 feet.
12. The security barrier of the enclosure around the facility to be constructed of CMU. The exterior façade of the enclosure must be a stucco finish and the color must match the adjacent building. There is no restriction on the height of the CMU barrier. No anti-climb strands are allowed above the CMU. The gate opening must have metal panels or wrought iron, not chain link fencing and the color must match the stucco.
13. 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.
14. This permit shall become null and void and the wireless communications tower structure and ancillary equipment shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.
15. Drive isles must be retained where necessary for circulation, meeting Carson City Standard Details for minimum width.
16. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments as adopted by Carson City

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.135 (General Commercial Uses), 18.15 (Communication Facilities and Equipment), and Development Standards Division 1 Land Use and Site Design at 1.9 (Wireless Telecommunication Facilities and Equipment).

**MASTER PLAN DESIGNATION:** Commercial/Regional Commercial

**PRESENT ZONING:** General Commercial

**KEY ISSUES:** Will the proposed wireless telecommunication facility with a 100-foot tall monopole be in keeping with all of the standards of the Carson City Municipal Code? Has sufficient information been provided to justify the location and height of the facility?

**SURROUNDING ZONING AND LAND USE INFORMATION**

WEST: General Commercial/commercial building, parking area, then restaurant

EAST: Retail Commercial/vacant then commercial building

NORTH: General Commercial/commercial buildings

SOUTH: General Commercial/parking area, then right-of-way

**ENVIRONMENTAL INFORMATION**

FLOOD ZONE: X

EARTHQUAKE FAULT: Moderate, within 200 feet

SLOPE: Site is flat

**SITE DEVELOPMENT INFORMATION**

LOT SIZE: 6.3 acres

STRUCTURE SIZE/HEIGHT: 100-foot tall monopole, with 40 foot by 36 foot lease area containing the pole and supporting equipment.

SETBACKS: Zero setbacks are required other than when a property is adjacent to residential or streets in the General Commercial zoning district.

VARIANCES REQUESTED: None

## PREVIOUS REVIEWS

None

## DISCUSSION:

Carson City Municipal Code (CCMC) 18.15 *Communication Facilities and Equipment* requires approval of a Special Use Permit for the construction and operation of a wireless telecommunication facility in any non-residential zoning district, unless one of the following applies:

- 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;
- The tower meets the height restriction of the proposed zoning district; or
- The tower does not increase the height of an existing structure that already exceeds the height requirement of the zoning district.

The applicant is proposing the construction of a 100 foot monopole wireless communication facility within a 40 foot by 36 foot lease area at 4209 South Carson Street. The property is zoned General Commercial. The General Commercial zoning district allows a maximum height of 45 feet. Therefore, the proposed 100 foot tower requires approval of a Special Use Permit as it exceeds the maximum allowed height. The lease area will house the proposed monopole as well as an 8 foot by 8 foot by 10 foot height modular building to accommodate equipment cabinets. A backup generator is included in the proposed equipment.

The site is located on the east side of South Carson Street in the Southgate Shopping Center. The tower is proposed at the rear of the farthest south building in the complex, at a point approximately 375 feet north of the Clearview Drive right-of-way. The proposed location will not impact drive aisles or parking. A non-exclusive access easement is proposed in the existing driveway area. The surrounding properties to the north, south, east and west are commercially zoned. The applicant will be required to paint the tower and modular building a neutral color. The applicant has proposed surrounding the lease area with a six foot tall chain link fence, fitted with privacy slats, with the addition of three strands of anti-climb barrier on top of the fencing. Staff has determined that the location is visible from the north, east and south and that barbed wire is not acceptable in this location. Therefore, the proposed chain link fencing with anti-climb strands on top surrounding the facility must be changed to a CMU product with stucco. The color of the stucco must match the building. There is no limit on the height of the CMU enclosure, but no anti-climb strands will be allowed on top of the enclosure. The gate for access to the enclosure will also need to be metal panels or wrought iron fencing, not chain link with slats. A condition of approval is included detailing this requirement.

Carson City Development Standards Division 1.9 *Wireless telecommunication facility* outlines the requirements for wireless telecommunication facilities. A summary of how the application complies with these standards is below:

### *1.9 - Wireless telecommunication facilities and equipment.*

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

*1. Location and Placement Standards.*

- a. Facilities and equipment shall be located according to the following priorities, (#1 is the most acceptable, #5 is the least acceptable):*

- (1) Concealed within an existing structure;*
- (2) Camouflaged or screened within an existing structure;*
- (3) Camouflaged or screened on an existing structure, particularly existing telecommunications facilities, utility poles and towers, water towers, and commercial, industrial or public facility buildings;*
- (4) Co-located with existing wireless communication service facilities;*
- (5) Erection of a new, freestanding facility subject to other requirements of this section and where visual impact can be minimized and/or mitigated.*

**The applicant proposes a new, freestanding facility. The ground mounted portions of the facility lease area of 40 foot by 36 foot must be screened from view with a new enclosure, constructed of CMU. The facility is proposed at the rear of existing buildings in an area where deliveries are made to the site. There is a significant drop off at the east of the building which would make the proposed location visible from adjacent properties. The height of the enclosure may be adequate to provide security, but it may not include any anti-climb barrier on top. A condition of approval states the enclosure must be CMU, and have a stucco finish on the outside to match the adjacent building. A gate for access into the enclosure must also utilize metal panels or wrought iron, not chain link fencing and match the color of the stucco. Additionally, the tower will be required to be painted a neutral/earth-toned color that will blend with the back drop to further minimize visual impacts.**

- b. The applicant shall adequately justify the location proposed based on a consideration of the above priorities.*

**The applicant is proposing a new, freestanding 100 foot monopole in the southern part of the city. According to the application material, the height of the pole and size of the lease area can both accommodate future co-location. As noted above, the ground-mounted portions of the facility are proposed to be screened from view using existing buildings, and CMU construction of the enclosure, as the proposal is to the rear of the location under review and will be visible from adjacent properties. The applicant has provided justification for the proposed location, showing existing and proposed coverage if the monopole is approved at this location. The applicant has also provided photo-simulation pictures of the vicinity of the proposed monopole.**

- c. *Placement on existing structures shall not jeopardize the character and integrity of the structures as determined by the building and/or engineering department.*

**This is a new facility and will not be placed on existing structures.**

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

**The new monopole is proposed to be located approximately 2,100 feet from the front of the property, which is Carson Street. It is proposed at a point 115 feet from the south side property line (approximately 375 feet from the Clearview Drive right-of-way) and approximately 150 feet from the eastern property line.**

- e. *Either the applicant or co-applicant must be a carrier licensed by the Federal Communications Commission and submit documentation of the legal right to install and use the proposed facility.*

**The applicant has submitted documentation of their FCC license.**

2. *Height and Dimensional Standards.*

- a. *The height of the facility shall include any antenna, array or other appurtenances.*
- b. *Facilities shall not exceed 120 feet in height above grade. The applicant must provide a written justification for the proposed use and adequately demonstrate that the proposed height is necessary, including co-location opportunities. The applicant shall submit a report from an independent, accredited source providing justification for the proposed height or an alternative lower height.*

**The General Commercial zoning district allows for a maximum height of 45 feet. The applicant is proposing a 100 foot monopole. According to the application this height and the size of the lease area will allow for future co-location. The proposed height of 100 feet will allow the applicant to reach the intended service area at the lowest functional height.**

3. *Setbacks.*

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

**The facility will exceed the required zero foot setbacks for the General Commercial zoning district. Additionally, the tower will be approximately 600 feet from the residentially zoned properties to the south.**

4. *Design Standards.*

- a. *Ground mounted facilities and equipment not camouflaged by design, existing buildings or structures shall be screened according to adopted Carson City standards, including landscaping and screen walls.*

**The applicant proposes a new, freestanding facility. The ground mounted portions of the facility will be screened from view with a new enclosure, which will need to be constructed of CMU, with stucco on the exterior to match the building, with no anti-climb barrier on top. The height of the enclosure is allowed to be adequate to provide security. The location is proposed at the rear of a large commercial building.**

- b. Facilities and equipment that are side mounted on buildings shall be consistent with the architectural style and color of the building on which it is mounted.*

**The facility will be ground mounted.**

- c. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural and built environment.*

**The monopole and other ground-mounted equipment will be required to be painted a neutral/earth-toned color that will blend with the back drop to further minimize visual impacts. The proposed construction of the enclosure with the required CMU as well as the color of the stucco on the exterior will be required to be reviewed prior to installation.**

- d. Equipment shelters not placed underground shall be appropriately screened according to adopted Carson City standards.*

**The equipment shelter will be above ground. The location of the lease area is proposed at the rear of an existing building in a shopping center, where the location would share an area used for deliveries to the businesses on site. The equipment shelter within the enclosure will also be required to be painted a non-glossy neutral/earth-toned color that will blend with the surroundings. The color of the stucco on the CMU enclosure will need to be reviewed as part of the building permit process.**

- e. New, stand-alone facilities shall be designed to allow additional wireless service providers to co-locate antennas on the structure.*

**The applicant has acknowledged that the facility will be able to accommodate future collocation.**

- f. The exterior of facilities and equipment shall not be lighted unless required by the Federal Aviation Administration (FAA) with the exception of manually operated emergency lighting.*

**There is downward facing lighting proposed on the facility near the equipment cabinets. No other lighting is proposed. The applicant has stated this lighting would only be used if a technician were on site.**

- g. All ground mounted facilities and equipment shall be surrounded by a security barrier. The barrier shall contain adequate controlled access and be posted with a 1 square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.*

**The applicant's proposal for a six foot tall chain link fence, with sight obscuring slats and three strands of anti-climb material on top of the fencing is unacceptable, as the site is visible from adjacent parcels and there is a significant drop off to the east. Therefore, a condition of approval states the exterior of the facility will have a CMU constructed fence, which may be of an adequate height to provide security, but no anti-climb strands are allowed on**

**the stop of the fencing. The exterior of the CMU must have a stucco finish with a color that matches the adjacent building. Additionally, a sign will be posted listing the facility owner and 24-hour emergency telephone number.**

Of note, wireless telecommunication facilities are regulated by the Federal Telecommunications Act which prohibits local governments from writing ordinances that impose unreasonable barriers to the siting of towers/antennas and the provision of wireless service. Local governments cannot write regulations that would (1) discriminate among providers of functionally equivalent services; (2) prohibit, or effectively prohibit, wireless service provisions; or (3) regulate personal wireless service facilities based on environmental effects of radio frequency emissions, assuming the facilities are in compliance with the FCC regulations related to radio frequency.

The Telecommunications act also requires local governments to review applications in a timely manner and sets timeframes for review and decision regarding such applications. Additionally, in the event an application is denied, the local government must include a written explanation for the denial, substantiated by evidence.

Local governments do have the ability to regulate telecommunication facilities to a certain extent. Regulations may include location and design elements of towers and antennas, setbacks and screening requirements, “stealth” design standards, and different standards for residential zones, historic districts or environmentally sensitive areas.

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.

**PUBLIC COMMENTS:** On January 10, 2020, public notices were mailed to 42 adjacent property owners within 600 feet of the subject site. As of the writing of this report staff has received no comments in support or opposition to the request. 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 29, 2020, 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.

**Fire Department:** Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments as adopted by Carson City

**Engineering Department:** Drive aisles must be retained where necessary for circulation, meeting Carson City Standard Details for minimum width.

**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.***



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. Wireless telecommunications have become so widespread that they are as necessary as other utilities in the community. Goal 1.5 of the Master Plan calls for the City to cooperate and coordinate services for infrastructure, schools, etc. This monopole site will strengthen the communications infrastructure in the southern part of the city. The proposed project is also consistent with Goal 3.2, Protect Visual Resources, Issue 3.2c, Communication Facilities and Equipment. The location of the tower has been chosen with the intent to provide service as well as to be less noticeable. The proposed neutral color will be reviewed during the Building Permit process. The CMU constructed fence with exterior stucco to match the adjacent building, gate with metal panels or wrought iron may be of an adequate height to provide security. The modular building for equipment shelter will also be painted a matching neutral color. Additionally, the ground mounted features of the project will be concealed from the west by existing buildings on site.

***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 project, as designed and conditioned, will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The project will not cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The subject property is zoned General Commercial with General Commercial zoning to the north, south, and west. The ground mounted portions of the facility will be screened from view with sight-obscuring CMU constructed fencing with stucco on the exterior, which will be around the lease area. Screening from the west will be provided by the buildings on site. Additionally, the tower will be required to be painted a neutral/earth-toned color that will blend with the back drop to further minimize visual impacts. The facility will comply with the zero foot setbacks for the General Commercial zoning district. The new monopole is proposed to be located approximately 2,100 feet from the front of the property, which is Carson Street. It is proposed at a point 115 feet from the south side property line (approximately 375 feet from the Clearview Drive right-of-way) and approximately 150 feet from the eastern property line. The only lighting proposed will be downward facing lights at the equipment cabinets, which are intended to only be used when a technician is on site.

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

The facility will not be manned and therefore not expected to generate pedestrian or vehicular traffic. Technicians will inspect the facility one to two times per month and will access the facility from the property's delivery access entrance off of Clearview Drive, at the rear (east) side of the parcel.

***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 facility will not be manned and therefore will not require the extension or expansion of any public services and facilities, which are adequate in the area to accommodate the proposed facility.

***5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.***

Pursuant to Carson City Municipal Code (CCMC) 18.04.130, the General Commercial zoning district is intended to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Pursuant to CCMC 18.15.025, the applicant is requesting approval of a Special Use Permit for a 100-foot tall wireless telecommunication facility. Division 1.9 of Carson City Development Standards must also be met. As outlined above, the facility will meet the standards outlined in Division 1.9.

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

The proposed tower, antennas, equipment shelter building, CMU constructed fencing with stucco on the exterior and a gate with metal panels or wrought iron, not chain link of an adequate height to provide security and related equipment will not be detrimental to the public health, safety, convenience and welfare, and will cause no adverse impacts to surrounding properties. The monopole would provide the means to improve public safety, convenience and welfare by expanding wireless telecommunication coverage to the stationary as well as motoring public and provide more coverage to the south 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 located in such a way that the ground-mounted portions of the facility will be screened from view with the existing buildings and placed at a point 375 feet north of Clearview Drive. The exterior of the facility will have a CMU constructed fence with an exterior finish of stucco to blend with the surrounding area to help to mitigate any visual impacts from the tower.

Attachments:

City comments:

Engineering

Fire

Application LU-2019-0081

**Engineering Division  
Planning Commission Report  
File Number LU-2019-0081**

**TO:** Kathe Green - Planning Department  
**FROM:** Stephen Pott  y – Development Engineering Department  
**DATE:** January 22, 2020

**SUBJECT TITLE:**

Engineering Comments for LU-2019-0081 for a Telecommunication Facility at 4209 S Carson Street

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request provided that the following condition is met:

- Drive isles must be retained where necessary for circulation, meeting Carson City Standard Details for minimum width.

**ENGINEERING 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 discussion:

**C.C.M.C. 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans.

**C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians**

The project will have a negligible impact on pedestrians and traffic provided that the above condition of approval is met.

**C.C.M.C. 18.02.080 (5d) - Public Services**

The project has no impact to sewer, water, and storm drain infrastructure.

**C.C.M.C. 18.02.080 (5e) – Title 18 Standards**

Development Engineering has no comment on this finding.

Engineering Division  
Planning Commission Report

**C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare**

The project meets engineering standards for health and safety.

**C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5h) – Adequate Information**

The plans and reports provided were adequate for this analysis.

Fire comments LU 2019-0081:

1. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments as adopted by Carson City

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

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

\*Due after application is deemed complete by  
staff

☐ **SUBMITTAL PACKET – 4 Complete Packets (1 Unbound  
Original and 3 Copies) including:**

- ☐ Application Form
- ☐ Detailed Written Project Description
- ☐ Site Plan
- ☐ Building Elevation Drawings and Floor Plans
- ☐ Special Use Permit Findings
- ☐ Master Plan Policy Checklist
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date
- ☐ Project Impact Reports (Engineering)

☐ **CD or USB DRIVE with complete application in PDF**

**Application Received and Reviewed By:** \_\_\_\_\_

**Submission Deadline:** Planning Commission application  
submission [schedule](#).

**Note:** Submittals must be of sufficient clarity and detail for  
all departments to adequately review the request. Additional  
information may be required.

**FILE # SUP - -**

APPLICANT PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

PROPERTY OWNER PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

### PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA )  
COUNTY )

On \_\_\_\_\_, 2\_\_\_\_\_, \_\_\_\_\_, 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.

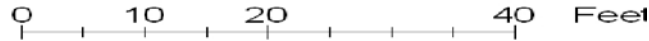
Notary Public

**NOTE:** If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the  
Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

## **SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS**

**SITE PLAN:** The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
  - (a) Applicant's name, mailing address, and daytime phone number (including area code).
  - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
  - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
  - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
  - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
  - (a) Distances from property lines indicated by dimensions.
  - (b) Distances between buildings shall be indicated on the site plan.
  - (c) Clearly label existing and proposed structures and uses, and show dimensions.
  - (d) Square footage of all existing and proposed structures.
  - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - (f) Elevations of any proposed structures/additions.
  - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
  - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - (b) Show adjoining street names.
  - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

**PROJECT IMPACT REPORTS:** Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

## **SPECIAL USE PERMIT APPLICATION FINDINGS**

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

**THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.**

**CCMC 18.02.080(5) FINDINGS.** Findings from a preponderance of evidence must indicate that the proposed use:

**1. Will be consistent with the objectives of the Master Plan elements.**

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at [www.carson.org/planning](http://www.carson.org/planning) or you may contact the Planning Division to review the document in our office or request a copy.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.



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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

**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.**

Explanation:

- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
- B. How will your project affect police and fire protection?
- C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at [www.carson.org/planning](http://www.carson.org/planning).

