



March 5, 2022

Trevor Lloyd
Washoe County
Planning and Development Division
1001 E. Ninth Street
Reno, NV 89512

RE: Amendment of Conditions Application for Case Number WAC21-0002 (Extension of Time for WSUP19-0003 Vya Monopole) 89000A Dugway Road, Gerlach, NV 89413

Trevor,

Per our telephone conversation, please find enclosed an Amendment of Conditions Application for the above referenced Special Use Permit where Commnet of Nevada, LLC requests to amend condition 1 (d) for an additional two (2) years to allow completion of Sage-Grouse mitigation requirements, all final permitting and right of way grants to be issued by Washoe County and the Bureau of Land Management. The submittal contains the following documents.

This application is for the March 8, 2022 submittal to be placed on the May 5, 2022 Board of Adjustment Agenda.

1. Filing Fee Check
2. Washoe County Development Application
3. Amendment of Conditions Application Supplemental Information
4. Property Owner Affidavit
5. Proof of Property Tax Payment – not required, Federal lands
5. Site Plan and survey
6. Location Map
7. Flash Drive containing Application materials

Upon review, if you have any questions or need additional materials, I can be reached at (314) 640-5182 cell or (314) 569-2275 office.

Sincerely,

Julie Krekeler
General Manager

Enclosures

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

| | | | |
|---|-----------------|---|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: | | | |
| Project Description: | | | |
| Project Address: | | | |
| Project Area (acres or square feet): | | | |
| Project Location (with point of reference to major cross streets AND area locator): | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: | | Name: | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: Fax: | | Phone: Fax: | |
| Email: | | Email: | |
| Cell: Other: | | Cell: Other: | |
| Contact Person: | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: | | Name: | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: Fax: | | Phone: Fax: | |
| Email: | | Email: | |
| Cell: Other: | | Cell: Other: | |
| Contact Person: | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: Initial: | | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:

a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.

Commnet of Nevada, LLC (Commnet Wireless) is seeking to extend the Board of Adjustment Action Conditions of Approval for Amendment of Conditions Case Number WAC21-0002 (Extension of Time for WSUP19-0003 Vya Monopole) for an additional two (2) years to obtain all required Bureau of Land Management final Right-of-Way grants, Sage-Grouse mitigation requirements, and the issuance of Washoe County's Building Permit.

The past several years has presented challenges as the Applegate/Susanville, CA, Bureau of Land Management Field Offices (BLM) has faced several obstacles including the California/Nevada forest fires, COVID-19, and short-staffing. Additionally, Commnet undertook consultations with Nevada Sagebrush EcoSystem Technical Team (SETT) and it was confirmed that this site is located in mapped habitat for the Greater Sage-Grouse. The field work was delayed in 2021 due to dry growing conditions and is scheduled for spring 2022. Once SETT approves the qualified biologists to perform the field work, it will be an approximate six-week process to complete all sage-grouse mitigation requirements for the State prior to the BLM issuing the Communication Use Lease with construction of the facility to commence shortly thereafter.

The additional two (2) years will be necessary to ensure adequate time frame to obtain all final grants and permits and construction of the telecommunications tower. Winter season can delay constructability.

b. Identify the specific Condition or Conditions that you are requesting to amend.

Commnet Wireless requests to amend condition 1 (d) of the Washoe County Planning and Building Division Board of Adjustment Action Order where it states that the applicant shall submit complete construction plans and building permits shall be issued on or before June 6, 2022.

While Commnet Wireless has submitted construction drawings and is working with Washoe County Planning and Building Department, the Bureau of Land Management must also review and approve all final changes to the construction drawings prior to issuing the final right of way grant. SETT mitigation requirements must also be completed.

c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

Please refer to the Board of Adjustment Action Order dated May 6, 2021 - Amendment of Conditions Case Number WAC21-0002 (Extension of Time for WSUP19-0003 Vya Monopole)

Existing Condition 1 (d) language

The applicant shall submit complete construction plans and building permits shall be issued on or before June 6, 2022. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division

Proposed Condition 1 (d) language

The applicant shall submit complete construction plans and building permits shall be issued on or before June 6, 2024. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

This telecommunications facility is part of the FirstNet nationwide buildout to provide an emergency broadband network dedicated to first responders (ie Fire, Police, EMT) for the ability to communicate on a single network for any public safety needs in the area. In addition, the tower will provide expansion of LTE for Commnet and any of its collaboration partners/collocators.

