



May 31, 2024

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

RE: Amendment of Conditions Application for Case Number WAC22-0003 (Extension of Time for WSUP19-0003 Vya Monopole) 89000A Dugway Road, Gerlach, NV 89413

Trevor,

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 June 10, 2024, submittal to be placed on the August 1, 2024, 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

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

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: Commnet Wireless - Vya, NV			
Project Description: Commnet Wireless proposes the construction of a new unmanned wireless communication facility serving the Vya and surrounding area.			
Project Address: E911 Assigned Address: 89000A Dugway Road, Gerlach, NV 89413			
Project Area (acres or square feet): 7,469 sf lease area along with access and utility easements			
Project Location (with point of reference to major cross streets AND area locator): From Vya, NV, head north on CR 34 N (1.4 miles) continue straight onto Dugway Road (1.5 miles). Turn left onto unnamed dirt road to site.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
061-010-49	773.890015 acres		
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: United States of America - BLM		Name: CIS Communications, LLC	
Address: 708 W. 12th St		Address: 749 Old Ballas Road	
Alturas, CA	Zip: 96101	Creve Coeur, MO	Zip: 63141
Phone: (530)-224-2100	Fax:	Phone: (314)934-3568	Fax:
Email:		Email: julie@ciscomm.com	
Cell:	Other:	Cell: (314) 640-5182	Other:
Contact Person:		Contact Person: Julie Krekeler - General Manager	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Commnet of Nevada, LLC (dba Commnet Wireless)		Name:	
Address: 1562 North Park Street		Address:	
Castle Rock, CO	Zip: 80109	Zip:	
Phone: (720) 733-7854	Fax:	Phone:	Fax:
Email: Alexis.Leidigh@commnetbroadband.com		Email:	
Cell: 501-351-4004	Other:	Cell:	Other:
Contact Person: Alexis Leidigh - Assoc Dir. of Site Development		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Development Code Amendment Application Supplemental Information

(All required information may be separately attached)

1. What section of the Washoe County Code (WCC) 110 of the Development Code is being requested to be amended?

See Attached Supplemental Information.

2. Provide the specific language you are seeking to delete and/or add to the Development Code?

See Attached Supplemental Information.

3. What is the purpose to amend the Development Code?

See Attached Supplemental Information.

4. Are there any negative impacts to amending this section of the Development Code?

See Attached Supplemental Information.

Amendment of Conditions Application Supplemental Information (All required Information may be separately attached)

Commnet of Nevada, LLC (Commnet Wireless) is seeking to extend the Board of Adjustment Action Conditions of Approval for Amendment of Conditions Case Number WAC22-0003 (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 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 designated habitat for the Greater Sage-Grouse. The field work for the Habitat Quantification Tool (HQT) Analysis can only occur during the April 15th-June 30th timeframe each year and has been delayed due to budgeting reasons related to the requirements and high cost of the sage grouse mitigation credits. During this time, Commnet has diligently explored alternative options for this tower site but those efforts have not resulted in any viable solutions.

The next opportunity to perform the HQT field work will be during the spring of 2025. Once the SETT approves the qualified biologists to perform the field work, it will be an approximate six-month process to complete all the Nevada Conservation Credit System (CCS) requirements for the SETT including the purchase the required sage-grouse mitigation credits, which must be completed prior to the start of construction.

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

1. What section of the Washoe County Code (WCC) 110 of the Development Code is being requested to be amended?

Commnet Wireless requests to amend condition 1 (d) of the Washoe County Planning and Building Division Board of Adjustment Action Order.

2. Provide the specific language you are seeking to delete and/or add to the Development Code?

Please refer to the attached Board of Adjustment Action Order dated May 5, 2022 - Amendment of Conditions Case Number WAC22-0002 (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, 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.

Proposed Condition 1 (d) language

The applicant shall submit complete construction plans and building permits shall be issued on or before June 6, 2026. 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.

