

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information.

Development Application Submittal Requirements

Applications are accepted on the 15th of each month (if the 15th is a non-work day, the first working day after the 15th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Special Use Permit Application materials.
6. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.

- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
 - l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
 - m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
 - n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
 - o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
 - p. Boundary of any wetland areas and/or floodplains within the project site.
 - q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
 - r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.
7. **Site Plan Specifications for Grading:**
- a. Location and limits of all work to be done.
 - b. Existing contours and proposed contours.
 - c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
 - d. Existing draining (natural and man-made) and proposed drainage patterns.
 - e. Sufficient elevation data to show the drainage will work as proposed.
 - f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
 - g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - h. Limiting dimensions of cut and fill.
 - i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - j. Cut and fill slopes setback from the property boundary.
 - k. Structure setbacks from a slope.
8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.
10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.

- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Packets:** Six (6) packets and a flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the

proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).

- (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.**
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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: McClellan Peak, Carson City, NV			
Project Description: New 195' Self-Support Tower			
Project Address: Goni Rd or East Lake BLVD, 5 Mi NNE of Carson City, NV			
Project Area (acres or square feet): 1 .01 Acres			
Project Location (with point of reference to major cross streets AND area locator): Goni Rd or East Lake BLVD, 5 Mi NNE of Carson City, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-351-20	1.01		
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: Marie Michaels		Name: Chad Morgan	
Address: Tower Sites, Inc. 17640 W. National Ave. New Berlin, WI		Address: 855 Community Drive, Sauk City WI	
Zip: 53146		Zip: 53583	
Phone: 262-786-8330 Fax:		Phone: 608-644-2205 Fax:	
Email: tmichaels@tower-sites.com		Email: cmorgan@ramaker.com	
Cell: 262-993-2560 Other:		Cell: 920-390-9256 Other:	
Contact Person: Terry Michaels		Contact Person: Chad Morgan	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Tower Sites, Inc		Name:	
Address: 17640 W. National Ave. New Berlin, WI		Address:	
Zip:		Zip:	
Phone: 262-786-8330 Fax:		Phone: Fax:	
Email: tmichaels@tower-sites.com		Email:	
Cell: 262-993-2560 Other:		Cell: Other:	
Contact Person: Terry Michaels		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

CONSENT OF BOARD OF DIRECTORS

OF

TOWER SITES, INC.

The undersigned, being the sole members of the Board of Directors of Tower Sites, Inc., a Wisconsin corporation (the "Corporation"), hereby consents to the following actions without a formal annual meeting of the Board of Directors. or notice thereof:

BE IT RESOLVED, that all actions taken by the officers of the Corporation during the fiscal year ended December 31, 2017 and all contracts and debts incurred by them during such fiscal year on behalf of the Corporation be, and the same hereby are, confirmed, ratified and approved.

BE IT FURTHER RESOLVED, That the following persons shall serve as officers of the Corporation in the capacities set forth opposite their respective names until the next annual meeting of the Board of Directors of the Corporation and / or until their successors shall be duly elected and qualified:

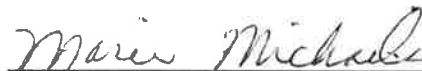
President/Treasurer Terry Michaels

Vice-President/Secretary Marie Michaels

IN WITNESS WHEREOF, the undersigned has executed this Consent as of the 2nd day of January 2017.



Terry Michaels / President



Marie Michaels / Vice-President

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

New 195' Self-support tower to house both FM Radio and Cellular antennas

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.)

See additional documents

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

Start late October, early November 2020,
Completion Jan. 2021

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?

Existing utilities to supply the tower and the existing need for additional tower space in the area.

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

Tower is located in an area where other towers already exist and there are no residential or businesses near by.

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

n/a

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.

See grading plan and site plans

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 checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	Use existing power
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

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).

