



Via [OneNV.us](https://www.onenv.us)

June 8, 2026

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

**RE: Application for Special Use Permit– Vya North, NV - 0 State Route 34, Vya, NV 89412 (Parcel 061-050-56)**

Please find attached a Special Use Permit submittal application for a new Commnet Wireless telecommunications facility located at the above referenced location. The submittal contains the following documents.

**This application is for the June 8, 2026, submittal.**

1. Filing Fee submitted via [OneNV.us](https://www.onenv.us)
2. Commnet-CIS Letter of Authorization
3. Development Application – Special Use Permit
4. Project Support Statement
5. Owner’s Affidavit (Entrust Group, Inc.)
6. Third party easement Affidavits (Stobiecki/Hagelthorn)
7. Zoning Drawing Site Plan
8. Photo simulation
9. Coverage Map
10. Radio Frequency Statement
11. Treasurer Statement
12. Site Photos

\*Neighborhood Meeting waived by Washoe County, NV

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

Sincerely,

Julie Krekeler  
General Manager

## Attachments



June 3, 2006

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

**RE: LETTER OF AUTHORIZATION - Application for Special Use Permit for a new Communications Facility located at 0 State Route 34, Vya, NV 89412**

Dear Mr. Lloyd:

Please be advised that Commnet Wireless, LLC, authorizes CIS Communications to act as an agent on our behalf in all matters related to Commnet's application submittal for a Special Use Permit for the above referenced. Julie Krekeler, General Manager for CIS Communications, will be the primary contact for this project and her contact information is listed below:

Julie Krekeler  
CIS Communications  
749 Old Ballas Road  
St. Louis, MO 63141  
(314) 569-2275

Commnet understands and agrees that we shall remain responsible for all permit conditions, permit provisions, fees, deposits, additional charges and collections resulting from permit application processing, permit issuance and inspection of work.

Please feel free to contact me at (501) 351-4004 or at [redacted] with any questions or concerns.

Best regards,

DocuSigned by:  
*Alexis Leidigh*  
E812FD341469451...

Alexis Leidigh  
Associate Director Regulatory & Environmental Compliance  
Commnet Wireless  
500 Cummings Center, Suite 2450  
Beverly, MA 01915

## 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.

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

## **COMMNET WIRELESS, LLC PROJECT SUPPORT STATEMENT**

Project Name: Vya North, NV

Project Address: 0 State Route 34, Vya, NV 89412

Project APN: 061-050-56

### **Introduction**

Commnet Wireless, LLC (“Commnet”) is dedicated to connecting rural America through reliable, carrier-grade communications networks that enhance public safety, improve quality of life, and support economic development. Commnet’s network expansion efforts focus primarily on underserved rural communities, state and national parks, seasonal-use areas, and the transportation corridors that connect these locations to surrounding regions.

The proposed Vya North wireless communications facility is intended to significantly improve cellular service coverage in and around Vya, Nevada. Specifically, the facility will provide coverage along approximately 12 miles of State Route 34 north of Vya, approximately 14 miles of State Route 34 south of Vya, and approximately 7 miles of Highway 8 west of the Highway 8A/34 intersection. The facility will also support the FirstNet nationwide public safety broadband network, providing critical communications infrastructure for first responders operating within the region.

### **Location**

Commnet proposes to construct a new 100-foot monopole wireless communications facility in rural Vya, Nevada. The project site is located on property zoned General Rural (GR) and owned by Entrust Group, Inc. Adjacent properties consist primarily of federally managed lands owned by the United States and privately owned rural parcels.

The project area is characterized by its remote nature and extremely low population density. The nearest concentration of residentially zoned medium-density suburban development is in Gerlach, Nevada, approximately 70 miles from the proposed facility.

### **Project Description/Design**

The proposed facility consists of a 100-foot monopole tower designed to support wireless communications equipment serving both commercial cellular users and FirstNet public safety users.

The tower will accommodate twelve (12) panel antennas, associated remote radio units (RRUs), surge suppression equipment, fiber, power, and hybrid-flex cabling, as well as two (2) microwave dishes with associated outdoor units (ODUs) and coaxial cabling.

Ground equipment will be housed within an outdoor equipment cabinet mounted on a steel platform located inside a secured 98-foot by 98-foot fenced compound situated within a 100-foot by 100-foot lease area. The facility will be unmanned and will operate continuously, providing wireless communications services twenty-four (24) hours per day, seven (7) days per week.

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

Wireless communications have become an essential component of daily life, supporting personal, business, and emergency communications. The proposed facility will enhance network reliability and provide improved cellular coverage throughout the project area, including key transportation corridors that currently experience limited or unreliable service.

In addition to improving commercial wireless service, the facility will support FirstNet, the nationwide broadband network dedicated to public safety communications. FirstNet enables law enforcement personnel, firefighters, emergency medical responders, and other public safety agencies to communicate on a secure and interoperable network during routine operations and emergency situations.

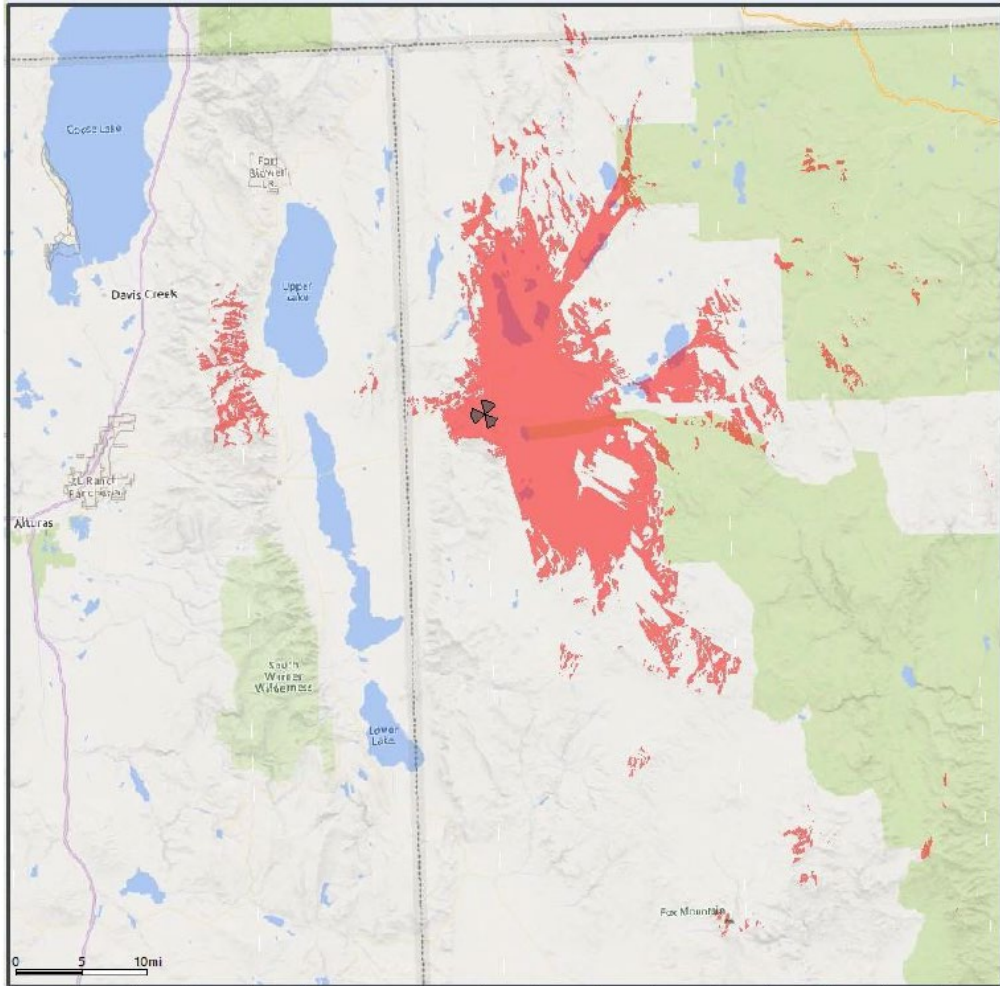
The proposed facility will improve emergency response capabilities, enhance traveler safety, and increase communications reliability in this remote portion of Washoe County.