3. What is the purpose to amend the Development Code?

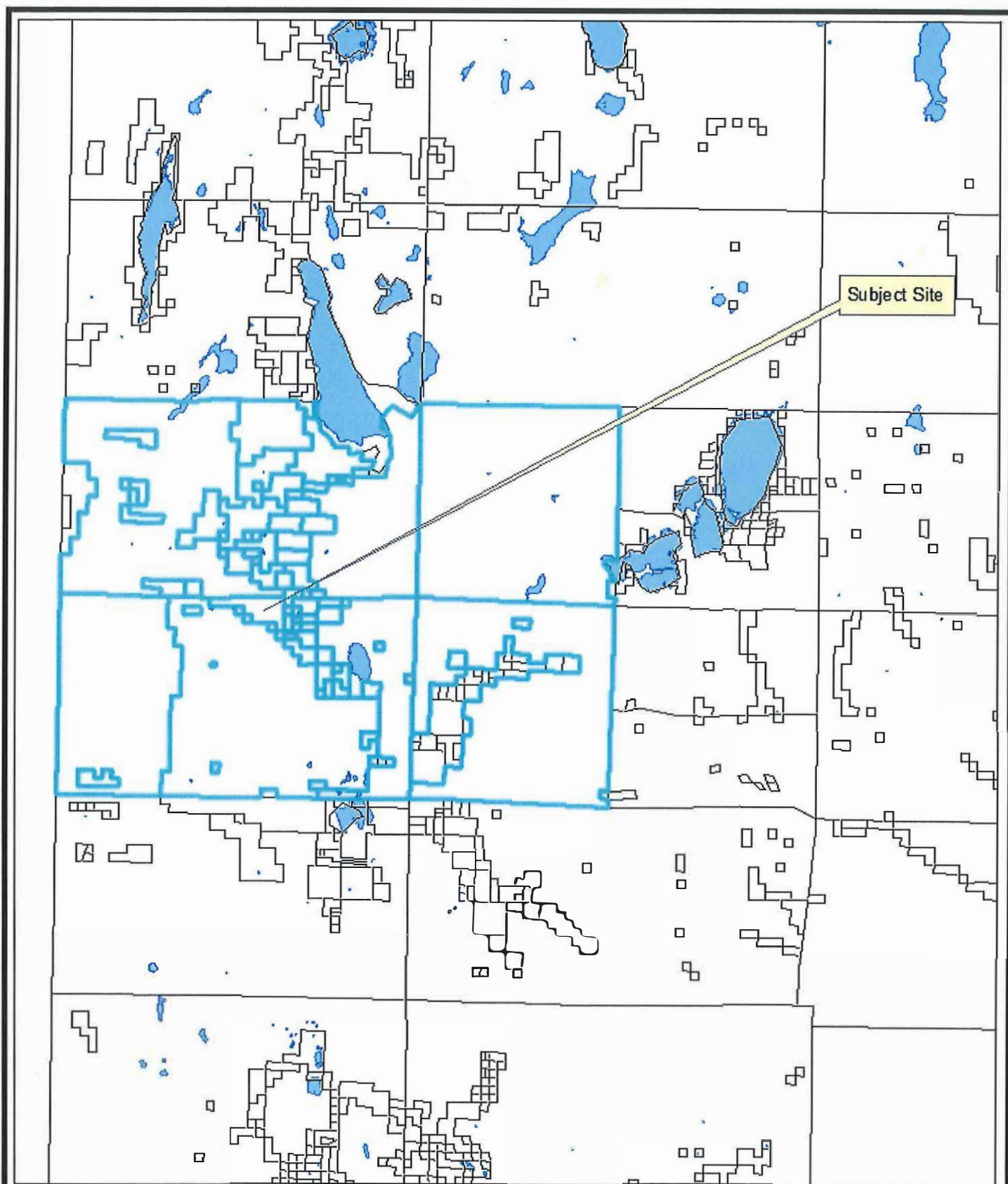
Commnet Wireless requests to amend condition 1 (d) of the Washoe County Planning and Building Division Board of Adjustment Action Order where it states that the applicant shall submit complete construction plans and building permits shall be issued on or before June 6, 2024.

While Commnet Wireless has previously 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.

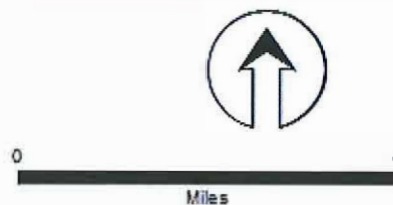
4. Are there any negative impacts to amending this section of the Development Code?

No, there are no negative impacts to amending this section of the Development Code. 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.



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



Community Services
Department



1001 ENRm S:
Reno, Nev. 89512 (775) 323-3600



PF SFAI



LEAD CE/SE: SAM

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
H	1/25/19	COMMENTS	JN
I	2/13/19	COMMENTS	JN
J	2/18/19	COMMENTS	JN
K	2/19/19	FINAL CD	JN
L	4/3/19	REVISED CD	JN

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMNET WIRELESS IS STRICTLY PROHIBITED.