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

### **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.

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Applicant's Signature

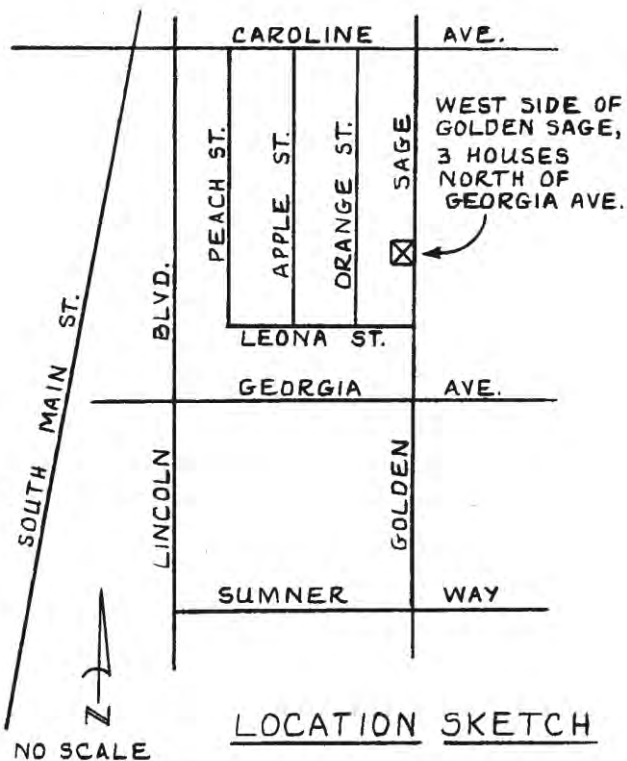
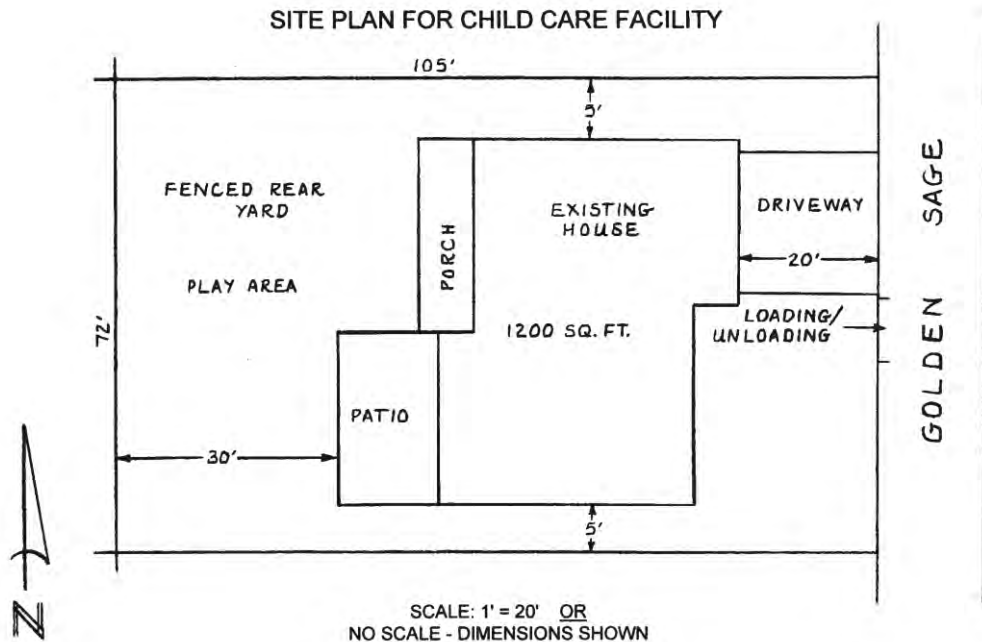
---

Print Name

---

Date

**EXAMPLE  
SPECIAL USE PERMIT/VARIANCE**



OWNER: John Doe  
123 Anyplace  
Carson City NV 89701  
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

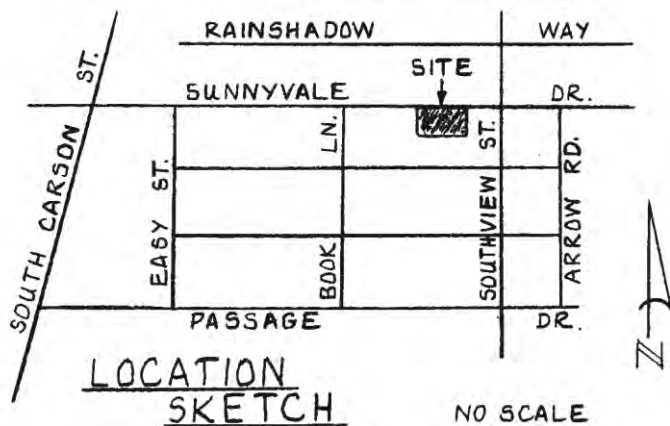
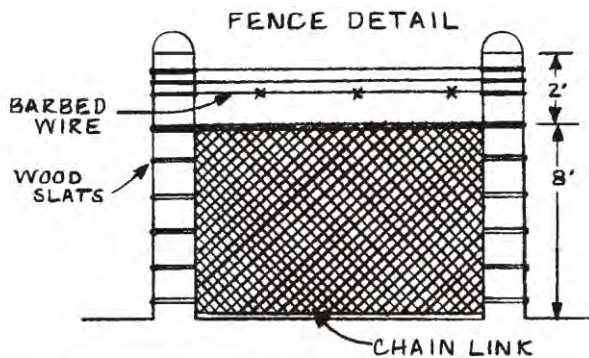
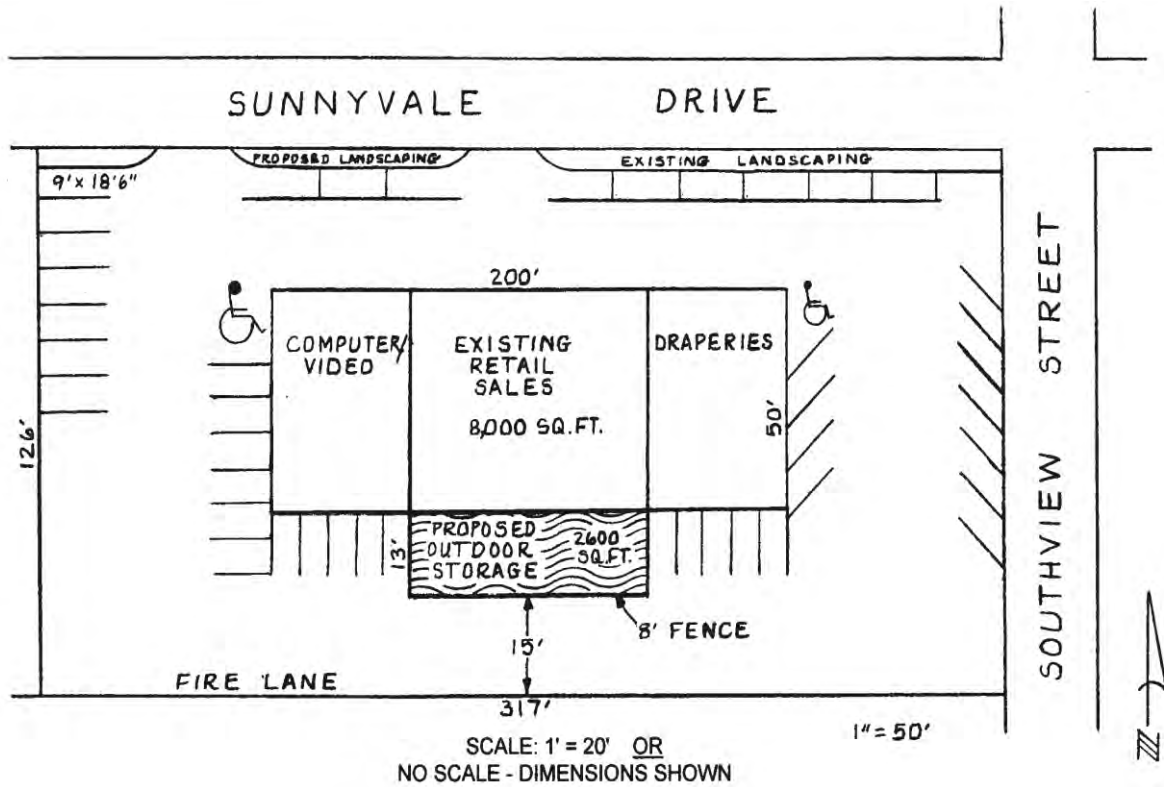
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

Site Plan Prepared By John Doe

**EXAMPLE  
SPECIAL USE PERMIT/VARIANCE**

**SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE**



OWNER: John Doe  
123 Anyplace  
Carson City NV 89701  
(775) 111-1111

APPLICANT: Jane Smith  
345 Someplace  
Carson City NV 89701  
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

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

Development Name: \_\_\_\_\_

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

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

### DEVELOPMENT CHECKLIST

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

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



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

#### Is or does the proposed development:

- ☐ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)? **N/A**
- ☐ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)? **Concrete and steel construction.**
- ☐ Located in a priority infill development area (1.2a)?
- ☐ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)? **N/A**

- ☐ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- ☐ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)? [N/A](#)
- ☐ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)? [N/A](#)
- ☐ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☐ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☐ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☐ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)? [N/A](#)

## CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

### Is or does the proposed development:

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

## CHAPTER 5: ECONOMIC VITALITY



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

### Is or does the proposed development:



- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j) **N/A**
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)? **N/A**
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☐ Promote revitalization of the Downtown core (5.6a)? **N/A**
- ☐ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)? **N/A**

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

### Is or does the proposed development:

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

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

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





December 3, 2019

Special Use Permit Findings Statement

Re: Proposed new AT&T Wireless Facility at: 4209 S Carson Street, Carson City, NV 89701;  
APN: 009-125-24

Please find below the Special Use Permit Findings responses per the Special Use Permit Application instructions:

1. **Will be consistent with the objectives of the Master Plan elements:** Our telecommunications tower will be appropriate in a commercial zoned area where it will fit in with the more business styled structures while still being able to provide good coverage to homes and businesses alike in the nearby region.
2. **Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity:** The tower will have no adverse impacts to noise, vibrations, fumes, odors, dust, glare, or physical activity for this area. The tower fits in well with the commercial business focused aspect of this stretch of land along near the junction of highway 50 and highway 395 and will increase coverage both to the local community and emergency services in the area. No lighting should be necessary on the tower and the only other light on the entire compound will be a small outdoor light on the equipment cabinet so our technicians can see if nighttime emergency adjustments are needed. The equipment area will be well shielded from view with a chain link fence that includes wood slats to obscure view of the equipment. This increased connectivity will make this a more desirable area for additional homes and business that have come to rely on signal for their everyday needs.
3. **Will have little or no detrimental effect on vehicular or pedestrian traffic:** This is an unmanned facility so once the tower is operational it will only require visits from a single technician in a standard size vehicle about once a month to ensure it is operating normally. Traffic impacts will be insignificant.
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:** This facility is unmanned and has no need for water or sewage so it will have no impact on schools, water, sanitary sewer, public roads, storm drainage, or other public resources. The tower will improve the communication for local police and fire protection by providing additional cell coverage to the area.
5. **Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district:** Per County Code our project type is allowed and permissible in Commercial districts. Our tower also serves a useful utility need for both the surrounding commercial businesses and the other nearby residential areas. This project will not increase the



population density or have any other significant impacts that will negatively impact city resources in the area.

6. **Will not be detrimental to the public health, safety, convenience, and welfare:** This project will not have any negative impacts to the public health, safety, convenience, or welfare in any way. The increased connectivity will improve local fire and police safety by providing a better means to seek help and communicate with emergency services and will provide more convenience internet and cell coverage services to the community.
7. **Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures:** This project will not result in any material damage to any of the surrounding properties.

#### **ACKNOWLEDGEMENT 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's Signature

---

Print Name

---

Date



December 3, 2019

Project Description & Justification Statement

Re: Proposed new AT&T Wireless Facility at: 4209 S Carson Street, Carson City, NV 89701;  
APN: 009-125-24

Project Description

The proposed project consists of installing a new unmanned telecommunication facility consisting of a 40' x 40' AT&T lease area with 9 panel antennas and 18 remote radio heads/units installed on a proposed 100' tall monopole tower. And installing an 8' x 8' walk in equipment closet and backup generator within the proposed AT&T lease area.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in Carson City. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will also increase the network capacity. This network will provide an extremely valuable service to those who live, travel, and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will ever attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility.
- The equipment located in the shelter will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure.
- The building used to house the communication equipment is a 8' wide by 8' long by 10' high "modular" building.

Should you have questions regarding this project, please do not hesitate to contact me at (916) 296-2011.

Sincerely,

**Sara King**  
Site Acquisition Specialist  
**Epic Wireless Group LLC**

**CVL02166 – C-City Junction**  
**4209 S Carson Street, Carson City, NV 89701**

# **Alternative Site Location and Height Analysis**

# CVL02166 – Service Improvement Objective

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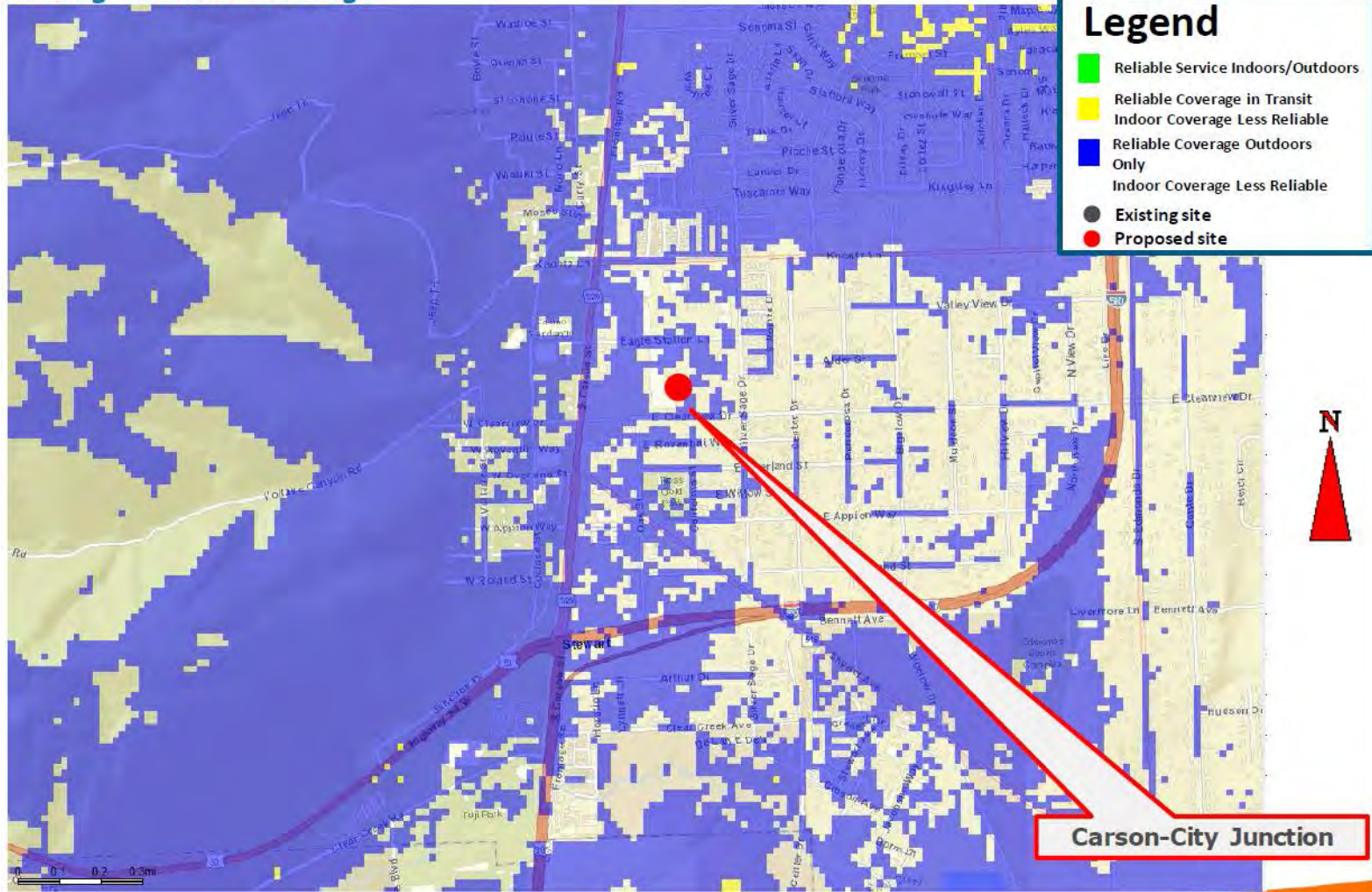
- The purpose of the proposed cell tower site is to improve coverage and capacity for homes and businesses near the interchange of Highway 50 and Highway 395. From the maps on page 3, 4, and 5 you can see that this area has spotty outdoor coverage due to existing towers that have AT&T equipment on them already that are located to the north, south, and west but the region lacks reliable outdoor coverage and has no transit or indoor coverage. The proposed tower will fill that gap to provide a reliable coverage network in this area that is stable enough to support indoor and in-transit coverage for residences and commercial businesses nearby.
- We reviewed all potential known towers within the nearby vicinity for possible collocation potential. No other towers in the area are close enough to be used for collocation. For more detail on our review of the area in regards to collocation please see page 6 and 7.
- Since the vast majority of the area north and south of Highway 50, east of Highway 395, is residential, we constrained our search for locations to the commercial properties immediately adjacent to Highway 395 as the only permissible locations for a new facility. From there we sought out willing property owners with locations that would need the least amount of disturbance to install roads, power, and telco lines and selected our proposed location at 4209 S Carson Street, Carson City, NV 89701.