### **Coverage Improvements**

The proposed facility has been strategically located and engineered to address existing coverage deficiencies within the project area. Coverage modeling demonstrates significant improvements in wireless service availability throughout Vya and along the surrounding highway corridors identified in this application

### **Coverage with Proposed Tower**

(see map on following page)



**Visual and Aesthetic Impacts**

Commnet proposes to install a 100-foot monopole designed to provide the elevation necessary to achieve the required coverage objectives while minimizing the overall footprint of the facility.

The proposed tower height has been determined based upon surrounding topography, radio frequency engineering requirements, and compliance with applicable County development standards. Due to the remote location of the site and limited visibility from public roadways and neighboring properties, the facility is expected to have minimal visual impact on the surrounding landscape.



### **Alternative Site Analysis**

As part of its site selection process, Commnet first evaluates opportunities to collocate on existing communications towers and structures whenever feasible. Potential collocation candidates are assessed based on their ability to accommodate the required antenna elevations, equipment space, utility availability, site access, and coverage objectives.

Commnet initially evaluated existing communications facilities located on Fortynine Mountain. Three existing tower sites were identified and analyzed for potential collocation opportunities. However, each location was determined to be infeasible due to access restrictions and the inability to obtain authorization from the affected property owner.



Following a comprehensive evaluation of available alternatives, Commnet concluded that construction of a new wireless communications facility is necessary to meet the project’s coverage objectives.

### **Existing Facility Evaluation**

#### **Option 1 – Bureau of Land Management Tower**

This facility is located on Bureau of Land Management (BLM) property. The BLM advised Commnet that no additional users can be authorized at this location because access easements cross private property and the underlying landowner does not permit additional site users.

### **Option 2 – Bureau of Land Management Tower**

This facility is also located on BLM-managed lands. Similar to Option 1, the BLM confirmed that access to the site requires crossing private property and that the affected landowner will not permit additional users.

### **Option 3 – Los Angeles Department of Water and Power Tower**

This facility is located near Option 2 but is situated on property controlled by the same landowner who has declined to permit additional site users. In addition to the access restrictions, Commnet has previously attempted to pursue collocation opportunities on other Los Angeles Department of Water and Power facilities without receiving a response.

Based on these constraints, none of the existing facilities evaluated are viable collocation candidates.

### **Commitment to Future Collocation**

The proposed tower has been structurally designed to accommodate future communications providers in addition to Commnet’s planned equipment installation. Commnet supports the collocation of compatible communications facilities whenever feasible and will make space available for future users subject to structural, technical, and regulatory requirements.

### **Lighting and Signage**

Unless specifically required by the Federal Aviation Administration (FAA), no exterior lighting is proposed for the facility.

All required Federal Communications Commission (FCC), safety, and regulatory signage will be installed on the equipment enclosure and/or perimeter fence as required.

The facility will comply with Washoe County’s dark-sky objectives by eliminating unnecessary exterior lighting. Exterior lighting will be provided outside the equipment cabinet and will be used only during periodic maintenance visits.

### **Noise and Lighting Variance Request**

Commnet respectfully requests a waiver from the provisions of Washoe County Code Section 110.414.00 related to noise and lighting requirements.

The facility will receive electrical service from the nearest utility transformer routed to a new meter bank within the fenced compound. The site will contain FirstNet public safety communications equipment, which qualifies as emergency communications infrastructure. Pursuant to Section 110.414.20(b), emergency equipment is exempt from these requirements.

Because the facility is unmanned and no exterior lighting is proposed, the intent of the County’s noise and lighting standards is effectively achieved.

### **Access, Utilities, and Parking**

Access to the facility will be provided from County Road 34. From the intersection of Nevada State Route 8A and County Road 34 in Vya, travel north on County Road 34 and proceed to the proposed access road located approximately 0.25 miles north of Dugway Road. The gravel access road will extend from County Road 34 approximately 1.82 miles to the facility site.

Access and utility routes will also be located on adjacent parcels and secured through a third-party access easement.

Electrical service will be installed underground within conduit extending from the nearest utility transformer to a new meter bank located inside the fenced compound. Backup battery systems will provide emergency power in the event of a utility outage.

### **Parking Variance Request**

Commnet respectfully requests a waiver from the requirements of Washoe County Code Section 110.410.00 related to parking.

Due to the unique nature of this unmanned communications facility and its remote rural location, strict compliance with standard parking design requirements would be unnecessary and impractical. The facility is not open to the public and will typically be visited by a qualified technician only once or twice per month for routine maintenance.

Adequate space exists within and adjacent to the fenced compound for temporary parking during maintenance activities. Therefore, the requested parking waiver is appropriate and consistent with the operational characteristics of the proposed use.

### **Maintenance and Backup Power**

The proposed facility will be equipped with backup battery systems designed to maintain communications service during utility power interruptions.

Because the facility will support FirstNet public safety communications, maintaining uninterrupted operation during emergencies, natural disasters, and power outages is critical. The backup power system will provide redundancy and reliability necessary to support continued operation during such events.

Routine maintenance inspections will be conducted approximately one to two times per month by qualified telecommunications technicians.

### **Landscaping Variance Request**

Commnet respectfully requests a waiver from the requirements of Washoe County Code Section 110.412.00 related to landscaping.