The approval of this Amendment is vital in the expansion of FirstNet's coverage to provide reliable communications for public safety.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

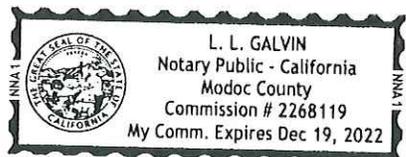
- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Modoc

Subscribed and sworn to (or affirmed) before me
 on this 4 day of April, 2019,
 by Date Month Year



(1) Craig R. Drake
 (and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

LEGAL DESCRIPTIONS

SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, WYANDOTTA, MISSOURI COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

PARCEL A (1/4 AC. AEB)

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, WYANDOTTA, MISSOURI COUNTY, MISSOURI;

THENCE NORTH 77°02'37" EAST 3441.4 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°43'37" WEST 72.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A-1;

THENCE CONTINUING SOUTH 89°43'37" WEST 3.00 FEET;

THENCE NORTH 00°02'37" EAST 92.00 FEET;

THENCE NORTH 89°43'37" WEST 38.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B-1;

THENCE CONTINUING NORTH 89°43'37" WEST 38.50 FEET;

SOUTH 00°02'37" WEST 92.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 7.489 SQ.FT. MORE OR LESS.

PARCEL B (VULNERABILITY EXEMPT)

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, THENCE 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CONTIGUOUS:

BEGINS AT THE APPROXIMATE POINT A-1;

THENCE SOUTH 12°30'24" EAST 54.25 FEET TO THE POINT OF TERMINATION;

THE SPURNS OF THIS STRIP OF LAND ARE TO BE EXTENDED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS AND TO BEON OF THE SOUTH LINE OF PARCEL A-1;

CONTAINING 542 SQ.FT. MORE OR LESS.

PARCEL C (ACCESS EXEMPT)

BEING A STRIP OF LAND 12.00 FEET IN WIDTH, THENCE 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CONTIGUOUS:

BEGINS AT THE APPROXIMATE POINT B-1;

THENCE NORTH 60°00'00" EAST 30.57 FEET;

THENCE NORTH 14°37'01" WEST 54.43 FEET;

THENCE NORTH 28°42'37" WEST 38.11 FEET;

THENCE NORTH 28°42'37" WEST 32.34 FEET;

THENCE NORTH 12°34'41" WEST 44.10 FEET;

THENCE NORTH 14°43'29" WEST 57.25 FEET;

THENCE NORTH 24°39'31" WEST 97.24 FEET;

THENCE NORTH 18°44'18" WEST 65.71 FEET;

THENCE NORTH 30°32'34" WEST 42.50 FEET TO THE POINT OF TERMINATION;

THE SPURNS OF THIS STRIP OF LAND ARE TO BE EXTENDED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS AND TO BEON OF THE SOUTH LINE OF PARCEL A-1;

CONTAINING 5.701 SQ.FT. MORE OR LESS.

PARENT PARCEL LEGAL DESCRIPTION

SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, WYANDOTTA, MISSOURI COUNTY, MISSOURI.

OWNERSHIP INFORMATION

OWNER = UNITED STATES OF AMERICA

CONTACT = N/A

ASSESSOR'S PARCEL NUMBER = 081-010-49

KEYING DOCUMENT # N/A

TITLE REPORT DATA AND EXCEPTIONS

NO TITLE REPORT PROVIDED.

BASIS OF BEGINNINGS

GRAND NORTH BEGINS UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) DATUM. ALL DISTANCES ARE BASED ON A GROUND SCALE FACTOR OF 1.0000000173. THE DISTANCES ARE BASED ON THE PROJECTIONS WITH A LATITUDE OF 38°56'00" NORTH AND A MERIDIAN LONGITUDE OF 92°56'00" WEST. THE MEAN SEA LEVEL (MSL) IS 1188 FEET ABOVE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (HEIGHT OF 8197.20 FEET USING GEOID DA

PROPOSED TOWER COORDINATES

UAD BY LATITUDE = 41°32'50.78358" N

LAMITUDE = 119°32'57.19521" W

SITE GROUND ELEVATION = 5282.20'