# CVL02166 – Current Coverage Map

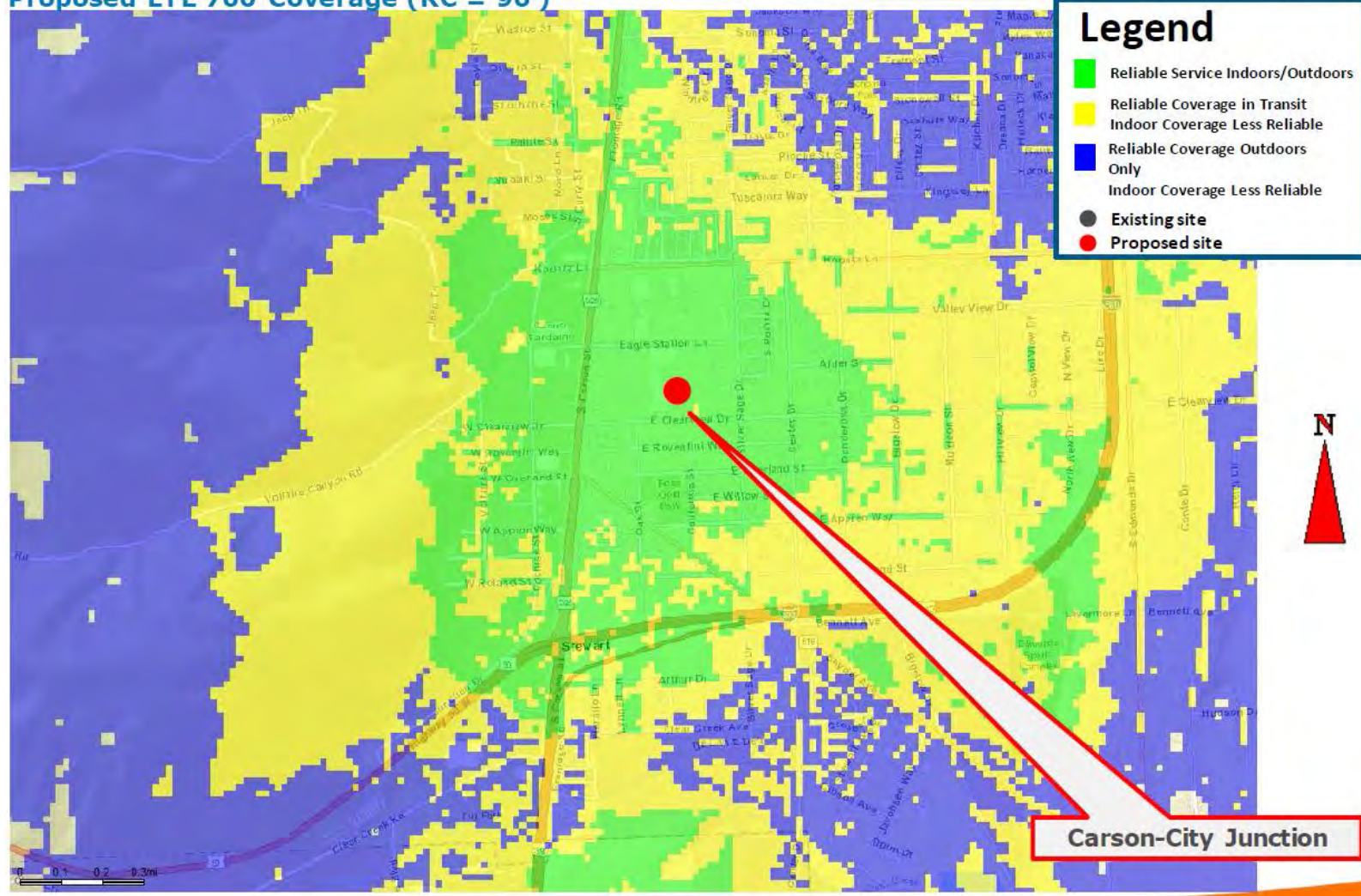
## Existing LTE 700 Coverage



- This map represents the coverage in the area without the proposed site.
- For the express purpose of meeting AT&T's coverage objectives for this area, AT&T proposes the following Alternative Site Location Analysis.

# CVL02166 – Proposed Coverage from Primary Site Location

Proposed LTE 700 Coverage (RC = 96')

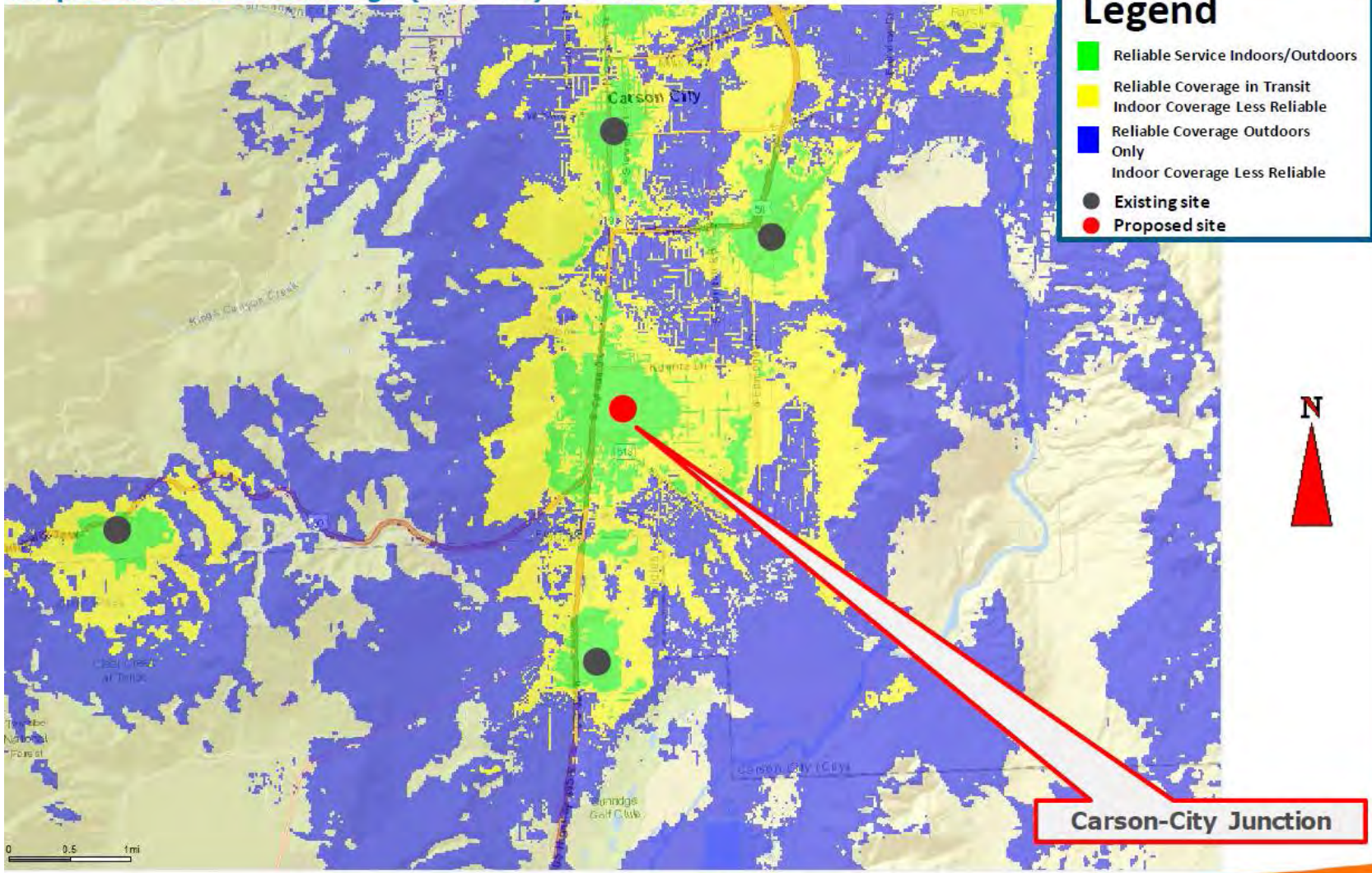


- RF modeling predicts this will be the expanded coverage with the proposed site installed.
- This location and elevation is considered to be “optimal” as a permanent site.



# CVL02166 – Existing Surrounding Sites

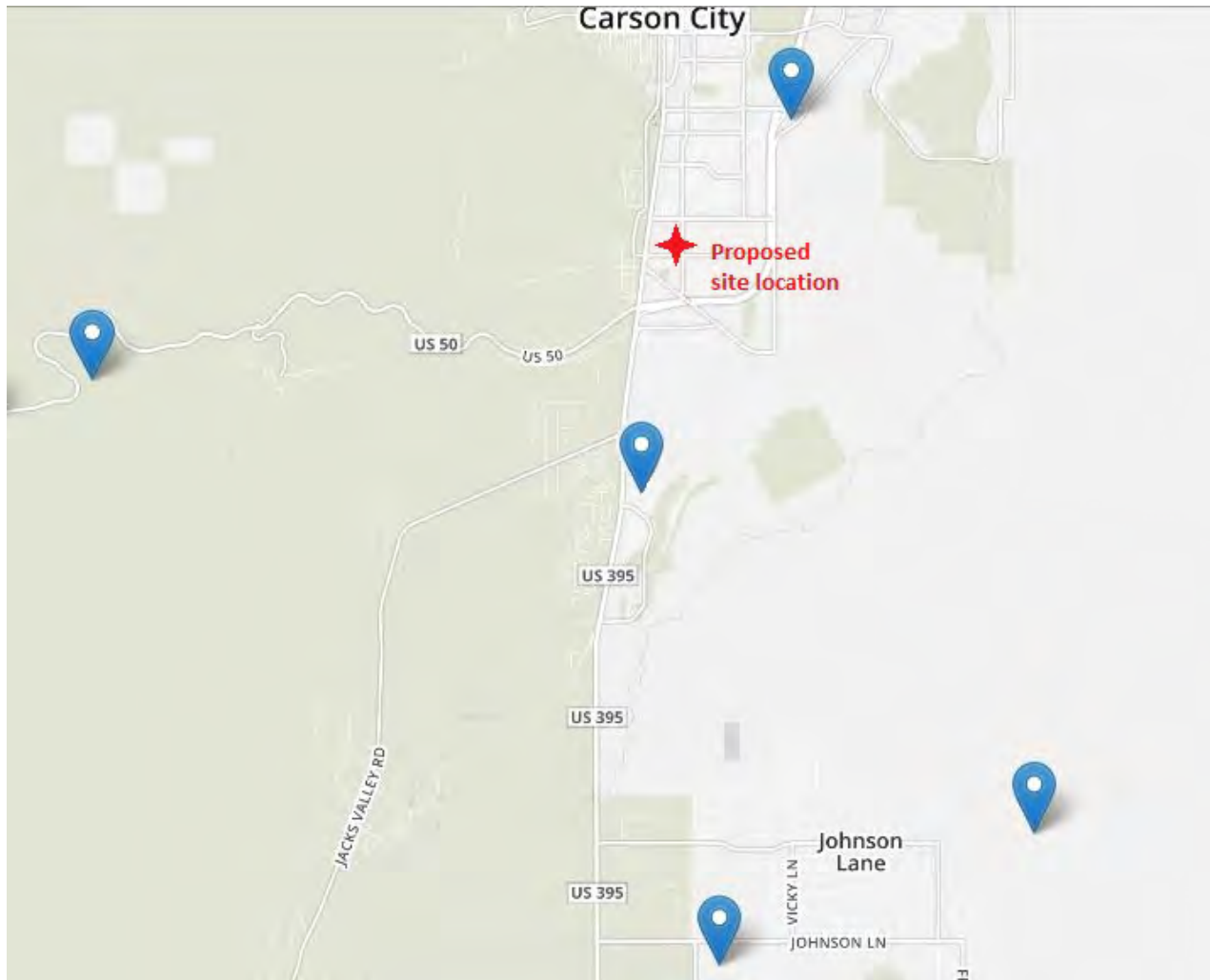
Proposed LTE 700 Coverage (RC = 70) ~4 mile view



- This map represents the location of existing on air AT&T sites surrounding the proposed site location



## CVL02166 – Locations of Other Nearby Towers



- The map above is taken from the FCC's webpage for all registered towers. Using the existing sites map on page 5 you can see that AT&T already has equipment on the nearest towers to the north, south, and west and no nearby tower exists to the east. In order to fill in the coverage gap between these towers AT&T needs to establish a new tower closer to the center of the coverage gap to be effective. This new proposal would meet that need.

# CVL02166 – Primary Site Location

## Proposed Site Location



- Upon review of the region AT&T found no locations that would provide collocation and still meet the coverage objective. Currently existing towers are not close enough to improve coverage for the residential and commercial communities we are trying to improve. When reviewed for new build locations, the vast majority of this area to the east, west, north and south are residential zoned properties that will not permit cell towers in any capacity. The remaining area is a commercial strip of properties along Highway 395 where we concentrated our search. Among this commercial strip none of the buildings or structures are tall enough to serve as viable collocation facilities so a new build tower becomes essential.

# Conclusion

Existing



Proposed



Based on AT&T's analysis of alternative sites, our engineering staff has confirmed that the selected site location at 4209 S Carson Street, Carson City, NV 89701 is the most appropriate site for new build construction in this area.

# About this Statement

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## RF Engineer – Asad Shahbaz

646-369-2573

## RF Tools

- **ATOLL**

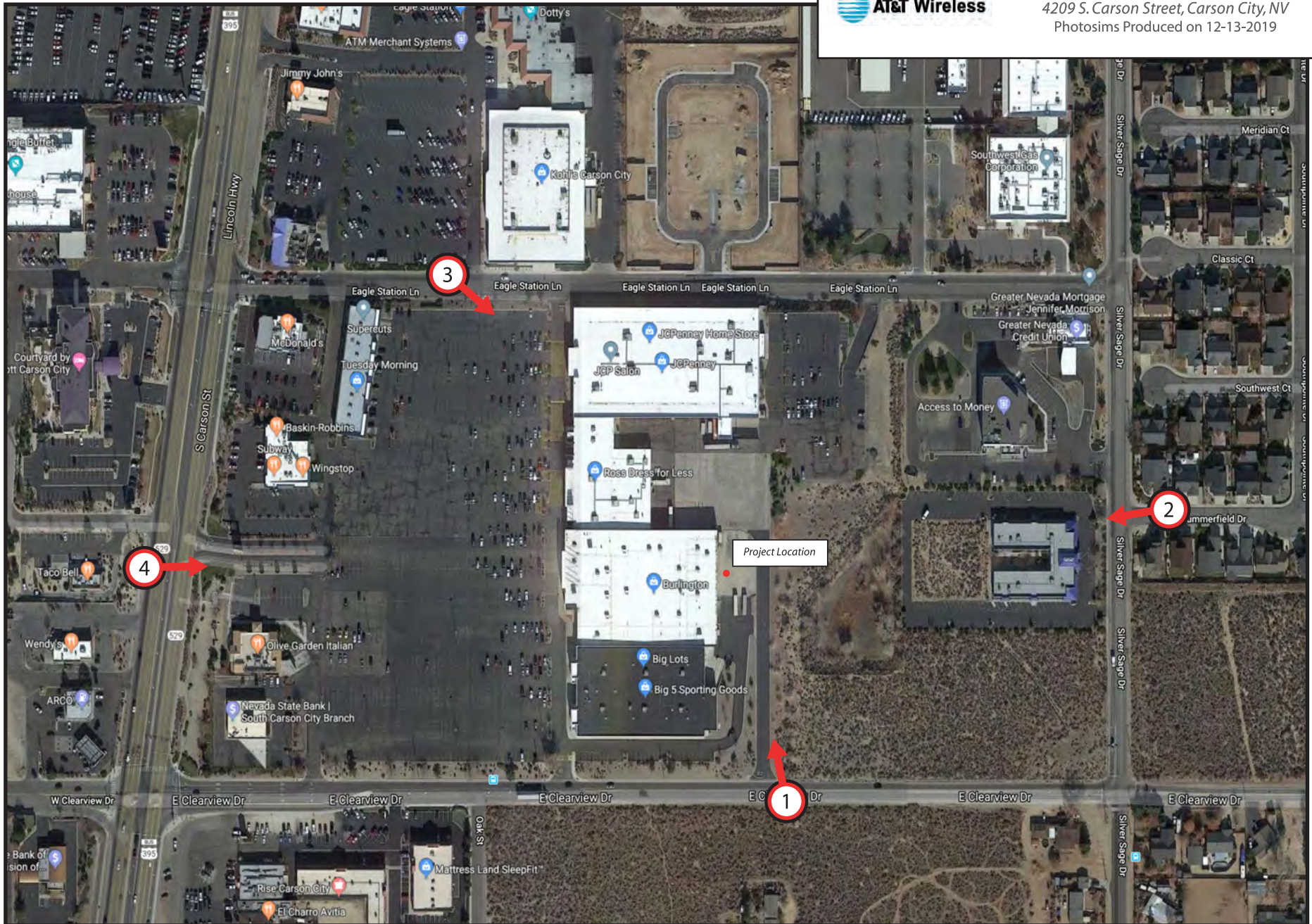
The ALT Sites Analysis is compiled using a wireless coverage prediction tool from Forsk called ATOLL. The tool has several GIS layers as inputs such as ground clutter data and average ground elevation height. The tool also knows about our antennas that we use for the cell sites and the transmit powers and everything in the link budget. This tool simulates what a customer will receive as a signal power. This tool is used to compare future site choices so that the optimal coverage can be attained.

- **Google Earth Pro**

A powerful GIS tool which is used to overlay the ATOLL prediction and drive test data. With this data and the topography models in this program, further analysis of data and graphic displays of coverage areas can be generated for reference.