N/A

10. Community Services (provided and nearest facility):

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

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Make additional clear space for new tower and compound

2. How many cubic yards of material are you proposing to excavate on site?

See grading plan and site plans

3. How many square feet of surface of the property are you disturbing?

1,000 sq ft

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

30-60 yds. Majority of site is flat, extended area to match existing.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

No

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

N/A

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1
Erosion Control Blanket with Grass Seed in all disturbed areas

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

N/A

13. What are you proposing for visual mitigation of the work?

N/A

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

16. How are you providing temporary irrigation to the disturbed area?

No

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-4941-OE

Issued Date: 05/08/2020

Terry Michaels
 Tower Sites, Inc.
 6420-B S. Howell Ave.
 Oak Creek, WI 53154-1104

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower McClellan Peak
 Location: Carson City, NV
 Latitude: 39-15-34.40N NAD 83
 Longitude: 119-42-31.90W
 Heights: 7388 feet site elevation (SE)
 199 feet above ground level (AGL)
 7587 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 11/08/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-4941-OE.

Signature Control No: 437921682-439206379

(DNE)

Lynnette Farrell
Technician

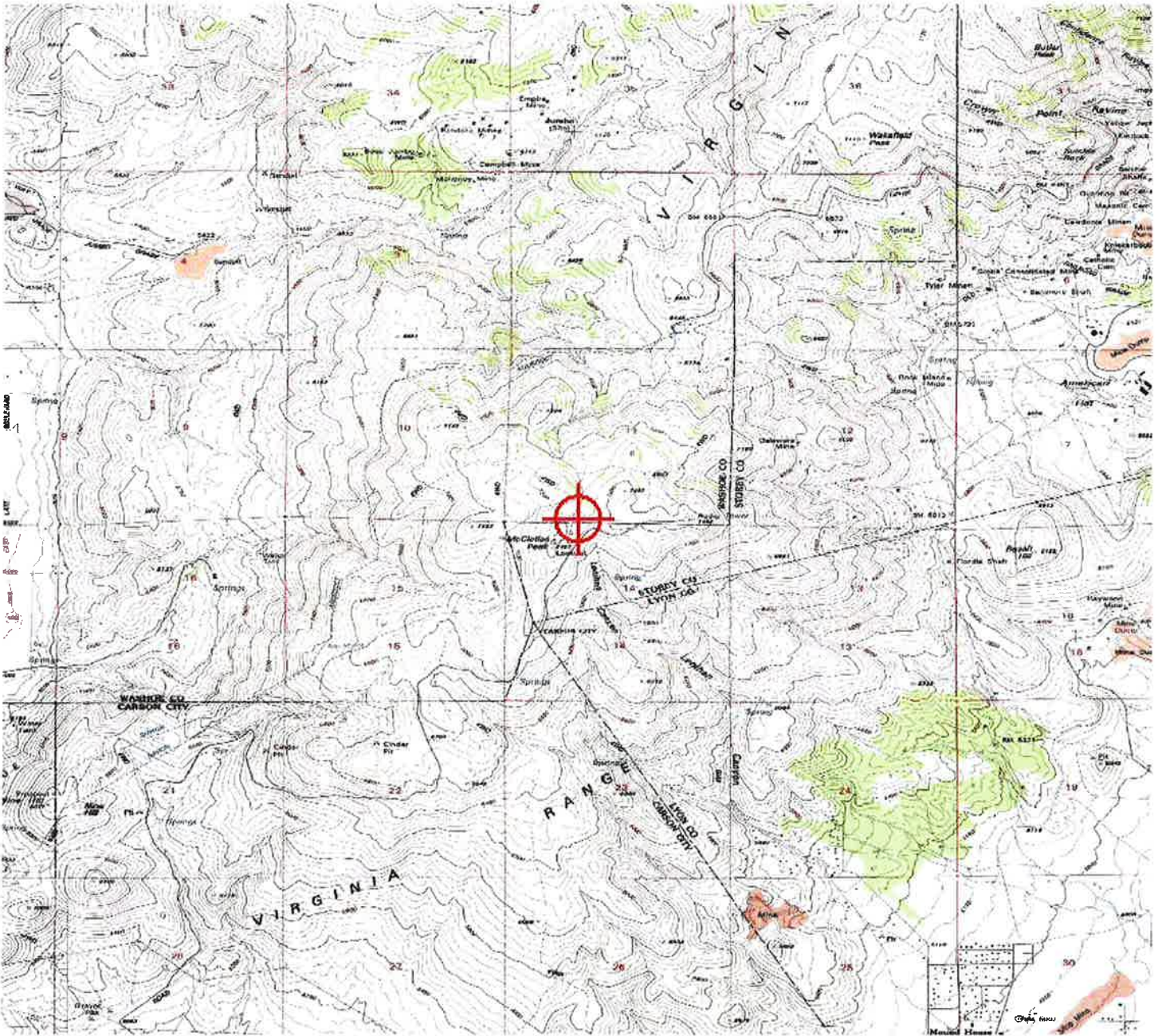
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2020-AWP-4941-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W