The project site is in a remote, undeveloped high-desert environment with limited access to water resources and minimal visibility from surrounding roadways. The facility will be situated more than 2,000 feet from the nearest county-maintained gravel roadway and will not be readily visible to the public.

Landscaping is not proposed to conserve water resources and eliminate the need for ongoing irrigation and maintenance activities.

Furthermore, given the size of the parent parcel (approximately 320 acres), it would be unreasonable for Commnet to meet the County’s landscape coverage and buffering requirements.

**Grading**

Site grading will be performed to establish a level building area for the proposed monopole tower, equipment, and associated infrastructure.

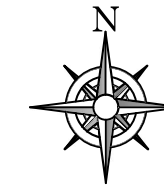
Additional grading activities will improve and widen the existing footpath/ATV trail to provide safe and reliable vehicular access for construction, operation, and ongoing maintenance of the facility. All grading activities will be limited to the minimum extent necessary to support the proposed development.

**Significant Hydrological Resources**

The project site is located within the High Desert Planning Area. Pursuant to Washoe County Code Section 110.418.05(e), the provisions of the Significant Hydrological Resources article do not apply to development within the High Desert Planning Area.

Accordingly, the project is exempt from the requirements of this section.





**Commnet**  
Connecting Rural America  
500 CUMMINGS CENTER,  
SUITE 2450  
BEVERLY, MA 01915

**ComSite**  
ENGINEERING, LLC  
2538 MANOR WALK  
DECATUR, GA 30030  
404-825-0981

DRAWN BY: SA CHECKED BY: SY

REV	DATE	DESCRIPTION
A	06/05/26	ISSUED FOR REVIEW

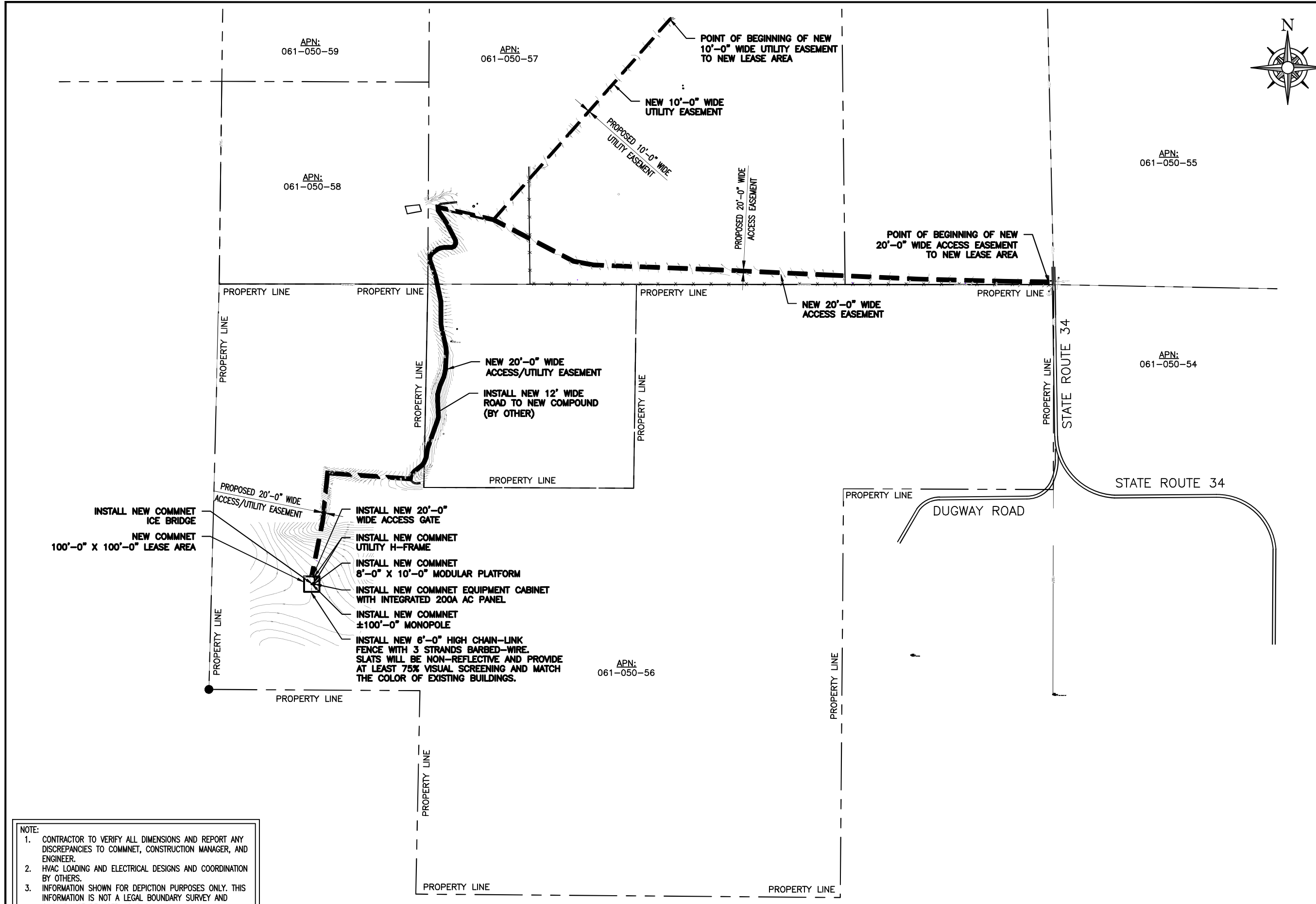
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY COMSITE ENGINEERING LLC IN WRITING, AND COMSITE ENGINEERING LLC DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

**ZONING DRAWING**

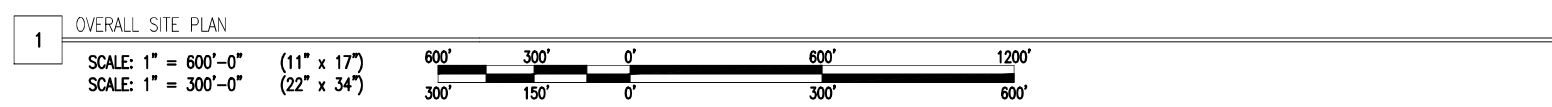
SITE NAME: **VYA NORTH**  
ADDRESS: STATE ROUTE 34 &  
DUGWAY RD  
WASHOE VALLEY, NV 89412  
SITE TYPE: MONOPOLE

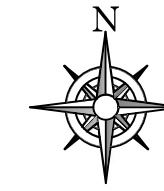
SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C1**



- NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO COMMNET, CONSTRUCTION MANAGER, AND ENGINEER.
  2. HVAC LOADING AND ELECTRICAL DESIGNS AND COORDINATION BY OTHERS.
  3. INFORMATION SHOWN FOR DEPICTION PURPOSES ONLY. THIS INFORMATION IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
  4. EXISTING UNDERGROUND UTILITIES ARE LIKELY TO BE PRESENT THROUGHOUT THE COMPOUND. THE EXACT LOCATIONS ARE UNKNOWN. CONTRACTOR TO CONDUCT UNDERGROUND UTILITY LOCATES PRIOR TO CONSTRUCTION.