*Existing*



*Proposed*



*view from E. Clearview Avenue looking north at site*



*Existing*



*Proposed*



*view from Summerfield Drive looking west at site*



*Existing*



*Proposed*



*view from S. Carson Street looking east at site*



*Existing*



*Proposed*



*view from Eagle Station Lane looking southeast at site*

Shelter Roof Image



Shelter Exterior (Tan) and Interior (White)



Tower Material Sample Image





# CARSON CITY

Capital of Nevada

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

## Secured Tax Inquiry Detail for Parcel # 009-125-24

Property Location: [4209 S CARSON ST](#)  
 Billed to: [CARSON SOUTHGATE LLC](#)  
[9480 GATEWAY DR STE 101](#)  
[RENO, NV 89521-0000](#)

Tax Year: [2019-20](#)  
 Roll #: [003228](#)  
 District: [1.6](#)  
 Tax Service:  
 Land Use Code: [400](#)

[Code Table](#)

### Outstanding Taxes:

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

[No Prior Year Taxes](#)

### Current Year

08/19/19	10,472.09		10,472.09	10,472.09	.00
10/07/19	10,470.00		10,470.00	10,470.00	.00
01/06/20	10,470.00		10,470.00	.00	10,470.00
03/02/20	10,470.00		10,470.00	.00	20,940.00
<b>Totals:</b>	<b>41,882.09</b>	<b>.00</b>	<b>41,882.09</b>	<b>20,942.09</b>	

[History](#)

### Additional Information

	<a href="#">2019-20</a>	<a href="#">2018-19</a>	<a href="#">2017-18</a>	<a href="#">2016-17</a>	<a href="#">2015-16</a>
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount		3,447.85	5,730.77	5,028.79	



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[FCC site map](#)

## FCC Form 499 Filer Database DETAILED INFORMATION

 [Form 499 Filer 821002 RSS Feed](#)

### Filer Identification Information:

499 Filer ID Number: 821002  
Registration Current as of: Apr 1 2019 12:00AM  
Legal Name of Reporting Entity: New Cingular Wireless Services, Inc. CONSOLIDATED  
Doing Business As: AT&T Mobility  
Principal Communications Type: Cellular/PCS/SMR  
Universal Service Fund Contributor: Yes  
(Contact USAC at 888-641-8722 if this is not correct.)  
Holding Company: AT&T, Inc.  
Registration Number (CORESID): 0003766532  
Management Company:  
Headquarters Address: 1025 Lenox Park Blvd NE  
City: Atlanta  
State: GA  
ZIP Code: 30319  
Customer Inquiries Address: 1025 Lenox Park Blvd NE  
City: Atlanta  
State: GA  
ZIP Code: 30319  
Customer Inquiries Telephone: 800-331-0500 Ext:  
Other Trade Names: AT&T Mobility  
New Cingular Wireless  
Cricket Wireless

### Agent for Service of Process: Local/Alternate Agent for Service of Process:

Telephone:  
Extension:  
Fax:  
E-mail:  
Business Address of Agent for  
Mail or Hand Service of Documents:  
City:  
State:  
ZIP Code:

D.C. Agent for Service of Process: Jeanine Poltronieri  
AT&T Services, Inc  
Telephone: 202-457-2042  
Extension:  
Fax:  
E-Mail: [jp7321@att.com](mailto:jp7321@att.com)  
Business Address of D.C. Agent for  
Mail or Hand Service of Documents: 1120 20th Street, NW  
Suite 1000  
City: Washington  
State: DC  
ZIP Code: 20036

### FCC Registration Information:

Chief Executive Officer: Brian Shay  
Business Address: 208 S Akard St  
City: Dallas  
State: TX  
ZIP Code: 75202  
Chairman or Other Senior Officer: William Ryan  
Business Address: 2260 E IMPERIAL HWY  
City: EL SEGUNDO  
State: CA  
ZIP Code: 90245  
President or Other Senior Officer: Paul Stephens  
Business Address: 208 S Akard St  
City: Dallas  
State: TX

ZIP Code: 75202

Jurisdictions in Which the Filing Entity Provides Telecommunications Services:

Alabama  
Alaska  
Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Delaware  
District of Columbia  
Florida  
Georgia  
Hawaii  
Idaho  
Illinois  
Indiana  
Iowa  
Kansas  
Kentucky  
Louisiana  
Maine  
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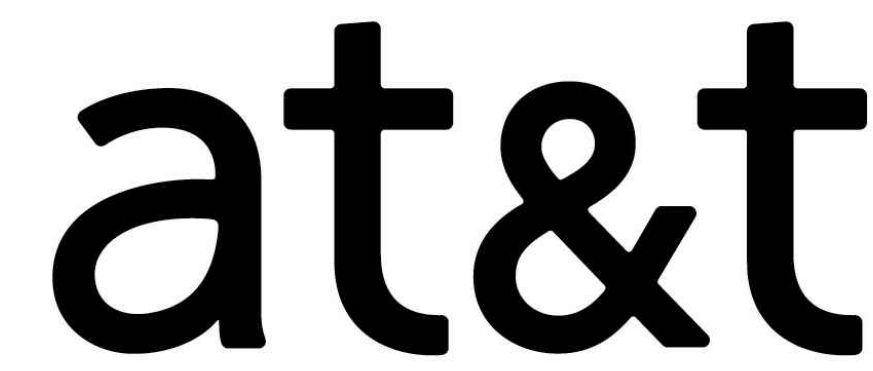
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This database reflects filings received by USAC as of Oct. 28, 2019

FCC Form 499 Filer Database Software Version 01.03.06 July 21, 2011

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Federal Communications Commission 445 12th Street SW Washington, DC 20554 <a href="#">More FCC Contact Information...</a>				Phone: 1-888-CALL-FCC (1-888-225-5322) TTY: 1-888-TELL-FCC (1-888-835-5322) Fax: 1-866-418-0232		<a href="#">Privacy Policy</a> <a href="#">Website Policies &amp; Notices</a> <a href="#">Required Browser Plug-ins</a> <a href="#">Freedom of Information Act</a>	





SITE NUMBER: CVL02166

SITE NAME: C-CITY JUNCTION

4209 S Carson Street  
CARSON CITY, NV 89701  
JURISDICTION: CITY OF CARSON CITY

# SITE TYPE: MONOPOLE / WIC

C-CITY JUNCTION



**EPIC**  
WIRELESS GROUP LLC  
*Connecting a Wireless World*

605 Coolidge Dr. Suite 100  
Folsom, CA. 95630



5001 Executive Parkway  
San Ramon, California 94583

Architect:

1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661

916 782 7200 TEL  
916 773 3037 FAX

HECKED BY: J.E.S.

B	12/11/19	100% ZD SUBMITTAL
A	11/20/19	90% ZD SUBMITTAL
REV	DATE	DESCRIPTION

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100% ZD Submittal

# TITLE SHEET

# T-1



DATE OF SURVEY: 10-24-19

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S. 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.

N.G.V.D. 1929 CORRECTION: SUBTRACT 3.71' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 009-125-24

OWNER(S): CARSON SOUTHGATE LLC  
9480 GATEWAY DRIVE #101  
RENO, NV 89521

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

A.T.& T. Mobility

Project Number/Name: CVL02166/C-CITY JUNCTION

Project Site Location: 4209 S. Carson Street  
Carson City, NV 89701  
Carson City & County

Date of Observation: 10-24-19

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

Type of Antenna Mount: Proposed Monopole

Coordinates (Tower)  
Latitude: N 39° 07' 46.25" (NAD83)      N 39° 07' 46.58" (NAD27)  
Longitude: W 119° 45' 58.98" (NAD83)      W 119° 45' 55.33" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4757.5' AMSL

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

Kenneth D. Geil Nevada PLS 13385

### Lease Area Description

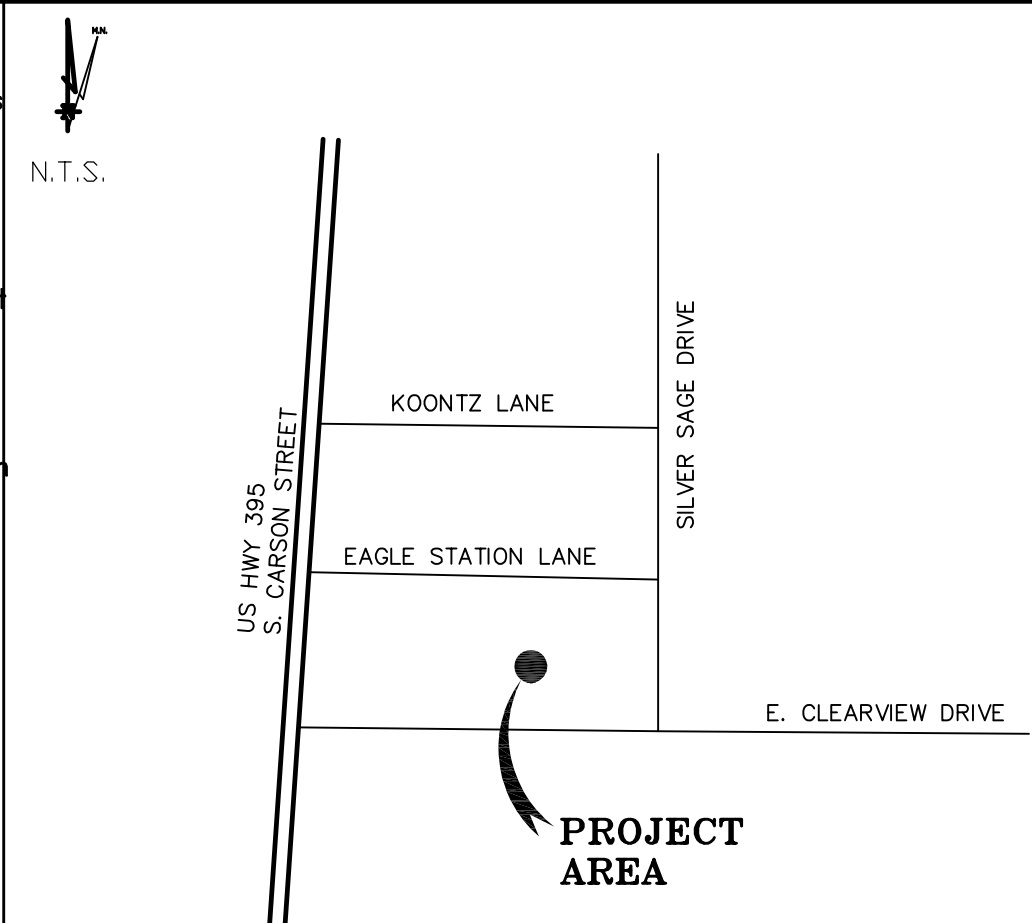
All that certain lease area being a portion of that certain Parcel B as is shown on that certain Parcel Map #2753 filed for record at Book 10 of Maps at Page 2753, Official Records of Carson City & County, Nevada and being a portion of Section 29, Township 15 North, Range 20 East, M.D.B. & M., being more particularly described as follows:

Commencing at a 5/8" Rebar & cap set for the Southeast corner of that certain Parcel A as is shown on the above referenced Parcel Map from which a similar monument bears North 00°05'17" West 257.47 feet; thence from said point of commencement North 21°31'31" West 384.54 feet to the True Point of Beginning; thence from said point of beginning North 36.00 feet; thence East 40.00 feet; thence South 36.00 feet; thence West 40.00 feet to the point of beginning.

Together with a non-exclusive easement for access purposes fifteen (15) feet in width the centerline of which is described as follows: beginning at the midpoint on the South boundary of the above described lease area and running thence South 00°04'48" West 34.76 feet; thence through a tangent curve to the left having a radius of 20.00 feet through an arc distance of 31.44 feet; thence tangent to the last curve East 40.56 feet; thence through a tangent curve to the right having a radius of 20.00 feet through an arc distance of 31.42 feet; thence tangent to the last curve South 282.9 feet more or less to the public right of way more commonly known as Clearview Drive.

Also together with a non-exclusive easement for utility purposes six (6) feet in width the centerline of which is described as follows: beginning at a point which bears West 3.00 feet from the Northeast corner of the above described lease area and running thence North 92.80 feet; thence North 43°29'36" West 93.93 feet; thence West 102.2 feet more or less to the existing transformer.

Also together with a non-exclusive easement for utility purposes six (6) feet in width the centerline of which is described as follows: beginning at a point which bears South 15.86 feet from the Northeast corner of the above described lease area and running thence South 89°59'00" East 72.84 feet; thence South 14°41'44" East 87 feet more or less to the existing telephone utility box.

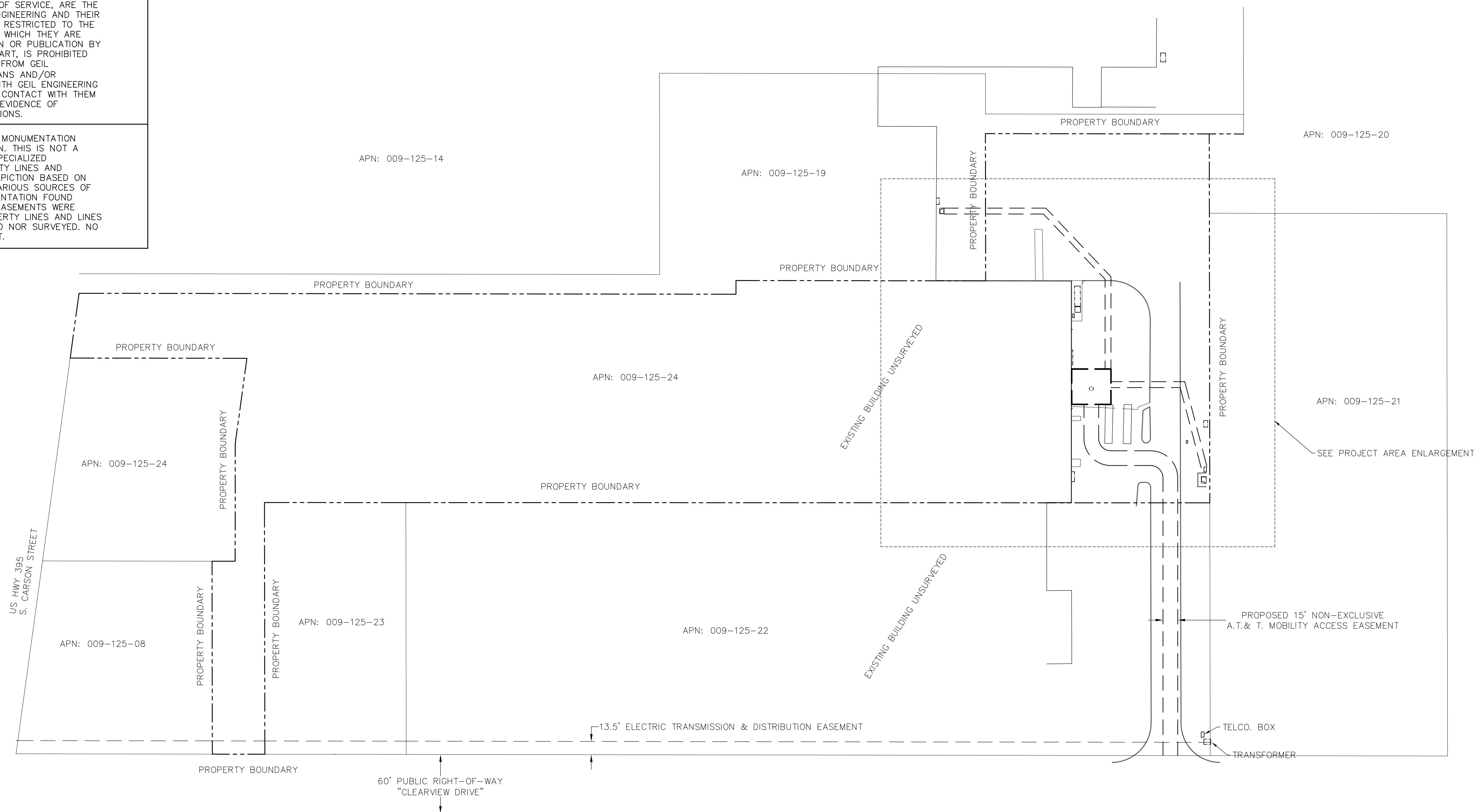


CARSON CITY, NV

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 OF GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FAE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

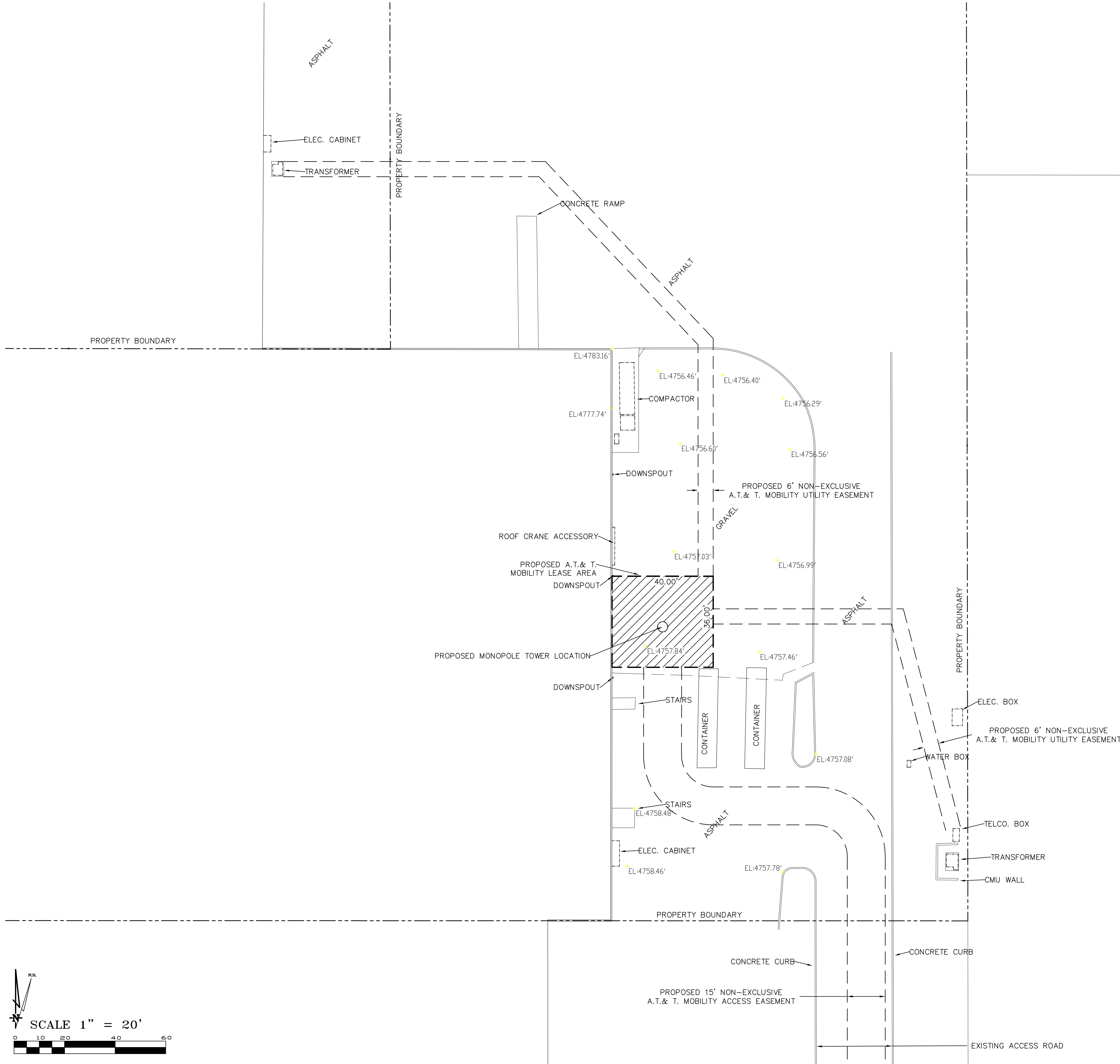
BOUNDARY SHOWN IS BASED ON MONUMENTATION  
FOUND AND RECORD INFORMATION. THIS IS NOT A  
BOUNDARY SURVEY. THIS IS A SPECIALIZED  
TOPOGRAPHIC MAP WITH PROPERTY LINES AND  
EASEMENTS BEING A GRAPHIC DEPICTION BASED ON  
INFORMATION CATERED FROM VARIOUS SOURCES OF  
RECORD AND AVAILABLE MONUMENTATION FOUND  
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.