SITE NAME

VYA, NEVADA

PROJECT

PROJECT
RAW LAND MONOPOLE

SITE ADDRESS

LAT: 41° 35' 30.76358"N
LONG: 119° 52' 47.14752"W
89000A DUGWAY ROAD
GERLACH, NV 89413

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

 $A-1$

- COMPOUND PLAN KEYED NOTES: #
1. (E) DIRT ROAD
 2. (N) 12' WIDE DIRT ACCESS ROAD
 3. (N) 12' WIDE ACCESS EASEMENT
 4. CONSTRUCTION WORK AREA $\pm 100'$ RADIUS, THE AREA WITHIN THIS BOUNDARY TO BE USED AS TEMPORARY CONSTRUCTION ZONE, STAGING MATERIAL AREA, VEHICLE ACTIVITY AREA AND GENERAL CONSTRUCTION PURPOSE. THIS AREA WILL RECLAIMED AND CLEANED UP AFTER CONSTRUCTION IS COMPLETE.

OWNER: UNITED STATE OF AMERICA
APN: 061-010-49



OVERALL SITE PLAN

22"x34" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"

T

LEGAL DESCRIPTIONS

BEING A PORTION OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, MDB&M, WASHOE COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL A (LEASE AREA)

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, M.D.B.&M.;

THENCE NORTH 77°40'28"E, 2441.54 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°49'37"E, 72.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING, SOUTH 89°49'37"E, 5.00 FEET;

THENCE NORTH 00°10'23"E, 97.00 FEET;

THENCE NORTH 89°49'37"W, 38.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE CONTINUING, NORTH 89°49'37"W, 38.50 FEET;

SOUTH 00°10'23"W, 97.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,469 SQ.FT. MORE OR LESS.

PARCEL B (UTILITY EASEMENT)

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

BEGINNING AT THE AFOREMENTIONED POINT "A";

THENCE SOUTH 12°50'26"E, 54.25 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS, AND TO BEGIN ON THE SOUTH LINE OF PARCEL A;

CONTAINING 542 SQ.FT. MORE OR LESS.

PARCEL C (ACCESS EASEMENT)

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

BEGINNING AT THE AFOREMENTIONED POINT "B";

THENCE NORTH 00°10'00"E, 30.57 FEET;

THENCE NORTH 14°37'01"W, 54.43 FEET;

THENCE NORTH 25°42'37"W, 39.11 FEET;

THENCE NORTH 22°04'32"W, 32.34 FEET;

THENCE NORTH 13°24'41"W, 44.10 FEET;

THENCE NORTH 14°43'36"W, 57.25 FEET;

THENCE NORTH 24°09'51"W, 97.94 FEET;

THENCE NORTH 18°44'16"W, 85.71 FEET;

THENCE NORTH 39°03'24"W, 40.30 FEET TO THE POINT OF TERMINATION.

THE SIDELINES OF THIS STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS, AND TO BEGIN ON THE NORTH LINE OF PARCEL A;

CONTAINING 5,781 SQ.FT. MORE OR LESS.

PARCANT PARCEL LEGAL DESCRIPTION

LYING WITHIN SECTION 5, TOWNSHIP 42 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA.

OWNERSHIP INFORMATION

OWNER = UNITED STATES OF AMERICA
CONTACT = N/A

ASSESSOR'S PARCEL NUMBER = 061-010-49
VESTING DOCUMENT = N/A

TITLE REPORT DATA AND EXCEPTIONS

NO TITLE REPORT PROVIDED

BASIS OF BEARINGS

GRID NORTH BASED UPON THE NORTH AMERICAN DATUM OF 1983/84 (2011), NEVADA WEST ZONE (2703) COORDINATES PROVIDED BY OPUS SOLUTION; THE DISTANCES ARE BASED ON A GROUND SCALE FACTOR OF 1.0002506172 REFERENCED FROM A POINT NEAR THE PROJECT WITH A LATITUDE OF 41°35'30.19634" N AND A LONGITUDE OF 119°32'47.01639" W AND A NORTH AMERICAN VERTICAL DATUM OF 1988 HEIGHT OF 6167.50 FEET USING GEOID18M

PROPOSED TOWER COORDINATES

NAD 83 LATITUDE = 41°35'30.76358" N
LONGITUDE = 119°32'47.14752" W

SITE GROUND ELEVATION = 6236.20'