TOPO Map for ASN 2020-AWP-4941-OE



Property Tax Reminder Notice

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

PIN: 05035120
 AIN:

Balance Good Through:	05/06/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



TOWER SITES INC
 17640 W NATIONAL AVE
 NEW BERLIN WI 53146

Description:

Situs: EASTLAKE BLVD
 WASHOE COUNTY

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.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
05035120	2019	2019074427	1	08/19/2019	82.70	0.00	0.00	82.70	0.00
05035120	2019		2	10/07/2019	82.70	0.00	0.00	82.70	0.00
05035120	2019		3	01/06/2020	82.70	0.00	0.00	82.70	0.00
05035120	2019		4	03/02/2020	82.69	0.00	0.00	82.69	0.00
Current Year Totals					330.79	0.00	0.00	330.79	0.00

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

Evans Broadcast Company, Inc.
1960 Idaho St.
Carson City, NV 89701
1755 E. Plumb Lane #169 Reno, NV 89502

To: Terry Michaels, Tower Sites

Dear Terry:

To follow up on our phone conversations over the past few months, a new tower site is needed for the Evans Broadcast stations due to a couple of critical issues. Two of the current sites no longer provide a generator for back-up power. McClellan Mt. loses power regularly. At one of the sites the owners disconnected the generator and simply stated that it was not a part of the lease. At the other site, the current owners removed the generator and took it to another site out-of-state. Again, they claim that they are not obligated to provide back-up power even though they had for several years.

Just personal opinion but I believe this is the direction that the larger tower site owners are taking. Additionally, and especially in light of the current economic crisis, we can no longer afford the rents demanded by the large conglomerate tower site owners.

Finally, we cannot co-locate or consolidate the stations that we need to due to expiring Leases and room for the additional antennas required to meet our broadcast obligations.

Thank you in advance.

Jerry Evans

President

Evans Broadcast Company, Inc.

Tower Sites Inc.

PROJECT: NEW SITE BUILD
SITE NAME: McCLELLAN PEAK
SITE ADDRESS: GONI RD OR EAST LAKE BLVD, 5 MI NNE OF CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY
SITE TYPE: 195' SELF-SUPPORT TOWER

Tower Sites Inc.

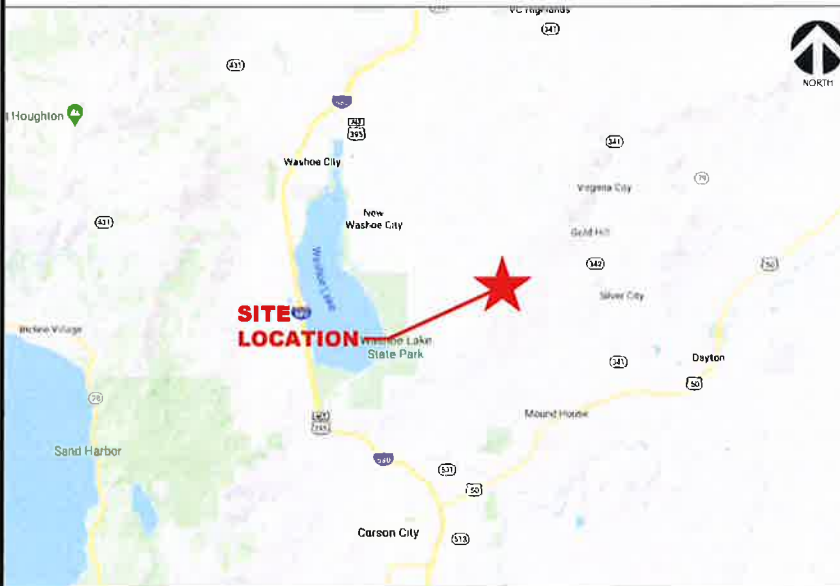
17640 W. NATIONAL AVENUE
 NEW BERLIN, WI 53146