SCALE 1" = 60'

## OVERALL SITE PLAN

[illegible]

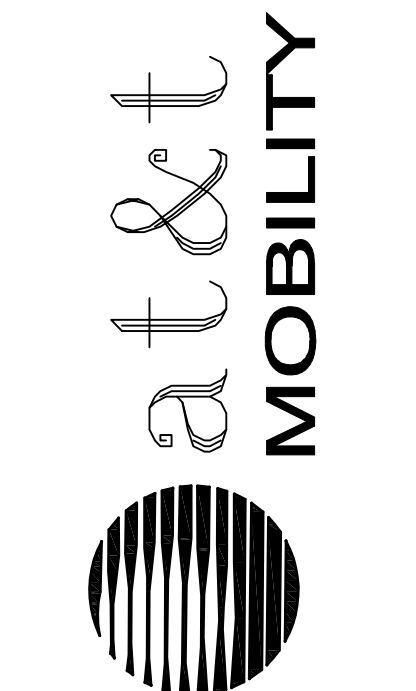


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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES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

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor  
**GEIL ENGINEERING**  
ENGINEERING • SURVEYING • PLANNING  
1226 HIGH STREET  
AUBURN, CALIFORNIA 96603  
Phone: (916) 885-1226  
Fax: (916) 885-1309

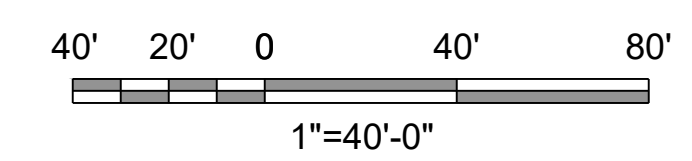


CVL02166  
C-CITY JUNCTION  
4209 S. CARSON ST.  
CARSON CITY, NV 89701  
PLOT PLAN AND  
SITE TOPOGRAPHY

Sheet  
C-2

PROJECT AREA ENLARGEMENT



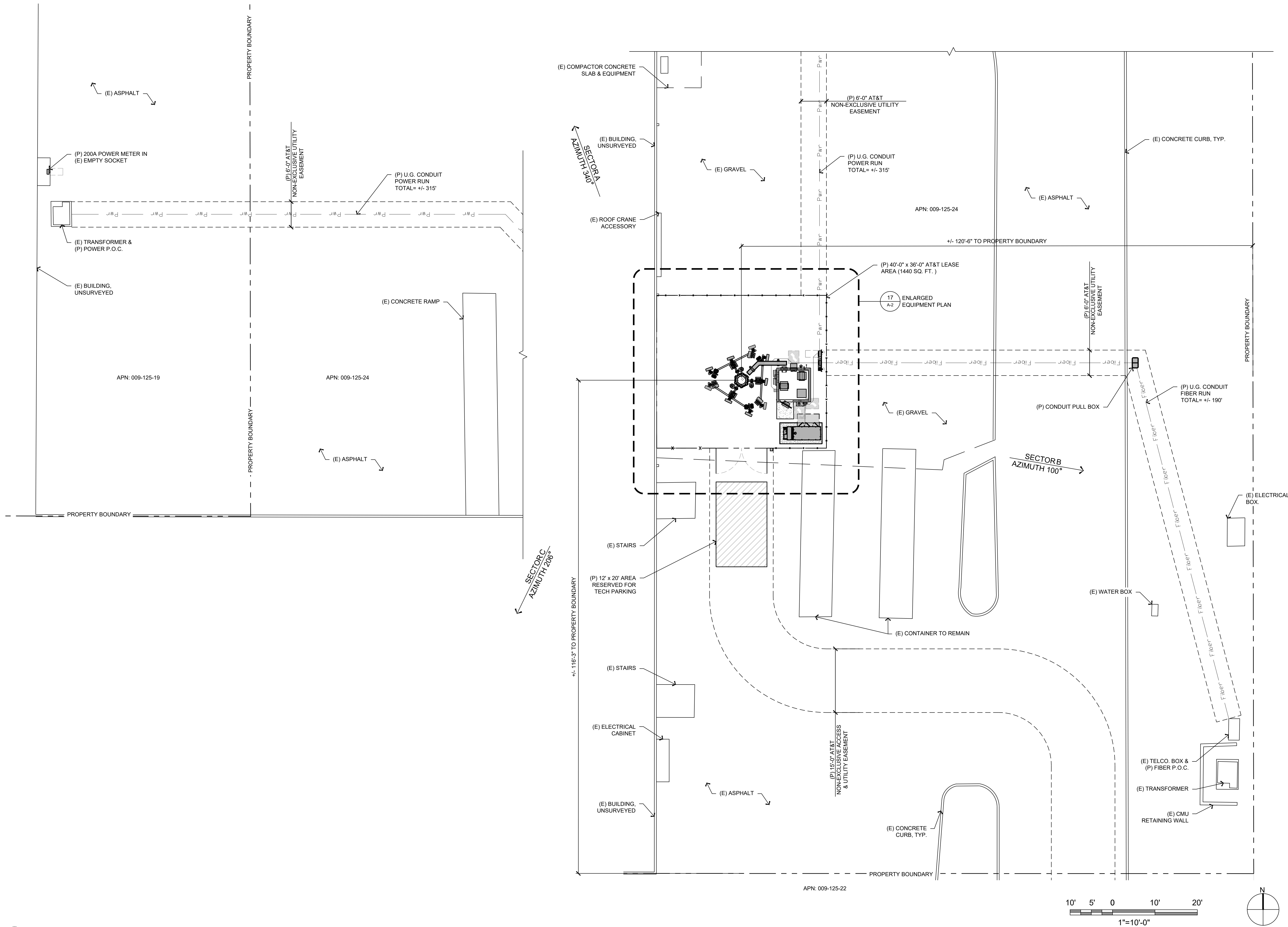


SHEET NUMBER:  
**A-1.1**

Plot Date: 12/13/2019 1:42:50 PM File Name: T:\2018\T-18509-47\_ATT\_NSB\T-18509-47\_CVL02168 C-City Junction\Sheets\A-1.1 Site Plan.dwg Plotted By: Anthony Erler

Plot Date: 12/30/2019 1:43:52 PM File Name: 1201811-9500-EPIC-Wireless-AT-T-18509-42-CVL02166 C-City JunctionSheetA-1.2 Enlarged Site Plan.dwg Printed By: Anthony Eber

17 ENLARGED SITE PLAN  
1"=10'-0"



AT&T Site ID:  
**CVL02166**  
C-CITY JUNCTION

Vendor:  
  
605 Coolidge Dr. Suite 100  
Folsom, CA. 95630

PREPARED FOR  
  
5001 Executive Parkway  
San Ramon, California 94583

Architect:  
  
**borgesarch.com**  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

AT&T SITE NO: CVL02166  
PROJECT NO: T-18509-47  
DRAWN BY: A.P.E.  
CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
B	12/11/19	100% ZD SUBMITTAL
A	11/20/19	90% ZD SUBMITTAL

Licensior:  
  

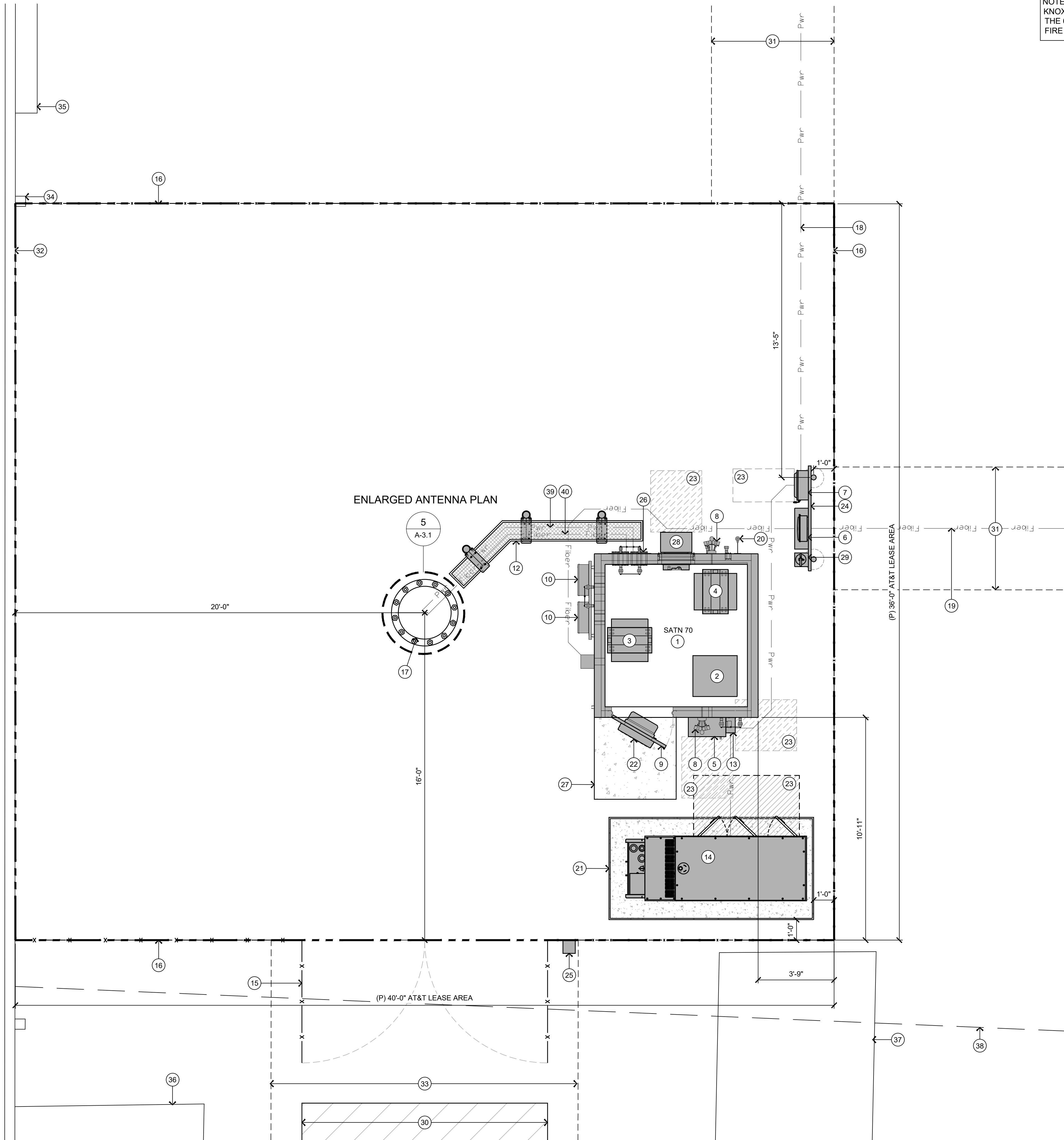
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Issued For:  
**12/11/19**  
100% ZD Submittal

SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-1.2**





NOTE:  
KNOX PADLOCK WILL BE SUPPLIED FOR  
THE 6'-0" ACCESS GATE TO ALLOW FOR  
FIRE DEPARTMENT ACCESS. (IFC 506.1)

KEYNOTES

- (P) AT&T 8'-0" X 8'-0" PRE-MANUFACTURED CONCRETE WALK-IN CABINET (WIC) ON (P) 8'-0" X 8'-0" CONCRETE FOUNDATION (SATN70)
- (P) POWER PLANT RACK w/ (2) STRING OF BATTERIES
- (P) LTE RACK
- (P) TELCO RACK
- (P) 200A 30 CIRCUIT LOAD CENTER / AUTOMATIC & MANUAL TRANSFER SWITCH
- (P) CIENA & TELCO PULL CAN
- (P) DISCONNECT
- (P) DOWN SHIELDED TECH LIGHT
- (P) ACCESS DOOR
- (P) DC9 SURGE SUPPRESSION TERM BOX, TOTAL OF (3)
- (P) HVAC
- (P) ICE BRIDGE
- (P) 200A CAM-LOK
- (P) 30 KW DIESEL GENERATOR WITH 190 GALLON TANK
- (P) 12'-0" DOUBLE SWING ACCESS GATE
- (P) 6'-0" CHAIN LINK FENCE w/ PRIVACY SLATS & 3 STRAND ANTI CLIMB BARRIER
- (P) 100' MONOPOLE
- (P) U.G. POWER CONDUIT RUN, TOTAL = +/- 315'
- (P) U.G. TELCO CONDUIT RUN, TOTAL = +/- 185'
- (P) GPS UNIT
- (P) 10'-0" X 5'-0" CONCRETE FOUNDATION (SLAB ON GRADE) FOR GENERATOR
- (P) HVAC ATTACHED TO SHELTER DOOR
- (P) 3' WORKING CLEARANCE
- (P) EQUIPMENT H-FRAME
- (P) KNOX BOX
- (P) CABLE PORT
- (P) 4' X 4' CONCRETE STOOP
- (P) HVAC UNIT
- (P) 2A:20BC RATED FIRE EXTINGUISHER
- (P) 12' X 20' TECH PARKING
- (P) 6'-0" NON-EXCLUSIVE UTILITY EASEMENT
- (E) BUILDING
- (P) 15'-0" NON-EXCLUSIVE ACCESS & UTILITY EASEMENT
- (E) BUILDING DOWNSPOUT, TYP.
- (E) ROOF CRANE ACCESSORY
- (E) STAIRS
- (E) CONTAINER TO REMAIN, TYP. OF (2)
- (E) LINE BETWEEN GRAVEL & ASPHALT
- (P) POWER RUN TO ANTENNA LOCATION, TOTAL = +/- 125'
- (P) FIBER RUN TO ANTENNA LOCATION, TOTAL = +/- 125'

AT&T Site ID:

**CVL02166**  
C-CITY JUNCTION

Vendor:



605 Coolidge Dr. Suite 100  
Folsom, CA. 95630

PREPARED FOR



5001 Executive Parkway  
San Ramon, California 94583

Architect:

borgesarch.com

1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE, CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

AT&T SITE NO: CVL02166

PROJECT NO: T-18509-47

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
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A	11/20/19	90% ZD SUBMITTAL

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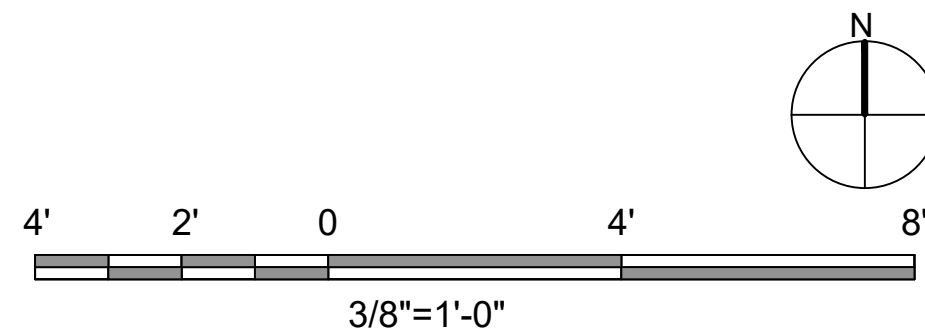
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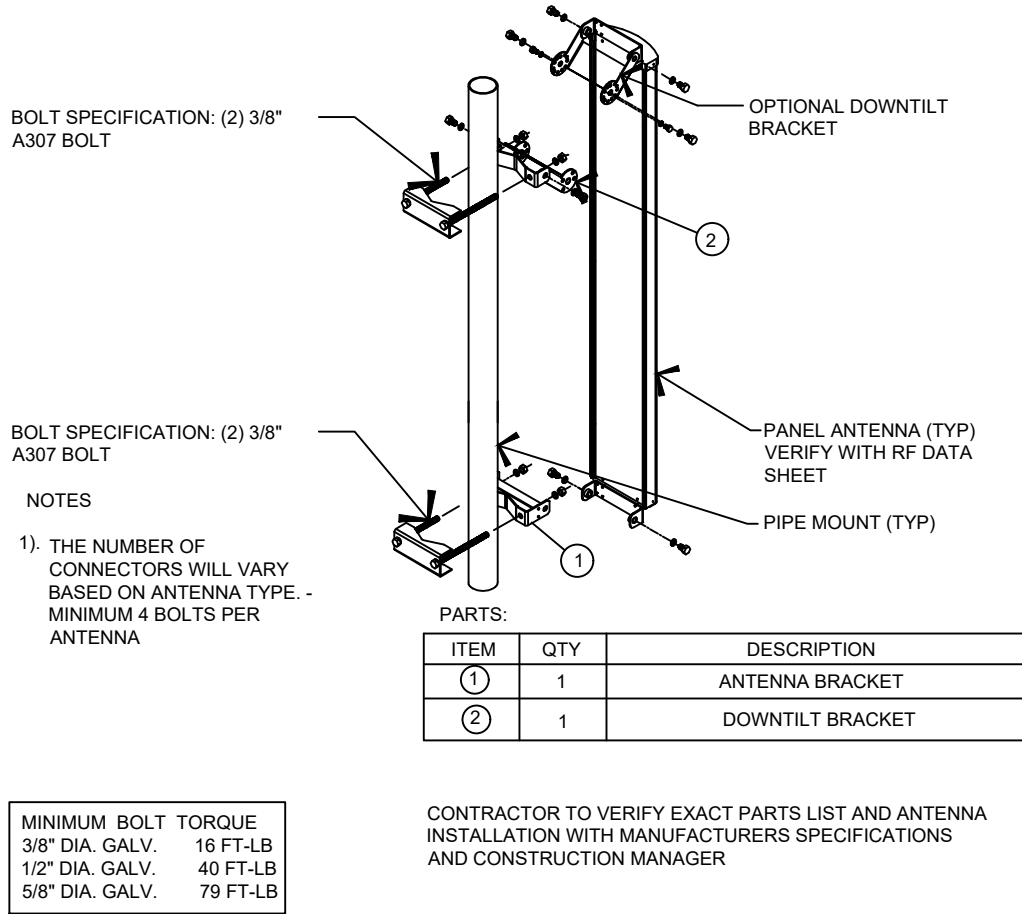
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EQUIPMENT PLAN**