STATE PLANE COORDINATES UAD 83, NEVADA WEST ZONE

METERS (GROUND) = NORTHING = 4991848.448

EASTING = 691916.5947

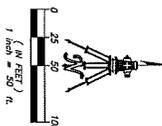
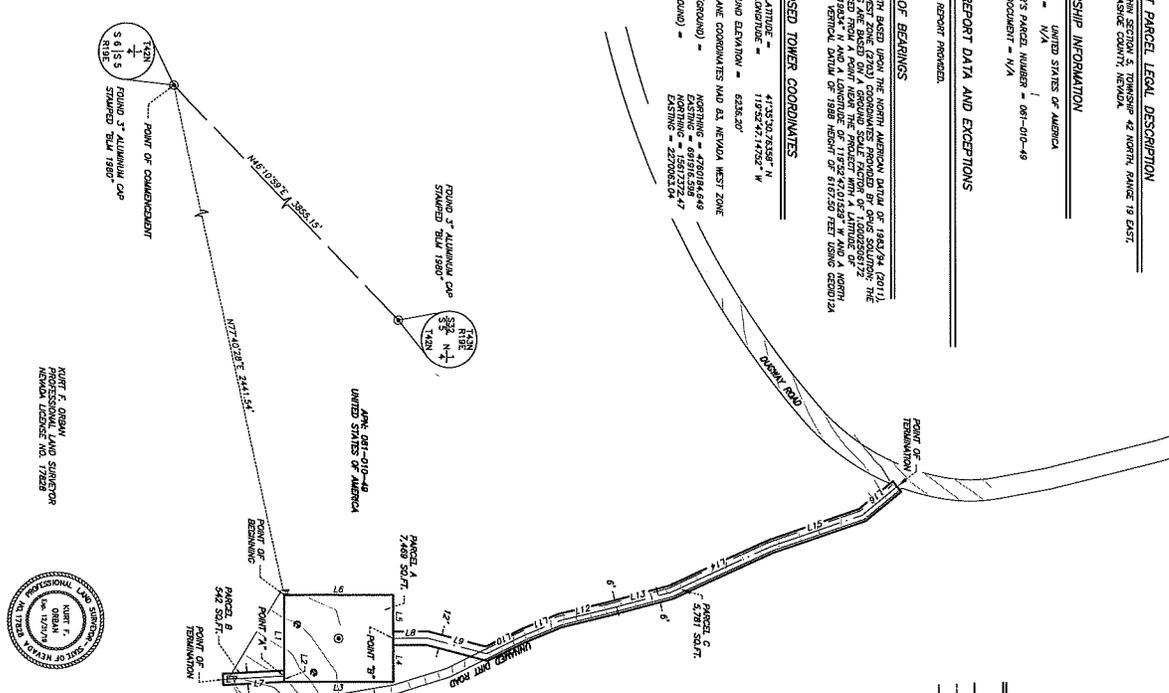
FEET (GROUND) = NORTHING = 2700625.64