RAMAKER
 employee-owned

(608) 643-4100 www.ramaker.com

Sauk City, WI • Madison, WI
 Woodcliff Lake, NJ • Bayamon, PR
 Willmar, MN • Denver, CO

VICINITY MAP:



AERIAL MAP:



PROJECT INFORMATION:

SITE ADDRESS:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY

SITE COORDINATES:
 LATITUDE: N39°-15'-34.4" (39.259556)
 LONGITUDE: W119°-42'-31.89" (-119.708894)

MUNICIPAL ID:
 PARCEL ID: 050-351-20

PROPERTY OWNER:
 TOWER SITES, INC.
 17640 NATIONAL AVE.
 NEW BERLIN, WI 53146

A&E FIRM
 RAMAKER & ASSOCIATES, INC.
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 CONTACT: CHAD MORGAN
 EMAIL: CMORGAN@RAMAKER.COM
 PHONE: (608) 643-4100

SITE ACQUISITION
 TOWER SITES, INC.
 17640 NATIONAL AVE.
 NEW BERLIN, WI 53146
 OFFICE: (262) 786-8330
 CELL: (262) 993-2560
 CONTACT: TERRY MICHAELS

APPROVALS:

CONSTRUCTION MANAGER	
SITE ACQUISITION	
PROPERTY OWNER	

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	COVER SHEET
Z-1	OVERALL PARCEL LAYOUT
Z-2	ENLARGED SITE PLAN
Z-3	TOWER ELEVATION
C-1	GRADING PLAN

CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2015 INTERNATIONAL BUILDING CODE
- INTERNATIONAL MECHANICAL CODE
- ANSI/TIA-222 STRUCTURAL STANDARD
- NFPA 780 - LIGHTNING PROTECTION CODE
- UNIFORM PLUMBING CODE
- NATIONAL ELECTRICAL CODE



Certification & Seal:

ISSUE PHASE	ZONING DRAWINGS	DATE ISSUED	04/24/2020
-------------	-----------------	-------------	------------

PROJECT TITLE:
**McCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20
 SHEET TITLE:

TITLE SHEET

SCALE: NONE

PROJECT NUMBER: 46745
 SHEET NUMBER: T-1



Tower Sites Inc.

17640 W. NATIONAL AVENUE
 NEW BERLIN, WI 53146



(608) 643-4100 www.ramaker.com

Sauk City, WI • Madison, WI
 Woodcliff Lake, NJ • Bayamon, PR
 Willmar, MN • Denver, CO

Certification & Seal:

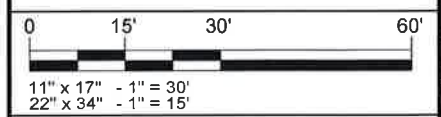
1	05/15/20	ADDED GRADING PLAN
---	----------	--------------------