SHEET NUMBER:

**A-2**





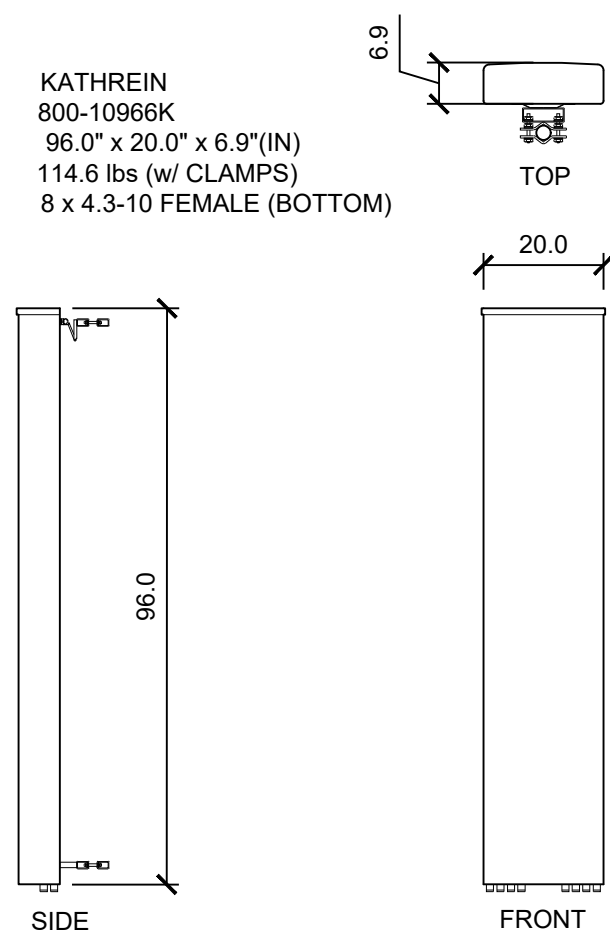


## 20 ANTENNA MOUNTING DETAIL

3/4" = 1'-0"

### ANTENNA MAKE AND MODEL

MANUFACTURER: KATHREIN  
MODEL: 800-10966K  
DIMENSIONS: HxWxD.in(min): 96.0" x 20.0" x 6.9"(IN)  
WEIGHT: 114.6 lbs (w/ CLAMPS)  
CONNECTOR: 8 x 4.3-10 FEMALE (BOTTOM)

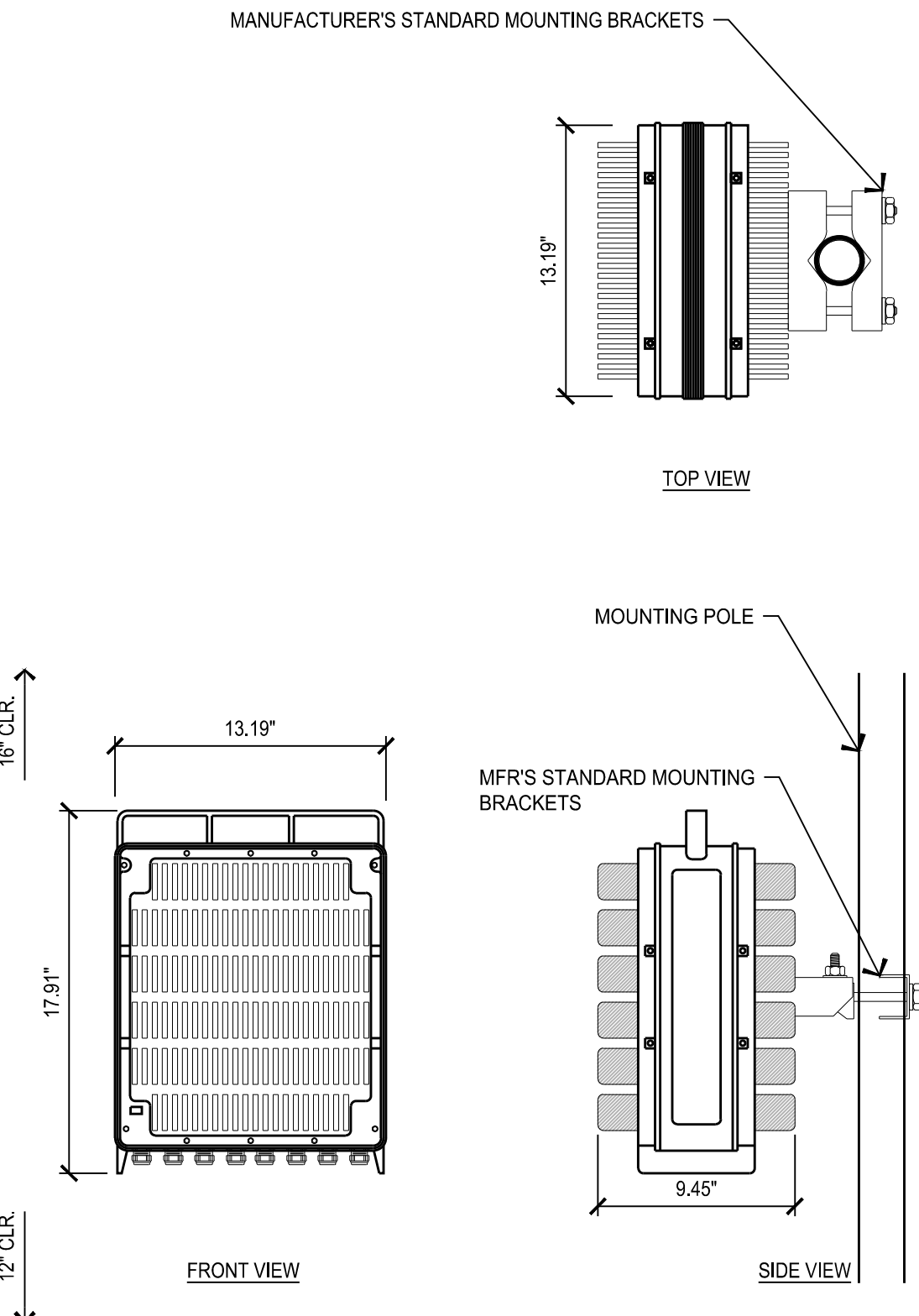


## 19 KATHREIN 800-10966K ANTENNA

3/8" = 1'-0"

### ERICSSON RRUS-4449 REMOTE RADIO UNIT

COLOR: WHITE  
DIMENSIONS: 17.91" (455mm) TALL X 13.19" (335mm) WIDE X 9.45" (240mm) DEEP  
WEIGHT: +/- 70.55 LBS. (32kg) EXCLUDING MOUNTING HARDWARE

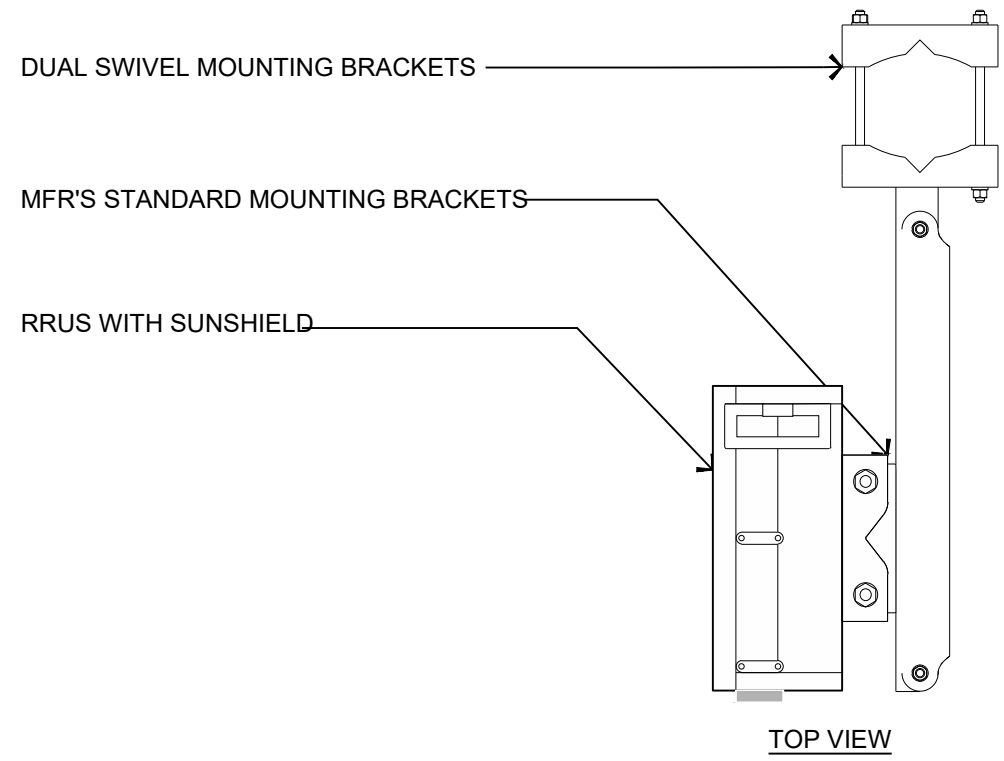


## 17 ERICSSON RRUS 4449 DETAIL

1 1/2" = 1'-0"

### ERICSSON RRUS-4415 REMOTE RADIO UNIT

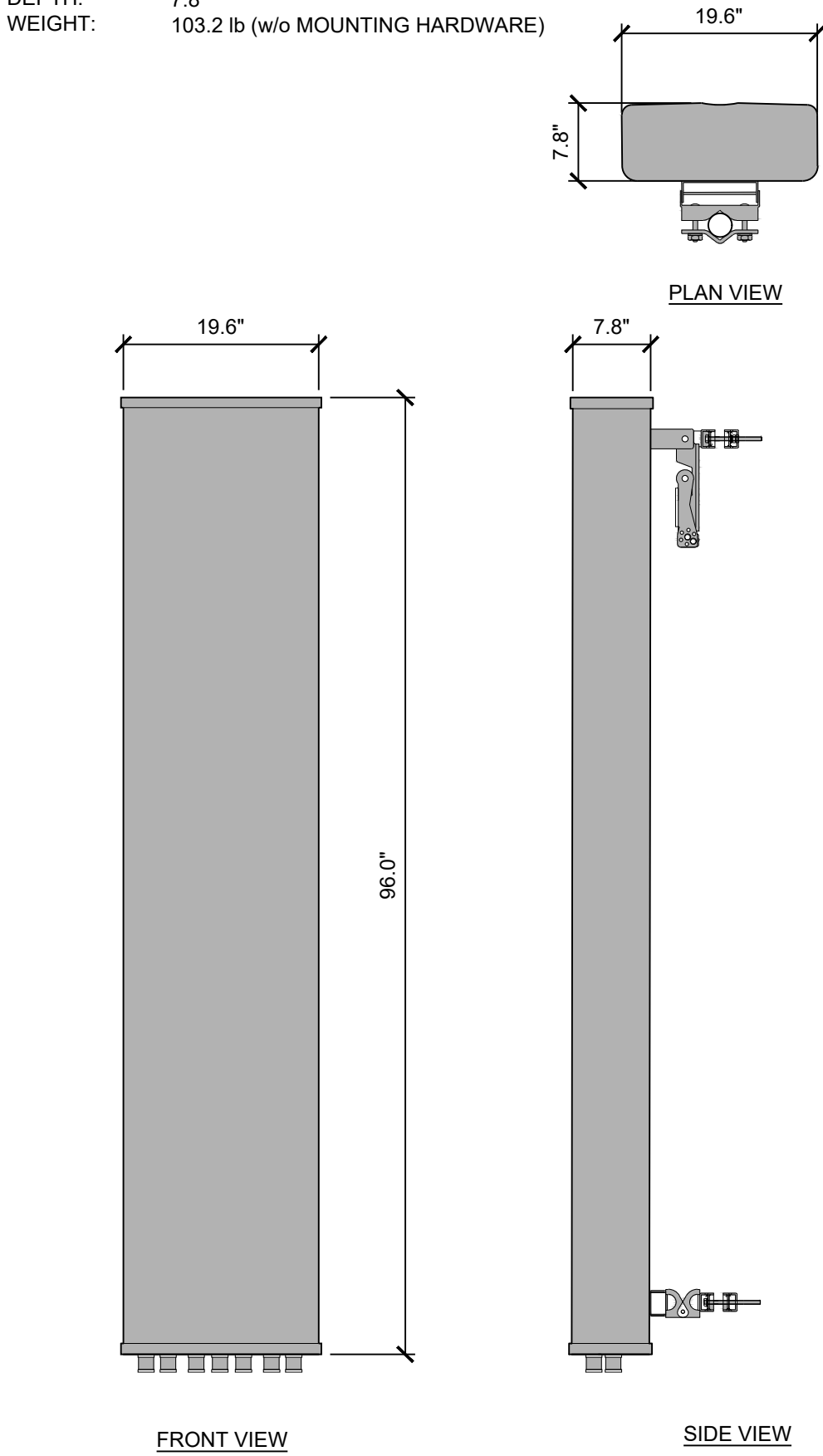
COLOR: WHITE  
DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.4" DEEP (INCLUDING SUNSHIELD)  
WEIGHT: +/- 46.0 LBS. (EXCLUDING MOUNTING HARDWARE)



## 15 ERICSSON RRUS 4415 REMOTE RADIO UNIT

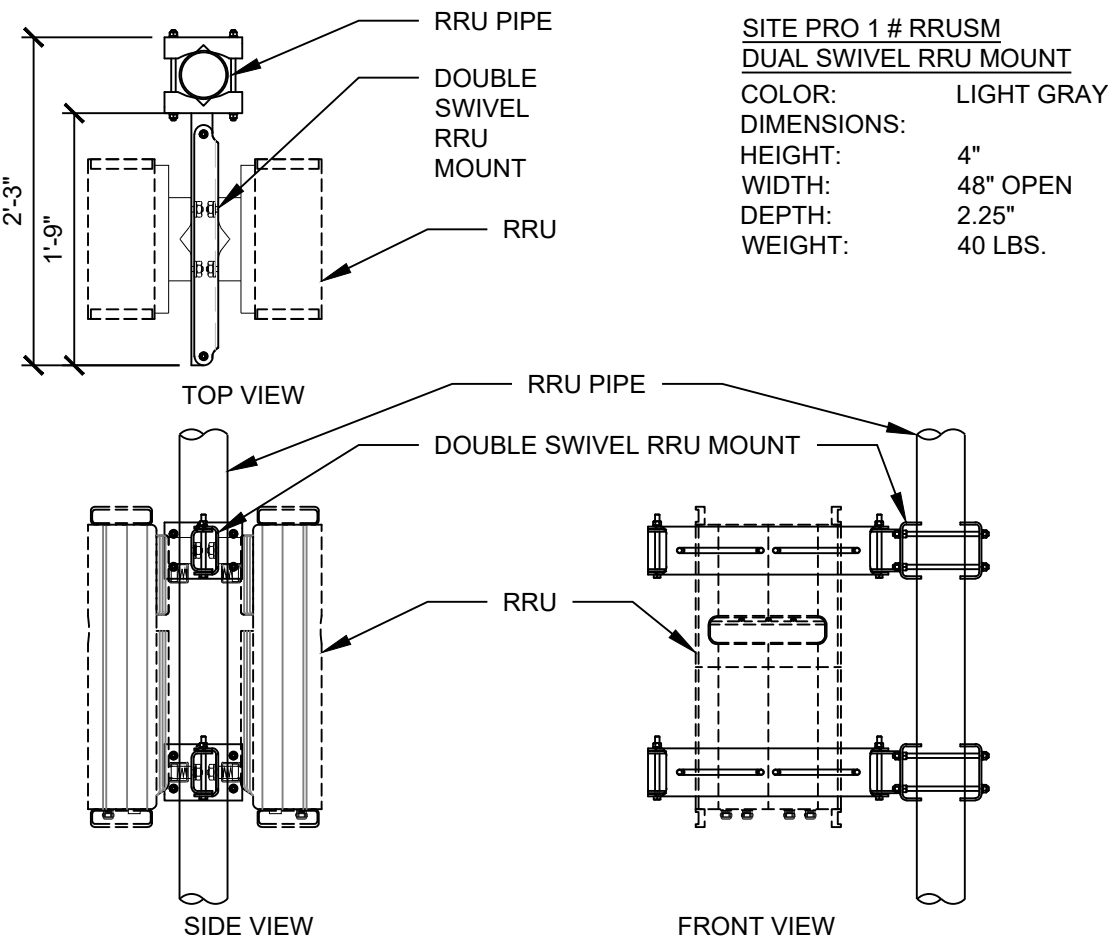
1 1/2" = 1'-0"

ANTENNA: COMMSCOPE NNH4-65C-R6  
HEIGHT: 96.0"  
WIDTH: 19.6"  
DEPTH: 7.8"  
WEIGHT: 103.2 lb (w/o MOUNTING HARDWARE)



## 13 COMMSCOPE NNH4-65C-R6

3/4" = 1'-0"