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**ZONING DRAWING**

SITE NAME: **VYA NORTH**

ADDRESS: STATE ROUTE 34 &  
DUGWAY RD  
WASHOE VALLEY, NV 89412

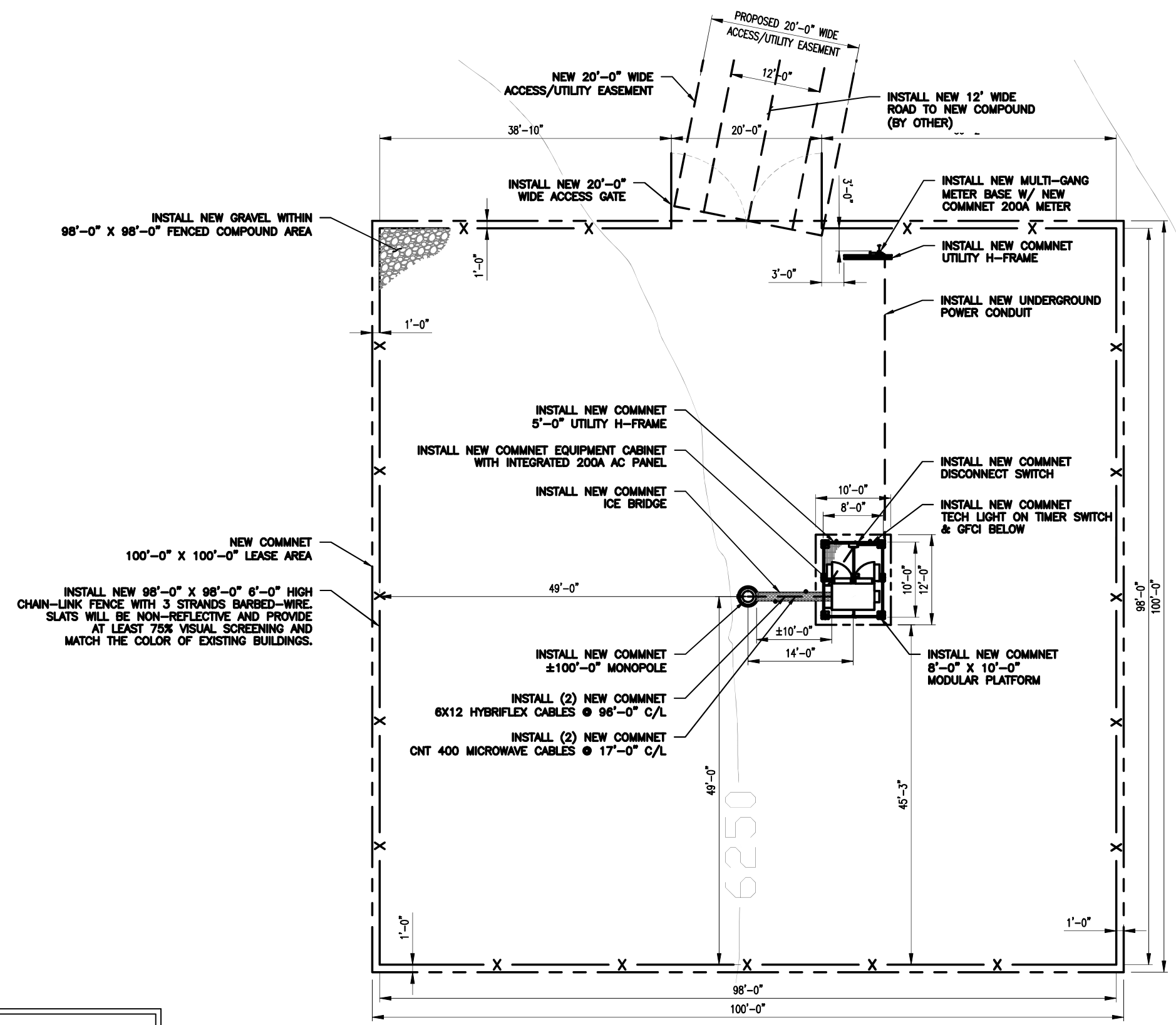
SITE TYPE: MONOPOLE

SHEET TITLE:

**COMPOUND PLAN**

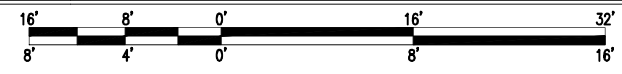
SHEET NUMBER:

**C2**



1 COMPOUND PLAN

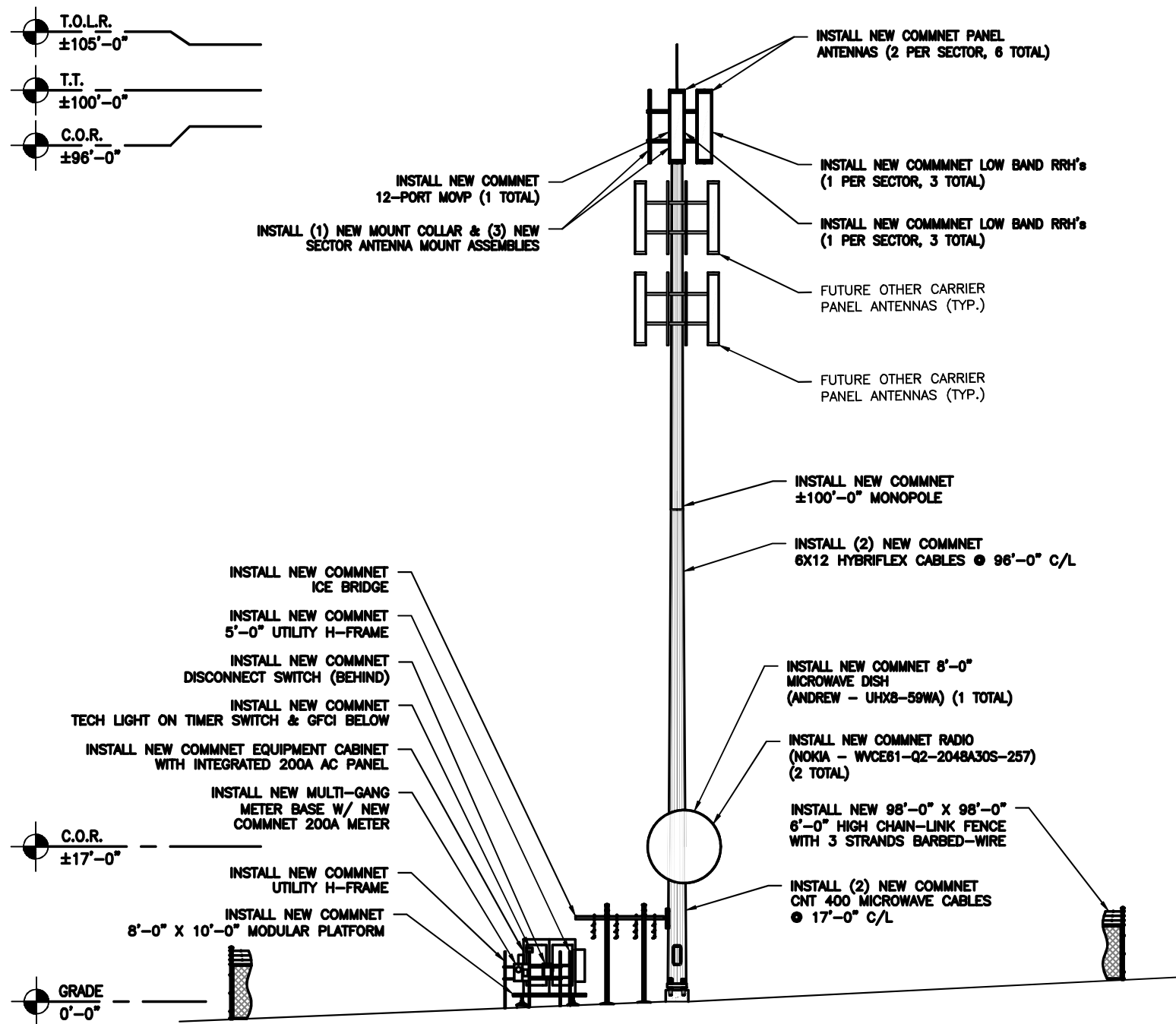
SCALE: 1/16" = 1'-0" (11" x 17")  
SCALE: 1/8" = 1'-0" (22" x 34")