EASTING = 2270052.64

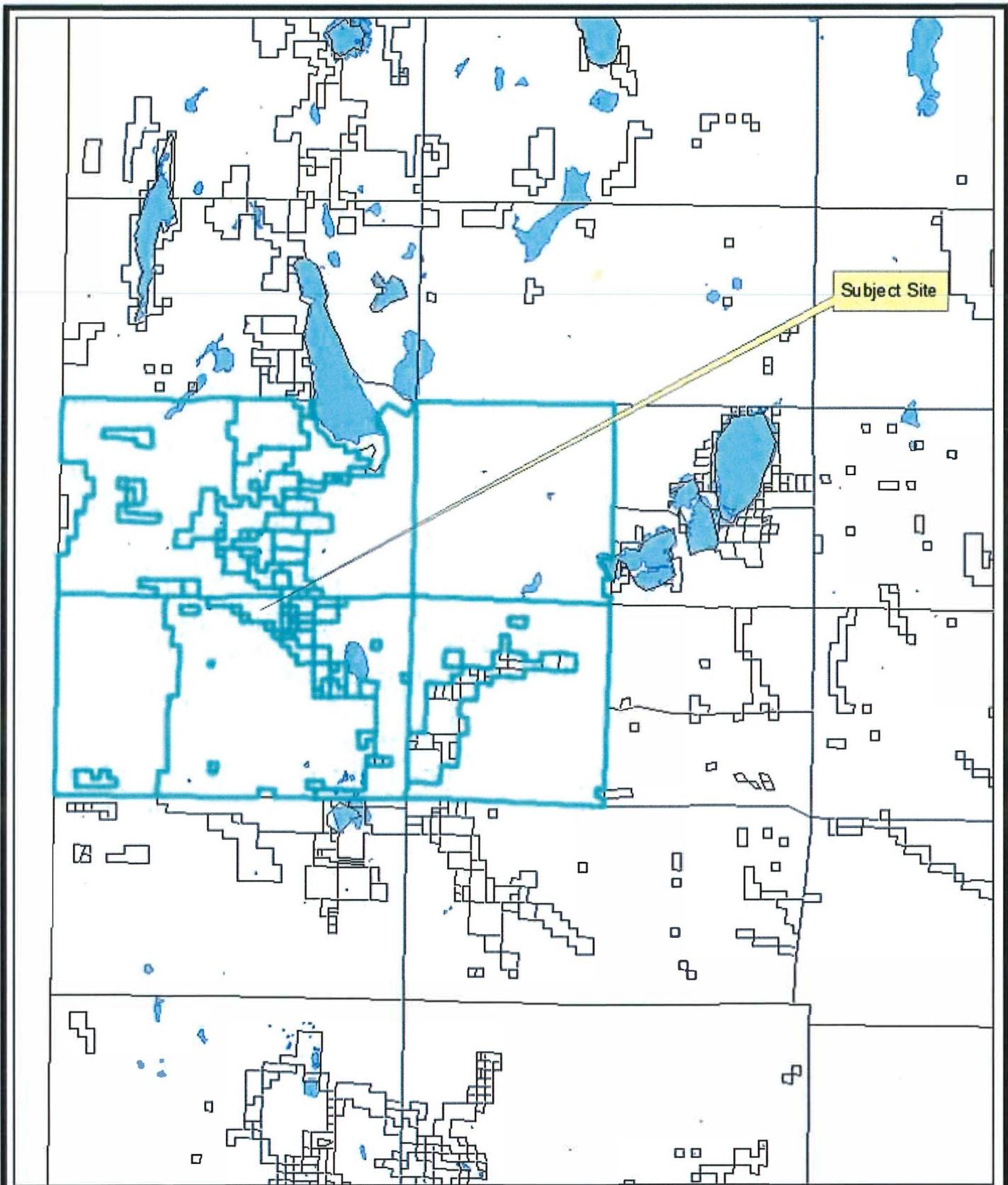
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°48'37"W | 72.00' |
| L2 | N89°48'37"W | 3.00' |
| L3 | S01°02'37"W | 92.00' |
| L4 | S89°48'37"E | 38.50' |
| L5 | S89°48'37"E | 38.50' |
| L6 | N07°02'37"E | 92.00' |
| L7 | S57°02'37"E | 54.25' |
| L8 | N09°00'00"E | 30.57' |
| L9 | N14°37'01"E | 54.43' |
| L10 | N28°42'37"W | 38.11' |
| L11 | N28°42'37"W | 32.34' |
| L12 | N12°34'41"W | 44.10' |
| L13 | N14°43'29"W | 57.25' |
| L14 | N24°39'31"W | 97.24' |
| L15 | N18°44'18"W | 65.71' |
| L16 | N30°32'34"W | 42.50' |

LEGEND

- ▲ ASSESSOR'S PARCEL NUMBER
- PROPOSED EXEMPT LINE
- EXISTING EXEMPT LINE
- POINT OF BEGINNING AS DESCRIBED
- POINT OF TERMINATION AS DESCRIBED
- FOUND LAMINATION AS DESCRIBED
- ELECTRIC PULL BOX
- ELECTRIC WIRE



| | | |
|---|--------------------------------|--|
| <p>COMMNET WIRELESS, LLC VYA SITE, WASHOE COUNTY, NEVADA 061-010-49 TOPOGRAPHY MAP</p> | <p>REV: DATE: DESCRIPTION:</p> | <p>WALLACE MORRIS ORBAN SURVEYING, L.L.C. LAND SURVEY CONSULTING 1250 LAMOILLE HIGHWAY, UNIT 624 ELKO, NEVADA 89801 PH: 775-753-3610 FX: 775-753-7078</p> |
|---|--------------------------------|--|



WSUP19-0003 Vya Monopole
Noticing Map
83 Parcels Selected at 22000 feet



**Community Services
Department**



1001 E. N. 4th St.
Reno, Nevada 89512 (775) 322-2600