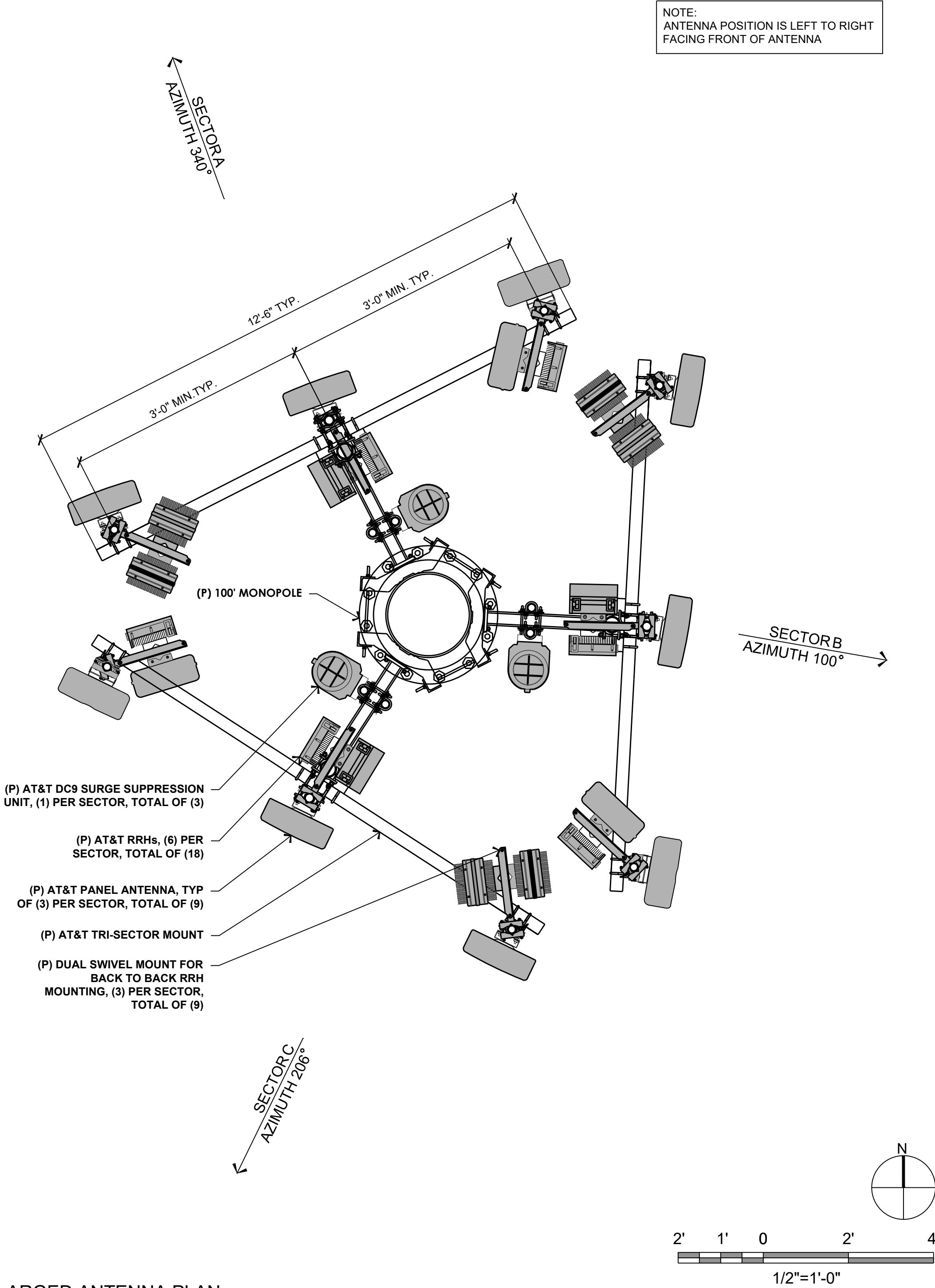
## 11 DOUBLE SIDED RRU MOUNT WITH RRU

3/4" = 1'-0"

RF SCHEDULE											
SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.	
A L P H A	A1	800-10966K	340°	± 96'-0"	(2) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
	A2	800-10966K	340°	± 96'-0"	(1) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
	A3	NNH4-65C-R6	340°	± 96'-0"	(3) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
B E T A	B1	800-10966K	100°	± 96'-0"	(2) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
	B2	800-10966K	100°	± 96'-0"	(1) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
	B3	NNH4-65C-R6	100°	± 96'-0"	(3) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
G A M M A	C1	800-10966K	206°	± 96'-0"	(2) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
	C2	800-10966K	206°	± 96'-0"	(1) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	
	C3	NNH4-65C-R6	206°	± 96'-0"	(3) RRH	NA	± 130'-0"	± 10'-0"	1/2"	2	

## 8 RF SCHEDULE

1/2" = 1'-0"



## 5 ENLARGED ANTENNA PLAN

1/2" = 1'-0"

AT&T Site ID:

CVL02166  
C-CITY JUNCTION

Vendor:



605 Coolidge Dr. Suite 100  
Folsom, CA. 95630

PREPARED FOR



5001 Executive Parkway  
San Ramon, California 94583

Architect:

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1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
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AT&T SITE NO: CVL02166

PROJECT NO: T-18509-47

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

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SHEET TITLE:

ANTENNA PLANS & DETAILS

SHEET NUMBER:

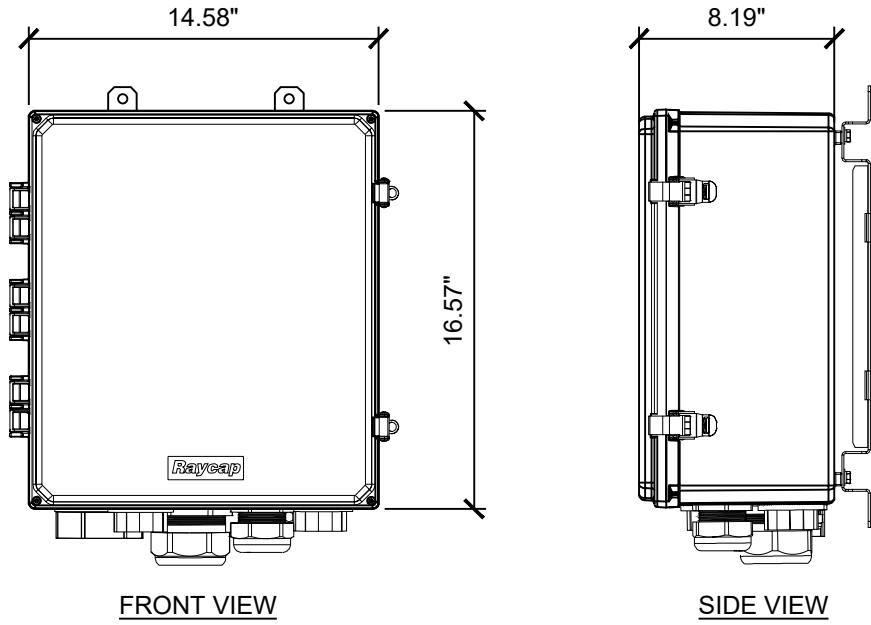
A-3.1



Pcl Date: 12/3/2019 1:43:38 PM File Name: I:\2018\1-5500-Epic-Wireless\_AT\NSB11-18509-47-CVL02166 C-City Junction\Sheet\A-3.2 DETAILS.dwg Plotted By: Anthony Eber

RAYCAP DC9-48-60-24-PC16-EV SURGE SUPPRESSION

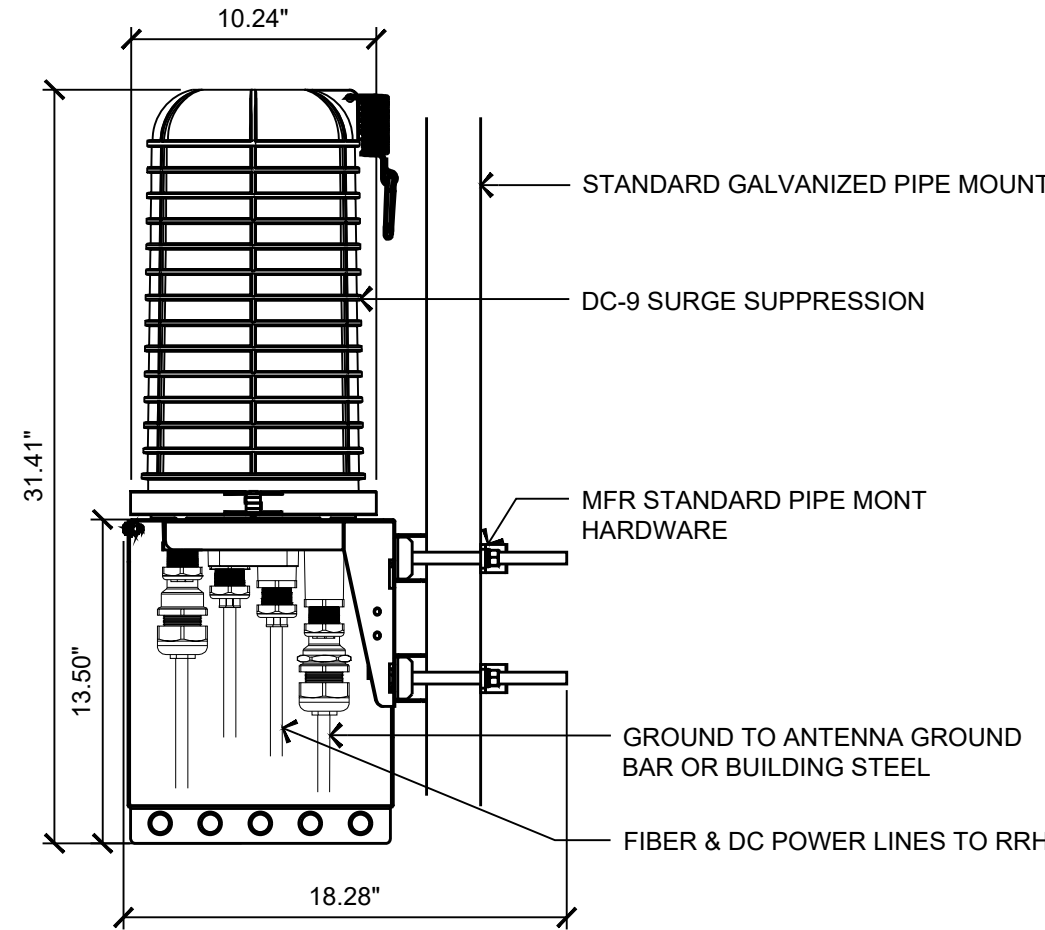
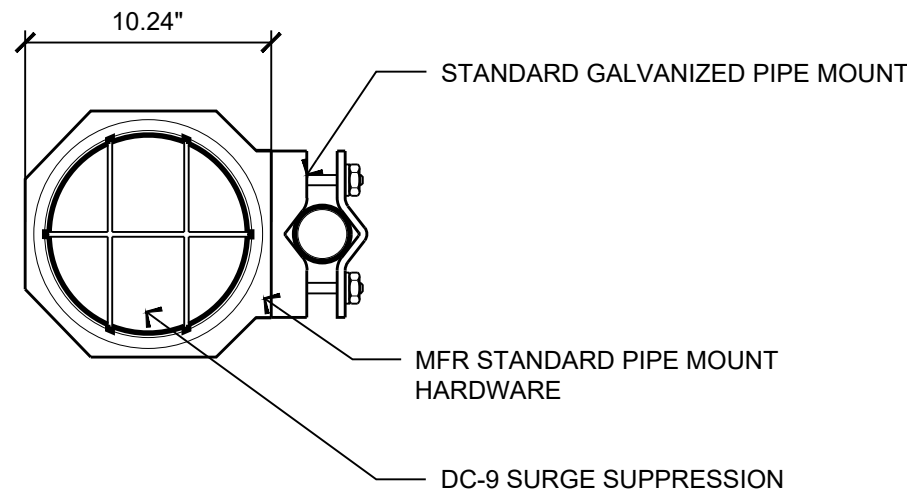
COLOR: BLACK/SILVER  
DIMENSIONS (LxWxH): 14.58"L x 16.57"W x 8.19"H  
WEIGHT: +/- 34.9 LBS



12 DC9 SURGE SUPPRESSION TERM BOX  
1 1/2" = 1'-0"

RAYCAP DC9-48-60-24-8C-EV SURGE SUPPRESSION

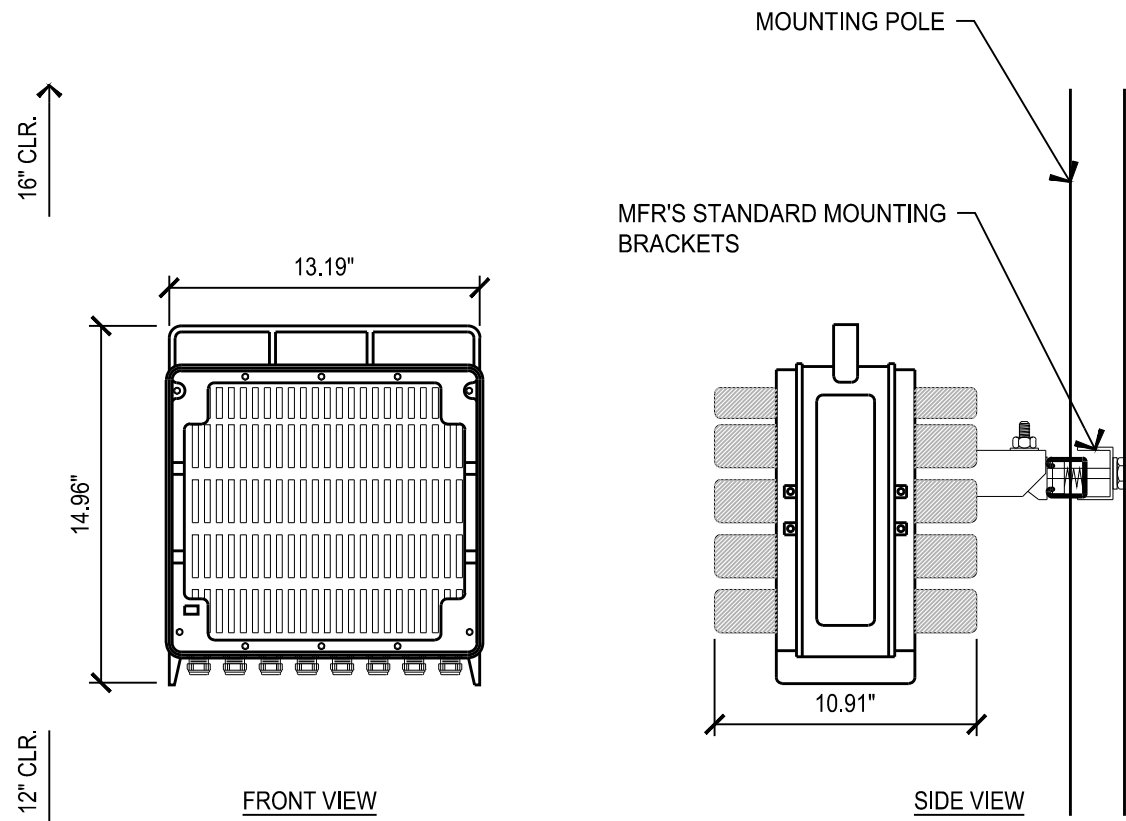
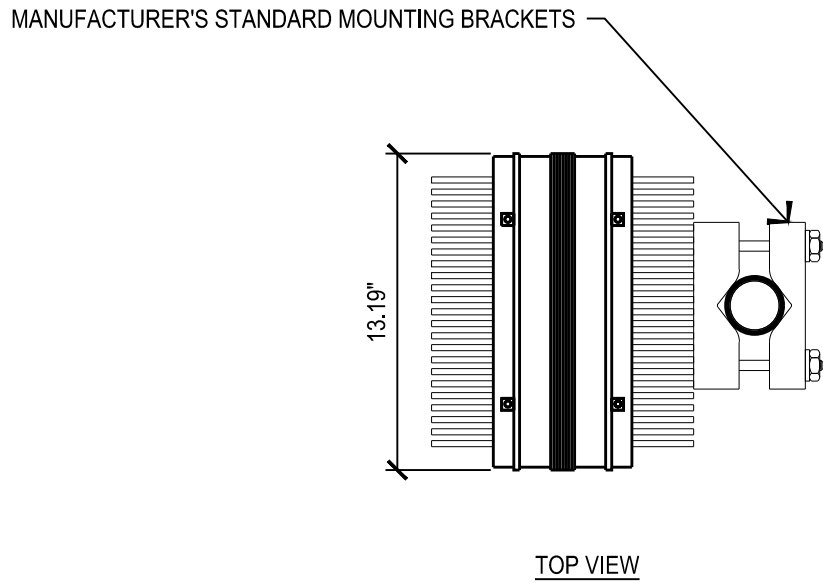
COLOR: BLACK/SILVER  
DIMENSIONS: 10.24" DIA X 31.41" TALL W/ 13.50" BASE  
WEIGHT-A: +/- 27.8 LBS. (INCLUDING MOUNTING HARDWARE)