- NOTE:
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  2. HVAC LOADING AND ELECTRICAL DESIGNS AND COORDINATION BY OTHERS.
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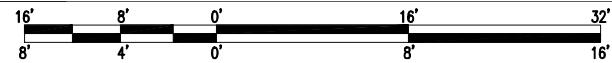


NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO COMMNET CONSTRUCTION MANAGER AND ENGINEER



1 PROPOSED ELEVATION

SCALE: 1/16" = 1'-0" (11" x 17")  
SCALE: 1/8" = 1'-0" (22" x 34")



1. COMSITE ENGINEERING, LLC HAS NOT PERFORMED A STRUCTURAL ANALYSIS FOR THE STRUCTURAL CAPACITY OF THE TOWER, FOUNDATION, MOUNTS, ANTENNAS, RADIOS, CABLES OR ANY OTHER APPURTENANCE ON THE STRUCTURE. THE CONTRACTOR AND SUBCONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THE STRUCTURAL ANALYSIS PREPARED BY OTHERS FOR THIS SITE AND PROJECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT ON THE STRUCTURE. IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE STRUCTURAL ANALYSIS TO COMMNET AND THE ENGINEER.
2. REFER TO THE STRUCTURAL ANALYSIS AND/OR STRUCTURAL LETTER FOR THE APPROVAL OF ALL MODIFICATIONS TO AND ADDING EQUIPMENT OF NEW APPURTENANCES.
3. REFER TO ADDITIONAL DRAWINGS SPECIFIC TO STRUCTURE REINFORCEMENT FOR THIS SITE SHOULD THERE BE A REQUIREMENT FOR ANY REINFORCEMENT.
4. REFER TO STRUCTURAL ANALYSIS FOR COAXIAL AND OTHER CABLE SUPPORT AND CONFIGURATION DETAILS.
5. REFER TO STRUCTURAL ANALYSIS FOR ALL CARRIERS' APPURTENANCES AS THEY MAY NOT BE SHOWN IN ELEVATION DETAIL.

**Commnet**  
Connecting Rural America  
500 CUMMINGS CENTER,  
SUITE 2450  
BEVERLY, MA 01915

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2538 MANOR WALK  
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## ZONING DRAWING

SITE NAME: VYA NORTH

ADDRESS: STATE ROUTE 34 &  
DUGWAY RD  
WASHOE VALLEY, NV 89412

SITE TYPE: MONOPOLE

SHEET TITLE:

**TOWER ELEVATION**

SHEET NUMBER:

**C4**



## PROJECT INFORMATION

RAWLANDBUILD

VYANORTH, NV

STATE ROUTE 34  
VYA, NV 89412

## PROJECT OWNER



## LOCATION MAP



## PROJECT INFORMATION

RAWLAND BUILD

VYANORTH, NV

STATE ROUTE 34  
VYA, NV 89412

## PROJECT OWNER



## Looking West Toward Proposed Monopole (Before)



## PROJECT INFORMATION

RAWLAND BUILD

VYANORTH, NV

STATE ROUTE 34  
VYA, NV 89412

## PROJECT OWNER

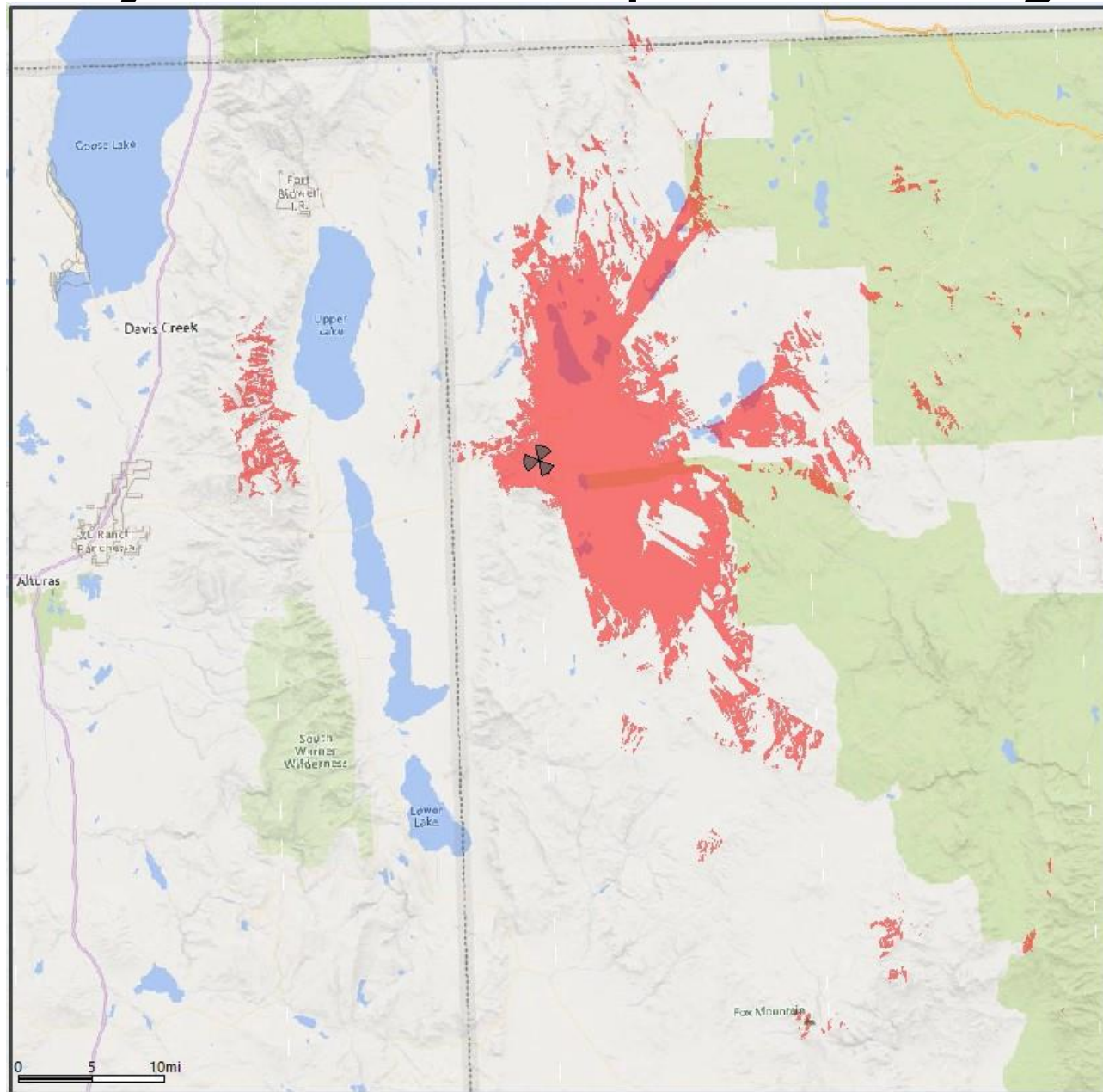


**Commnet**  
Connecting Rural America


## Looking West Toward Proposed Monopole (After)



# Vya- Predicted Proposed Coverage for 700 Carrier



## Legends

 RSRP DL => -116(dBm)

Disclaimer: "AT&T PROPRIETARY -- This information constitutes confidential trade secrets and commercial or financial information owned by AT&T and is shared for Critical Infrastructure Protection purposes only. It is exempt from disclosure under the Freedom of Information Act (5 U.S.C. 552), Exemptions (b)(3)&(4), and its disclosure is prohibited under the Trade Secrets Act (18 U.S.C. 1905), the Critical Infrastructure Information Act of 2002, 6 U.S.C. § 133, and any State or local law requiring disclosure of information or records. This information must not be copied or distributed to others not agreed upon by AT&T, but in all events do not copy or distribute to such others without notification pursuant to Executive Order 12600."

**WillCo Telecom Consulting**

2000 Mallory Lane Ste 130-346

Franklin, TN 37067



June 5, 2026

From: E. Wayne Neal, Principal Engineer

Re: RF Emissions Analysis of Proposed Facility - Vya, NV

Commnet of Nevada is proposing to install a wireless telecommunications facility at Vya, NV, in Washoe County at the following coordinates: 41° 36' 24.0" N, 119° 53' 10.0" W.

The proposed installation was evaluated for RF Emissions compliance. The computations, analysis, and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65. At the time of installation, this facility will be transmitting at less than 5% of the applicable RF Emissions limits for the General Public in generally accessible areas, thus the facility will be in compliance with applicable FCC regulations for RF Emissions. Re-evaluation of the site for compliance will happen if other carriers locate at the facility, if the current Wireless providers add additional frequencies, or if other equipment is added or changed.

I certify that the analysis is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally accepted engineering practices.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Neal", with a long horizontal flourish extending to the right.

Wayne Neal  
Principal  
Willco Telecom Consulting

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 06105056  
 AIN:

<b>Balance Good Through:</b>	<b>06/03/2026</b>
<b>Current Year Balance:</b>	<b>\$0.00</b>
<b>Prior Year(s) Balance:</b> (see below for details)	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$0.00</b>

AUTO



ENTRUST GROUP INC FBO DONALD MCMURRAY IR  
 555 12TH ST STE 900  
 OAKLAND CA 94607

Description:

Situs: STATE ROUTE 34  
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.gov/treas](http://www.washoecounty.gov/treas)

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
06105056	2025	2025154202	1	08/18/2025	36.69	0.00	0.00	36.69	0.00
Current Year Totals					36.69	0.00	0.00	36.69	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
		Totals						
Prior Years Total								