STATE PLANE COORDINATES NAD 83, NEVADA WEST ZONE

METERS (GROUND) =

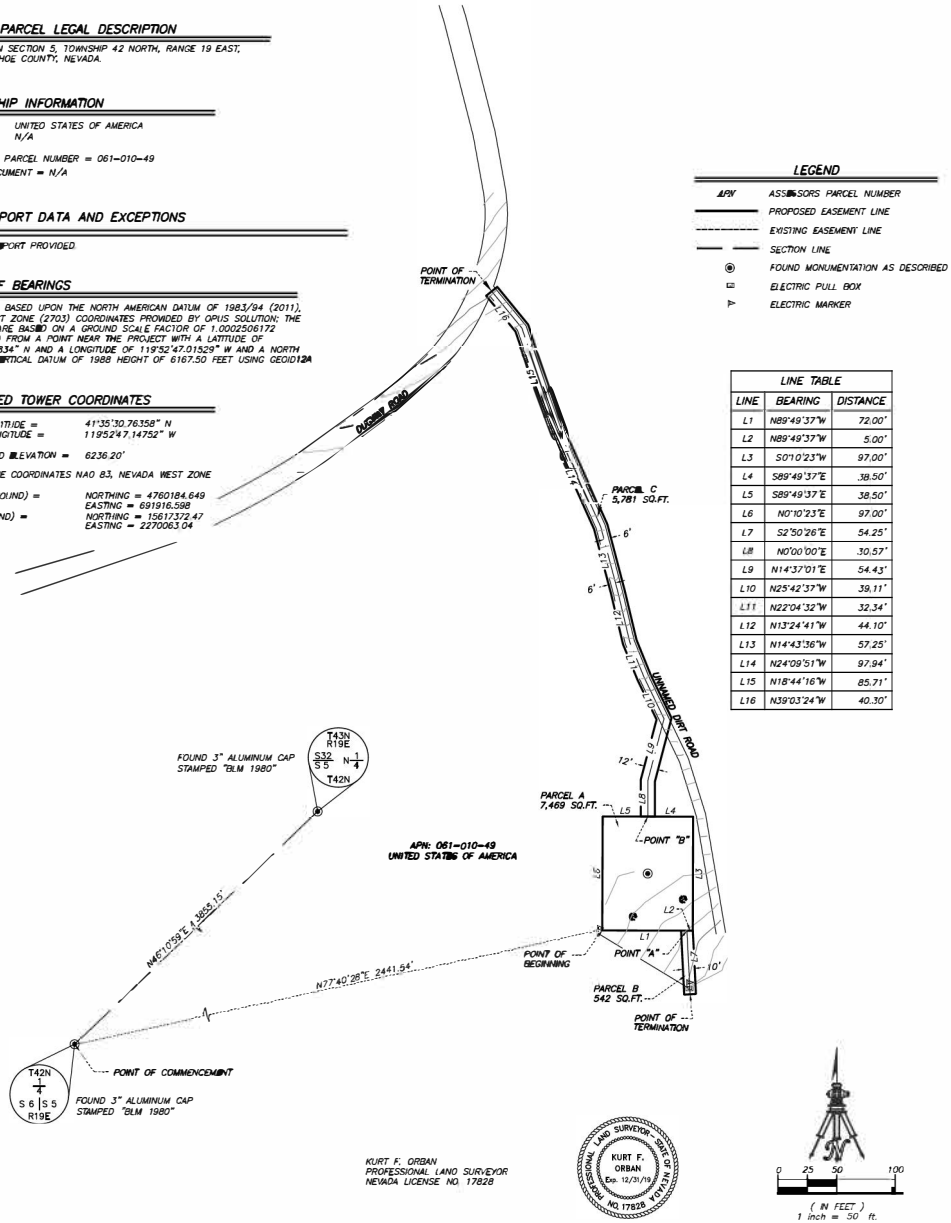
FEET (GROUND) =

NORTHING = 4760184.649

EASTING = 691916.598

NORTHING = 15617372.47

EASTING = 2270061.04



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°49'37"W	72.00'
L2	N89°49'37"W	5.00'
L3	S01°10'23"W	97.00'
L4	S89°49'37"E	38.50'
L5	S89°49'37"E	38.50'
L6	N0°10'23"E	97.00'
L7	S2°50'26"E	54.25'
L8	N0°00'00"E	30.57'
L9	N14°37'01"E	54.43'
L10	N25°42'37"W	39.11'
L11	N22°04'32"W	32.34'
L12	N13°24'41"W	44.10'
L13	N14°43'36"W	57.25'
L14	N24°09'51"W	97.94'
L15	N18°44'16"W	85.71'
L16	N39°03'24"W	40.30'



REV.	DATE	DESCRIPTION

COMMNET WIRELESS, LLC
VIA SITE, WASHOE COUNTY, NEVADA
061-010-49
TOPOGRAPHY MAP

DATE	03/29/18
DRAWN	KFO
CHECKED	KFO
DATE	03/29/18
BY	KFO
DATE	03/29/18
BY	KFO
DATE	03/29/18
BY	KFO
DATE	03/29/18
BY	KFO

1
OF 1 SHEETS