15 DC SURGE SUPPRESSION  
1 1/2" = 1'-0"

ERICSSON RRUS-8843 REMOTE RADIO UNIT

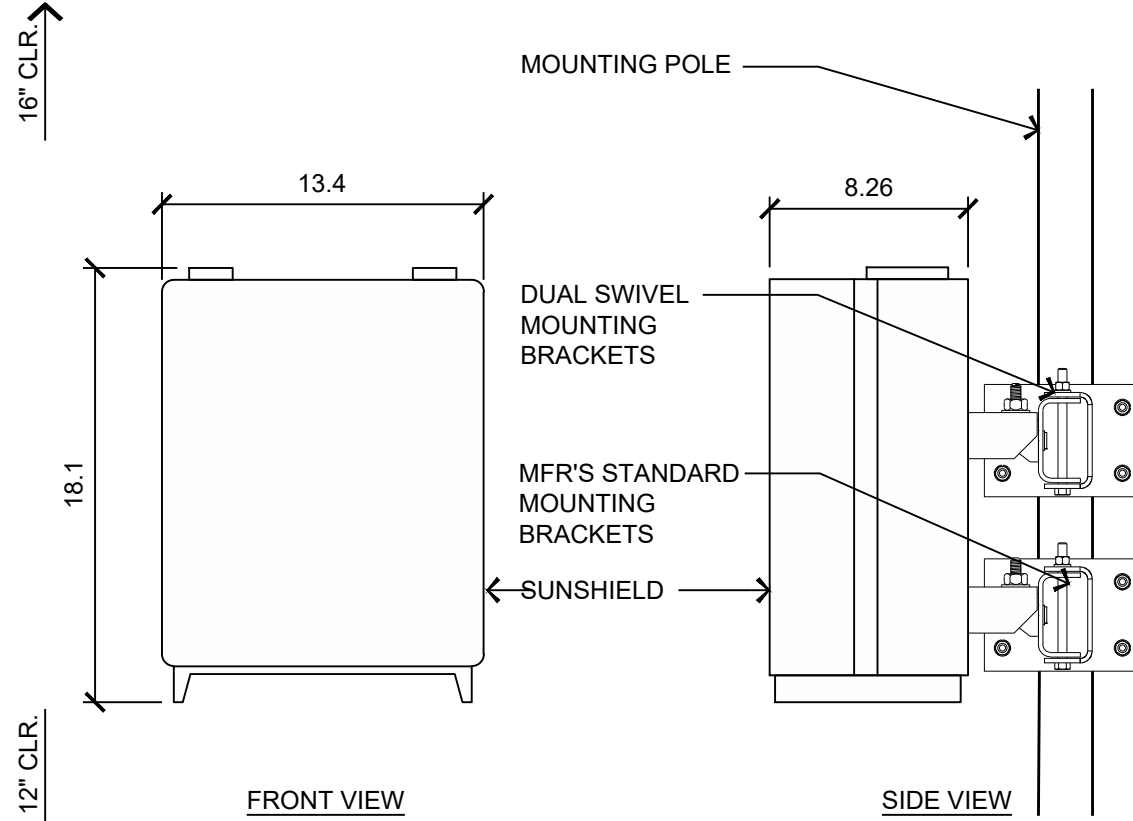
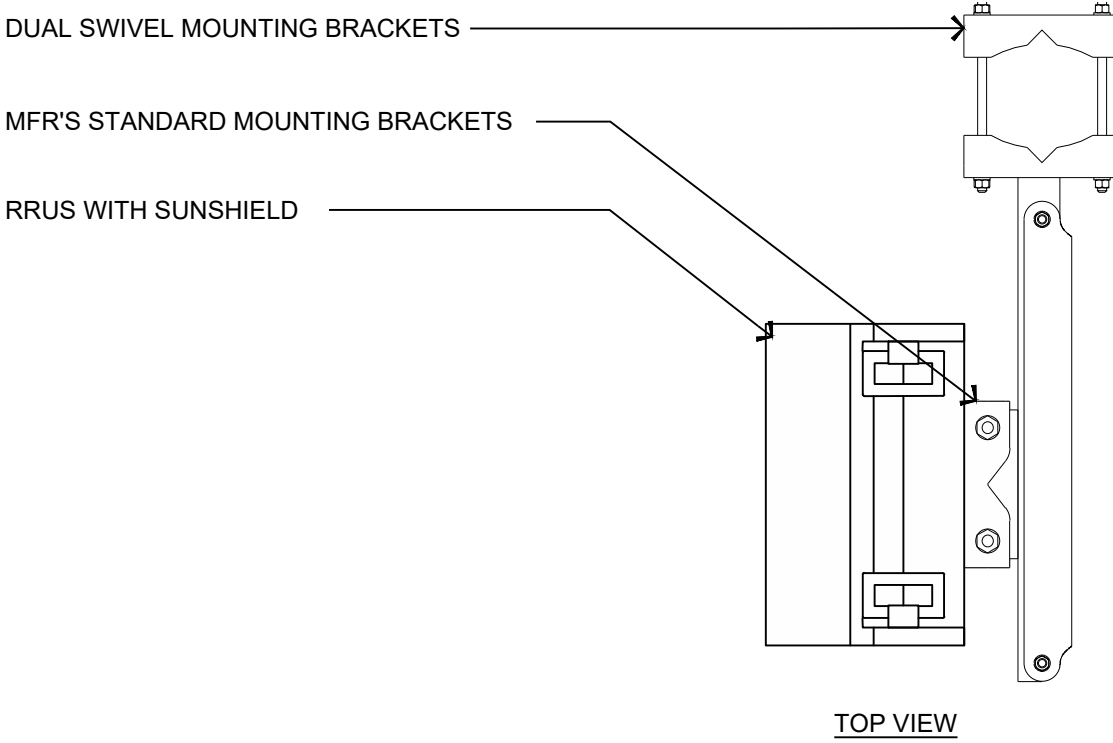
COLOR: WHITE  
DIMENSIONS: 14.96" (380mm) TALL X 13.19" (335mm) WIDE X 10.91" (277mm) DEEP  
WIEGHT: +/- 70.55 LBS. (32kg) EXCLUDING MOUNTING HARDWARE



7 ERICSSON RRUS 8843 DETAIL  
1 1/2" = 1'-0"

ERICSSON RRUS 4478 B14 REMOTE RADIO UNIT

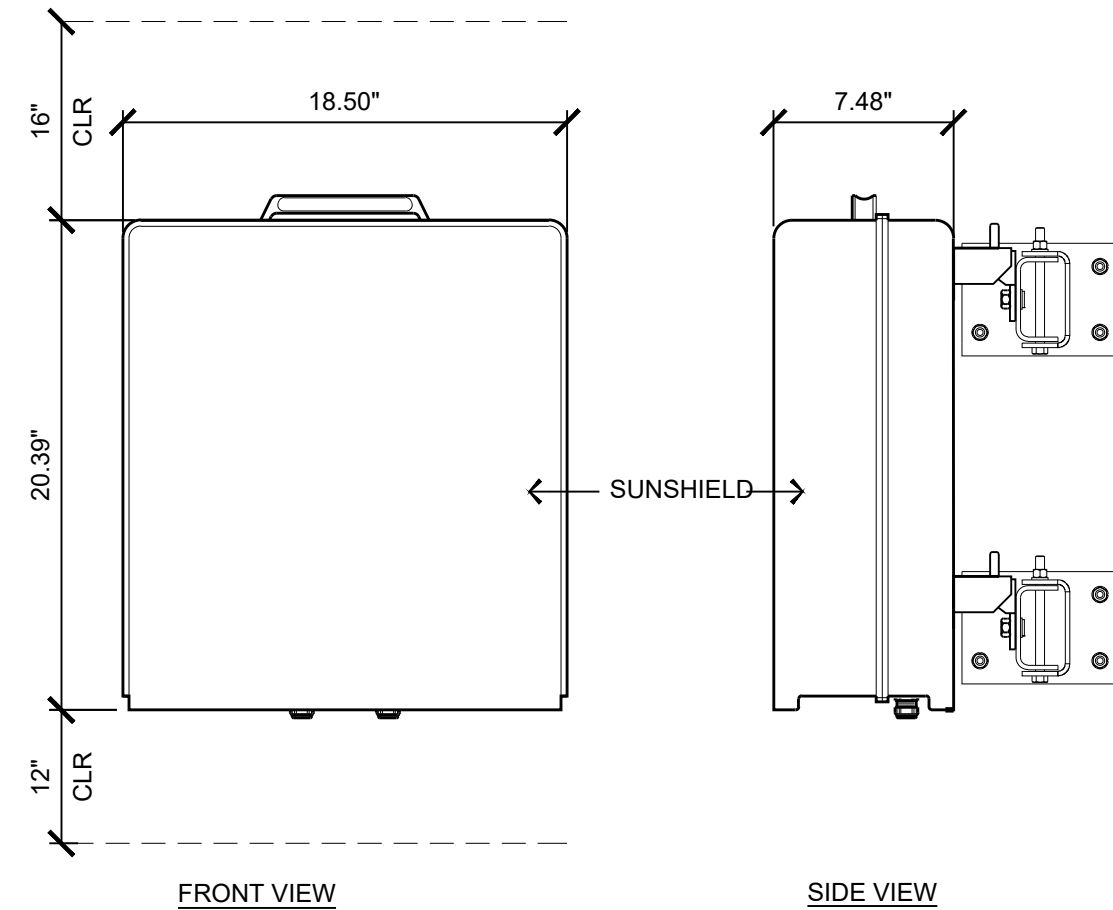
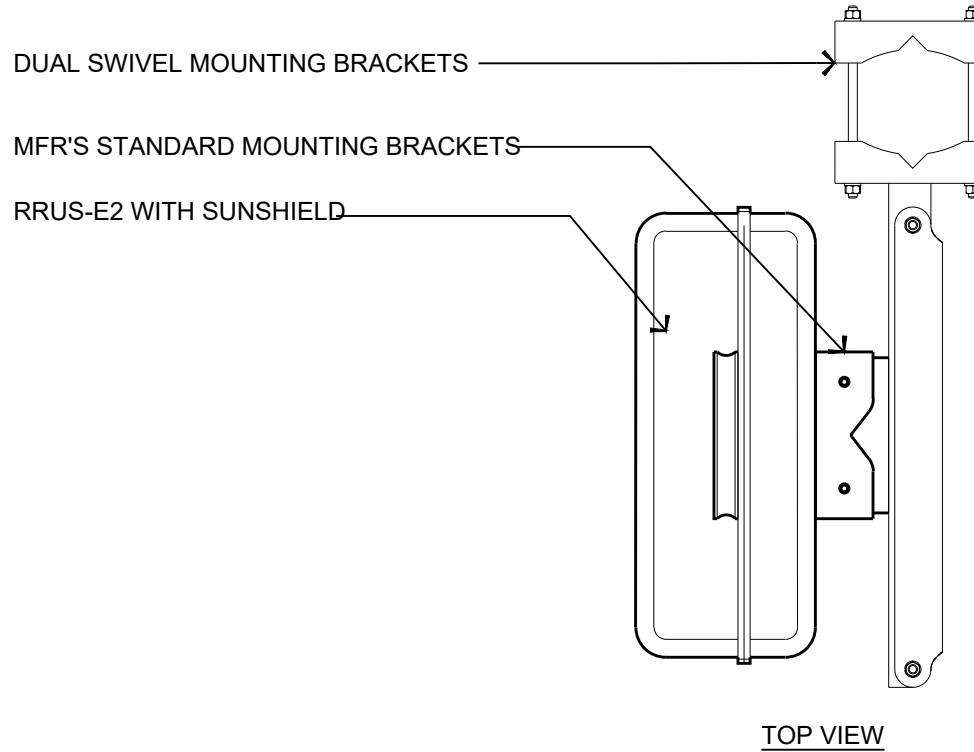
COLOR: WHITE  
DIMENSIONS: 18.1" TALL X 13.4" WIDE X 8.26" DEEP (INCLUDING SUNSHIELD)  
WEIGHT: +/- 59.4 LBS. (EXCLUDING MOUNTING HARDWARE)



3 ERICSSON RRUS-4478 REMOTE RADIO UNIT  
1 1/2" = 1'-0"

ERICSSON RRUS-E2 REMOTE RADIO UNIT

COLOR: GRAY  
DIMENSIONS: 20.39" TALL X 18.50" WIDE X 7.48" DEEP (INCLUDING SUNSHIELD)  
WIEGHT: +/- 53 LBS. (INCLUDING MOUNTING HARDWARE)



1 RRUS-E2  
1 1/2" = 1'-0"

AT&T Site ID:

CVL02166  
C-CITY JUNCTION

Vendor:

**EPIC**  
WIRELESS GROUP LLC  
Connecting a Wireless World

605 Coolidge Dr. Suite 100  
Folsom, CA. 95630

PREPARED FOR

**at&t**

5001 Executive Parkway  
San Ramon, California 94583

Architect:

**borgesarch.com**

1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

AT&T SITE NO: CVL02166

PROJECT NO: T-18509-47

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

B	12/11/19	100% ZD SUBMITTAL
A	11/20/19	90% ZD SUBMITTAL
REV	DATE	DESCRIPTION

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A-3.2

+/- 100'-4"  
TOP OF (P) AT&T ANTENNAS

+/- 100'-0"  
TOP OF (P) MONOPOLE & AT&T ANTENNAS

+/- 96'-0"  
RAD CENTER OF (P) AT&T ANTENNAS

+/- 84'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 74'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 64'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

(E) BUILDING

(P) 6'-0" CHAIN LINK FENCE w/  
PRIVACY SLATS & 3 STRAND ANTI  
CLIMB BARRIER

(P) 12'-0" DOUBLE CHAIN LINK  
GATE w/ PRIVACY SLATS & 3  
STRAND ANTI CLIMB BARRIER

(P) AT&T PANEL ANTENNA, (3) PER  
SECTOR, TOTAL OF (9)

(P) (1) AT&T DC-9 SURGE  
SUPPRESSION UNIT PER  
SECTOR, TOTAL OF (3)

(P) RRU, (6) PER SECTOR, TOTAL OF  
(18)

(F) OTHER CARRIER ANTENNA, TYP.

(P) (9) DC CABLES

(P) (3) FIBER CABLES

(P) 100' MONOPOLE

(P) ICE BRIDGE

(P) AT&T GPS ANTENNA

(P) AT&T 8'-0" X 8'-0"  
PRE-MANUFACTURED CONCRETE  
WALK-IN CABINET (WIC) ON (P)  
CONCRETE SLAB

(P) 30kw DIESEL GENERATOR  
WITH 190 GALLON TANK ON (P)  
CONCRETE SLAB

(P) UTILITY H-FRAME  
w/ EQUIPMENT

4' 2' 0 4' 8'

1/4"=1'-0"

AT&T Site ID:

CVL02166  
C-CITY JUNCTION

Vendor:



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Folsom, CA. 95630

PREPARED FOR



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Architect:

borgesarch.com

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AT&T SITE NO: CVL02166

PROJECT NO: T-18509-47

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

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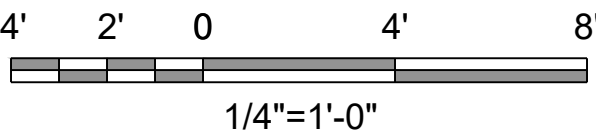
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4.1





## A-4.2

P:\01 Data\12\120219\14422 P\01 - File Name\1201811-18050-EPIC-Wireless\_AT\_N8B118059-4\_CVL02166 C-City Junction\Sheet\4.3 Elevations.dwg    Plotted By:Anthony Erbe

+/- 100'-4"  
TOP OF (P) AT&T ANTENNAS

+/- 100'-0"  
TOP OF (P) MONOPOLE & AT&T ANTENNAS

+/- 96'-0"  
RAD CENTER OF (P) AT&T ANTENNAS

+/- 84'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 74'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 64'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 25'-0"  
TOP OF (E) ADJACENT BUILDING

+/- 6'-0"  
TOP OF (P) CHAIN LINK FENCE

+/- 0'-0"  
GRADE LEVEL

(P) AT&T GPS ANTENNA  
(P) AT&T 8'-0" X 8'-0"  
PRE-MANUFACTURED CONCRETE  
WALK-IN CABINET (WIC) ON (P)  
CONCRETE SLAB  
(P) 30kw DIESEL GENERATOR  
WITH 190 GALLON TANK ON (P)  
CONCRETE SLAB  
(P) 6'-0" CHAIN LINK FENCE W/  
PRIVACY SLATS & 3 STRAND ANTI  
CLIMB BARRIER  
(P) UTILITY H-FRAME  
w/ EQUIPMENT

(P) ICE BRIDGE

(P) AT&T PANEL ANTENNA, (3) PER  
SECTOR, TOTAL OF (9)

(P) (1) AT&T DC-9 SURGE  
SUPPRESSION UNIT PER  
SECTOR, TOTAL OF (3)

(P) RRU, (6) PER SECTOR, TOTAL OF  
(18)

(F) OTHER CARRIER ANTENNA, TYP.

(P) (9) DC CABLES  
(P) (3) FIBER CABLES

(P) 100' MONOPOLE

(E) BUILDING

4' 2' 0 4' 8'  
1/4"=1'-0"

17

PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

AT&T Site ID:

CVL02166  
C-CITY JUNCTION

Vendor:

**EPIC**  
WIRELESS GROUP LLC  
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PREPARED FOR

**at&t**

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Architect:

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1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

AT&T SITE NO: CVL02166

PROJECT NO: T-18509-47

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

B	12/11/19	100% ZD SUBMITTAL
A	11/20/19	90% ZD SUBMITTAL
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4.3

P:\01 Data\12\120219 1:44:37 PM - File Name\1201811-18052-EPIC-Wireless-AT-NB11-18059-4-CV02166 C-City Junction\Sheet\4.4 Elevations.dwg    Plotted By:Anthony Erbe

+/- 100'-4"  
TOP OF (P) AT&T ANTENNAS

+/- 100'-0"  
TOP OF (P) MONOPOLE & AT&T ANTENNAS

+/- 96'-0"  
RAD CENTER OF (P) AT&T ANTENNAS

+/- 84'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 74'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

+/- 64'-0"  
RAD CENTER OF (F) OTHER CARRIER ANTENNAS

(P) AT&T PANEL ANTENNA, (3) PER SECTOR, TOTAL OF (9)

(P) (1) AT&T DC-9 SURGE SUPPRESSION UNIT PER SECTOR, TOTAL OF (3)

(P) RRU, (6) PER SECTOR, TOTAL OF (18)

(F) OTHER CARRIER ANTENNA, TYP.

(P) (9) DC CABLES

(P) (3) FIBER CABLES

(P) 100' MONOPOLE

(P) AT&T GPS ANTENNA

(P) ICE BRIDGE

(P) UTILITY H-FRAME w/ EQUIPMENT

(P) AT&T 8'-0" X 8'-0" PRE-MANUFACTURED CONCRETE WALK-IN CABINET (WIC) ON (P) CONCRETE SLAB

(P) 30kw DIESEL GENERATOR WITH 190 GALLON TANK ON (P) CONCRETE SLAB

+/- 6'-0"  
TOP OF (P) CHAIN LINK FENCE

+/- 0'-0"  
GRADE LEVEL

4' 2' 0 4' 8'

1/4"=1'-0"

17

PROPOSED WEST ELEVATION

1/4" = 1'-0"

AT&T Site ID:

CVL02166

C-CITY JUNCTION

Vendor:



605 Coolidge Dr., Suite 100  
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PREPARED FOR



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Architect:

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AT&T SITE NO: CVL02166

PROJECT NO: T-18509-47

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4.4