**Overall Totals** **36.69**   **0.00**   **0.00**   **36.69**   **0.00**

Vya North, NV Photos

Vya North Tower Looking North



Vya North Tower Looking East



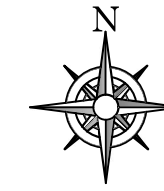
**Vya North Tower Looking West**



**Vya North Tower Looking South**







**Commnet**  
Connecting Rural America  
500 CUMMINGS CENTER,  
SUITE 2450  
BEVERLY, MA 01915

**ComSite**  
ENGINEERING, LLC  
2538 MANOR WALK  
DECATUR, GA 30030  
404-825-0981

DRAWN BY: SA CHECKED BY: SY

REV	DATE	DESCRIPTION
A	06/05/26	ISSUED FOR REVIEW

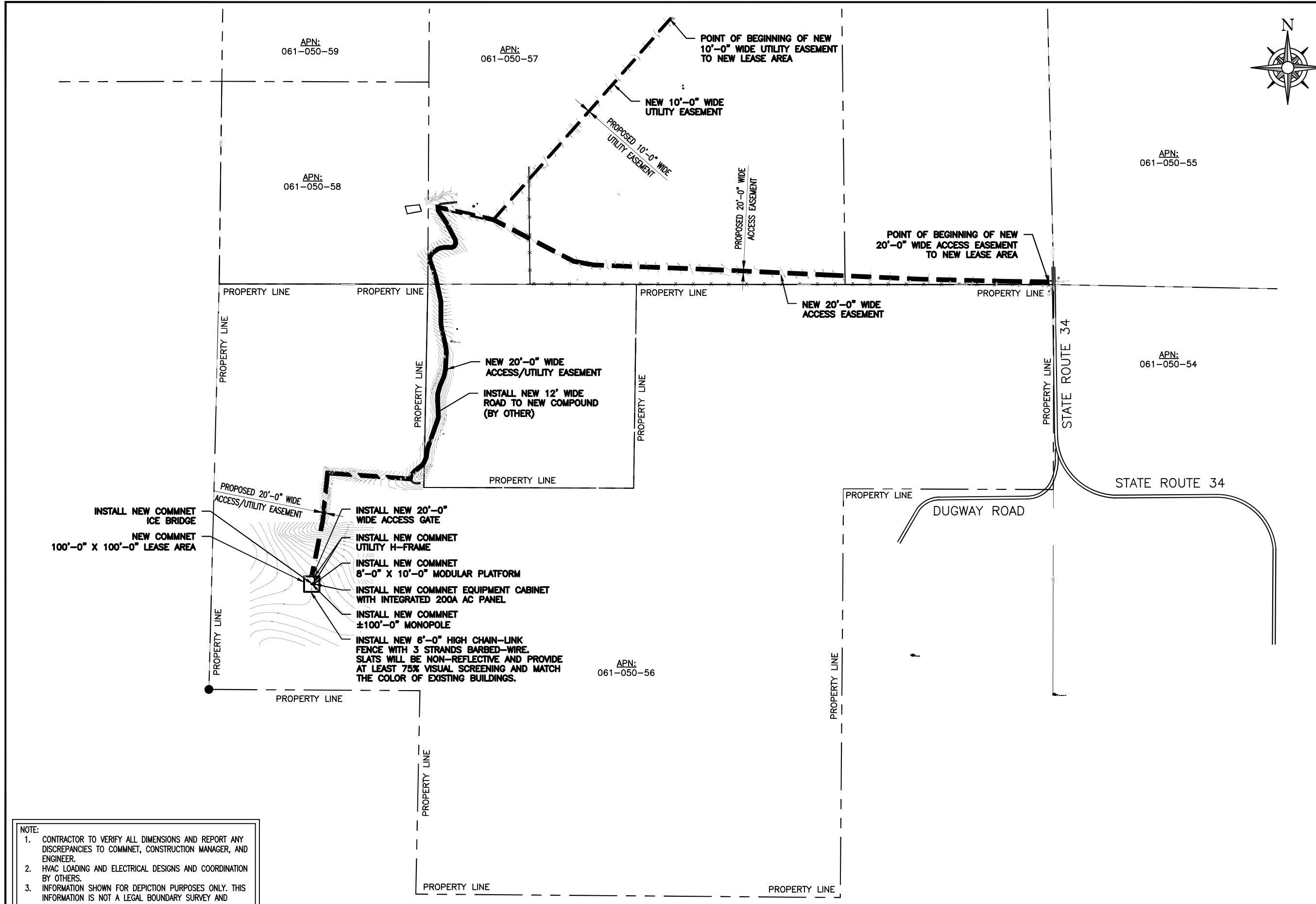
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**ZONING DRAWING**

SITE NAME: **VYA NORTH**  
ADDRESS: STATE ROUTE 34 &  
DUGWAY RD  
WASHOE VALLEY, NV 89412  
SITE TYPE: MONOPOLE

SHEET TITLE:  
**OVERALL SITE PLAN**

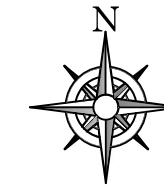
SHEET NUMBER:  
**C1**



- NOTE:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO COMMNET, CONSTRUCTION MANAGER, AND ENGINEER.
  2. HVAC LOADING AND ELECTRICAL DESIGNS AND COORDINATION BY OTHERS.
  3. INFORMATION SHOWN FOR DEPICTION PURPOSES ONLY. THIS INFORMATION IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
  4. EXISTING UNDERGROUND UTILITIES ARE LIKELY TO BE PRESENT THROUGHOUT THE COMPOUND. THE EXACT LOCATIONS ARE UNKNOWN. CONTRACTOR TO CONDUCT UNDERGROUND UTILITY LOCATES PRIOR TO CONSTRUCTION.

1 OVERALL SITE PLAN

SCALE: 1" = 600'-0" (11" x 17")  
SCALE: 1" = 300'-0" (22" x 34")



**Commnet**  
 Connecting Rural America  
 500 CUMMINGS CENTER,  
 SUITE 2450  
 BEVERLY, MA 01915

**ComSite**  
 ENGINEERING, LLC  
 2538 MANOR WALK  
 DECATUR, GA 30030  
 404-825-0981

DRAWN BY: SA CHECKED BY: SY

REV	DATE	DESCRIPTION
A	06/05/26	ISSUED FOR REVIEW

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**ZONING DRAWING**

SITE NAME: **VYA NORTH**

ADDRESS: STATE ROUTE 34 &  
 DUGWAY RD  
 WASHOE VALLEY, NV 89412

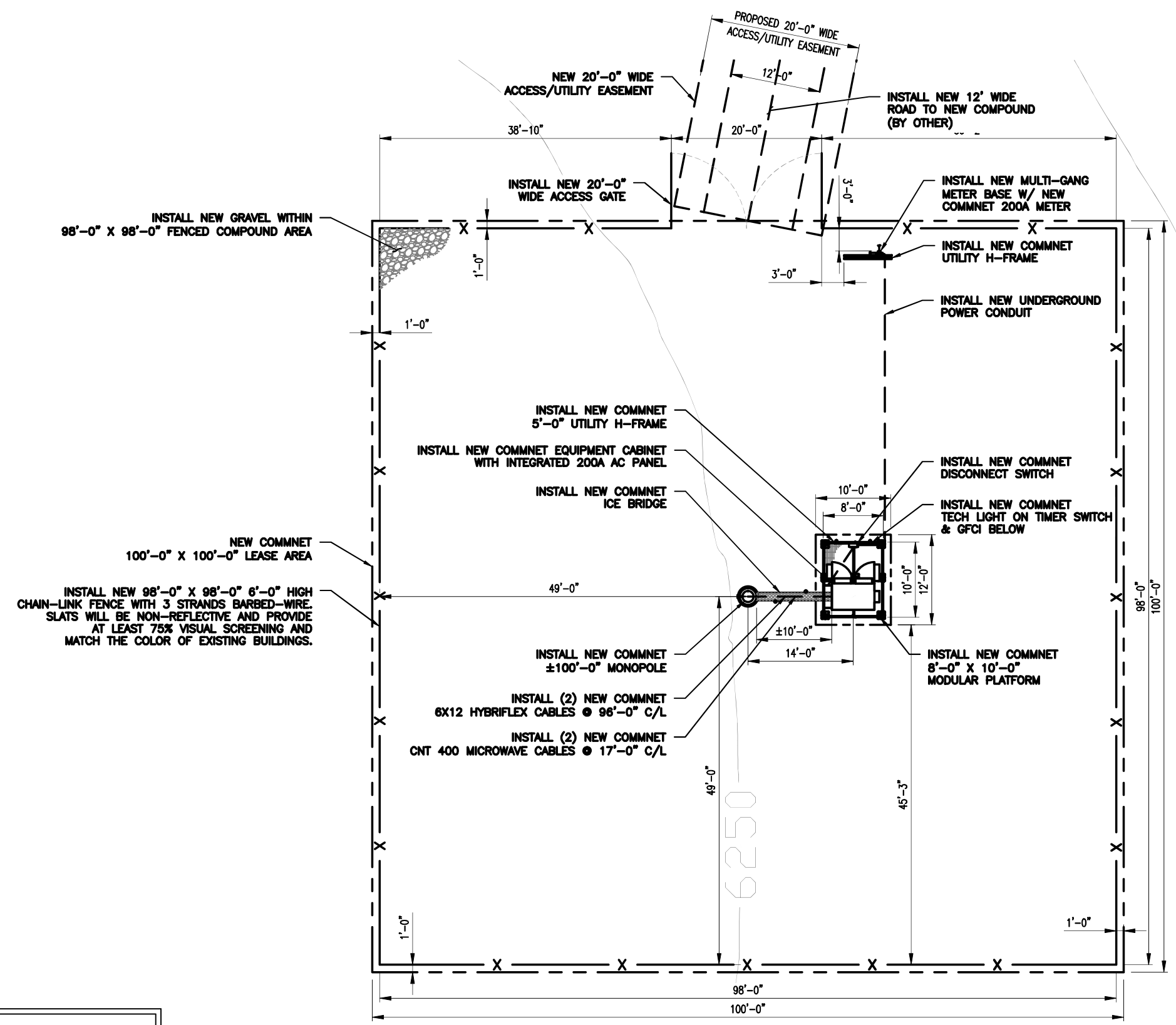
SITE TYPE: MONOPOLE

SHEET TITLE:

**COMPOUND PLAN**

SHEET NUMBER:

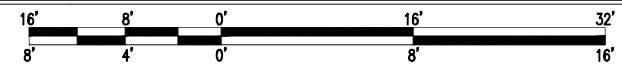
**C2**

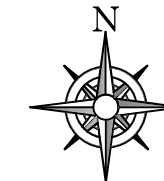


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1 COMPOUND PLAN

SCALE: 1/16" = 1'-0" (11" x 17")  
 SCALE: 1/8" = 1'-0" (22" x 34")





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REV	DATE	DESCRIPTION
A	06/05/26	ISSUED FOR REVIEW

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**ZONING DRAWING**

SITE NAME: **VYA NORTH**

ADDRESS: STATE ROUTE 34 &  
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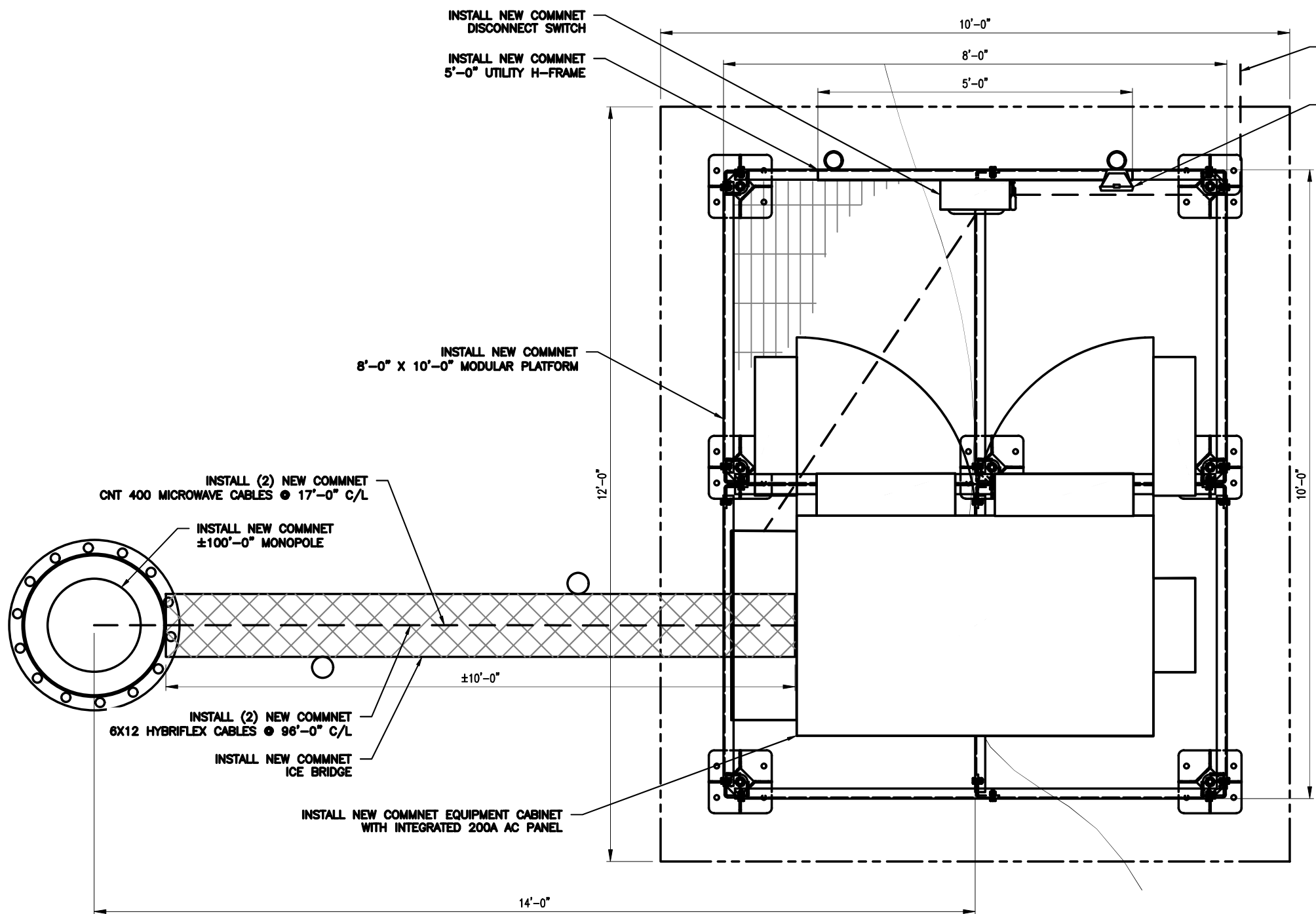
SITE TYPE: MONOPOLE

SHEET TITLE:

**EQUIPMENT PLAN**

SHEET NUMBER:

**C3**



- NOTE:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO COMMNET, CONSTRUCTION MANAGER, AND ENGINEER.
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1 EQUIPMENT PLAN

SCALE: 1/2" = 1'-0" (11" x 17")  
 SCALE: 1" = 1'-0" (22" x 34")