ISSUE PHASE ZONING DRAWINGS DATE ISSUED 04/24/2020

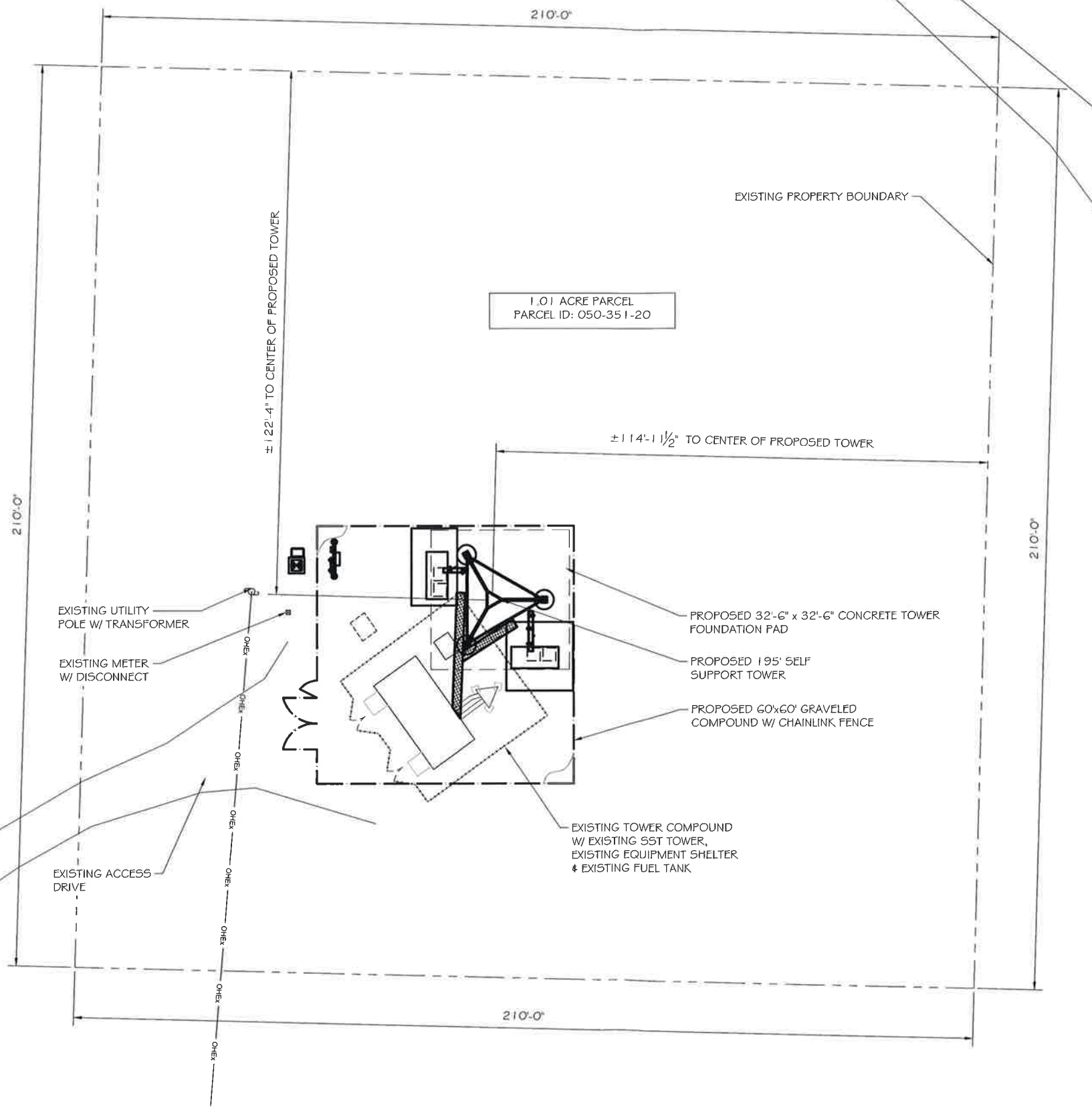
PROJECT TITLE:
**McCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20
 SHEET TITLE:

OVERALL PARCEL LAYOUT



PROJECT NUMBER 46745
 SHEET NUMBER Z-1



OVERALL PARCEL LAYOUT ①
 SCALE: 1" = 30'

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document, nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.



Tower Sites Inc.

17640 W. NATIONAL AVENUE
 NEW BERLIN, WI 53146



(608) 643-4100 www.ramaker.com

Sauk City, WI • Madison, WI
 Woodcliff Lake, NJ • Bayamon, PR
 Willmar, MN • Denver, CO

Certification & Seal:

1	05/15/20	ADDED GRADING PLAN
ISSUE PHASE	ZONING DRAWINGS	DATE ISSUED 04/24/2020

PROJECT TITLE:
**MCCELLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20

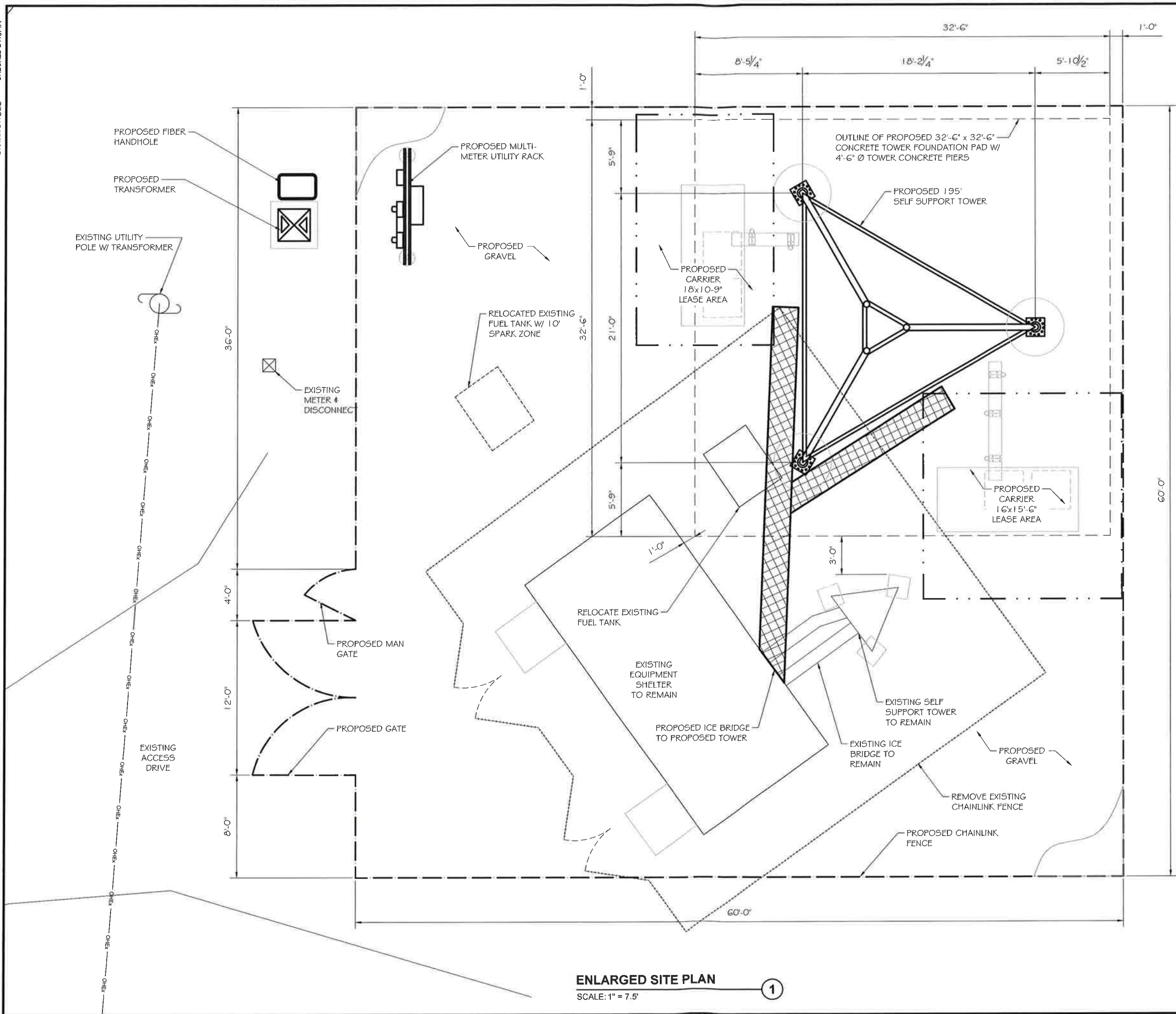
ENLARGED SITE PLAN



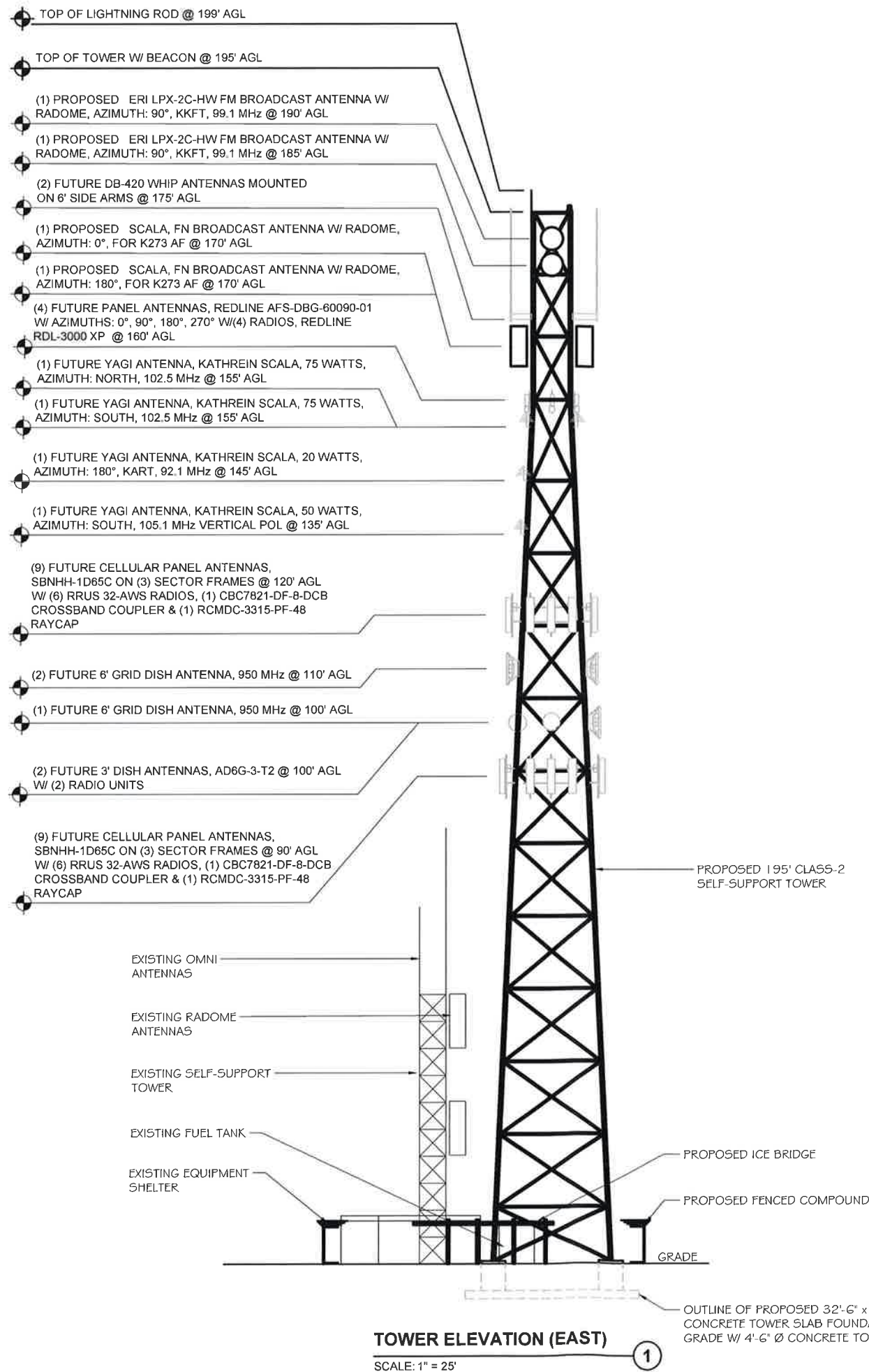
11" x 17" - 1" = 7.5'
 22" x 34" - 1" = 3.75'

PROJECT NUMBER: 46745
 SHEET NUMBER: Z-2

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document, nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.



ENLARGED SITE PLAN
 SCALE: 1" = 7.5' 1



TOWER ELEVATION (EAST)

SCALE: 1" = 25'

1

CABLE SCHEDULE

RAD CENTER	CABLE DESCRIPTION
190'-0" & 185'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
175'-0"	(2) 7/8" TRANSMISSION LINE
170'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
160'-0"	(8) CAT5 CABLE
155'-0"	(2) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
145'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
135'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
120'-0"	(12) 1-5/8" COAX & (2) HFT1206-24S26-XXX
110'-0"	(2) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
100'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE & (2) CAT 5 CABLES
90'-0"	(12) 1-5/8" COAX & (2) HFT1206-24S26-XXX

Tower Sites Inc.

17640 W. NATIONAL AVENUE
 NEW BERLIN, WI 53146



(608) 643-4100 www.ramaker.com

Sauk City, WI • Madison, WI
 Woodcliff Lake, NJ • Bayamon, PR
 Willmar, MN • Denver, CO

Certification & Seal:

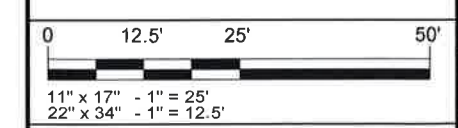
1	05/15/20	ADDED GRADING PLAN
ISSUE PHASE	ZONING DRAWINGS	DATE ISSUED 04/24/2020

PROJECT TITLE:
**McCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20

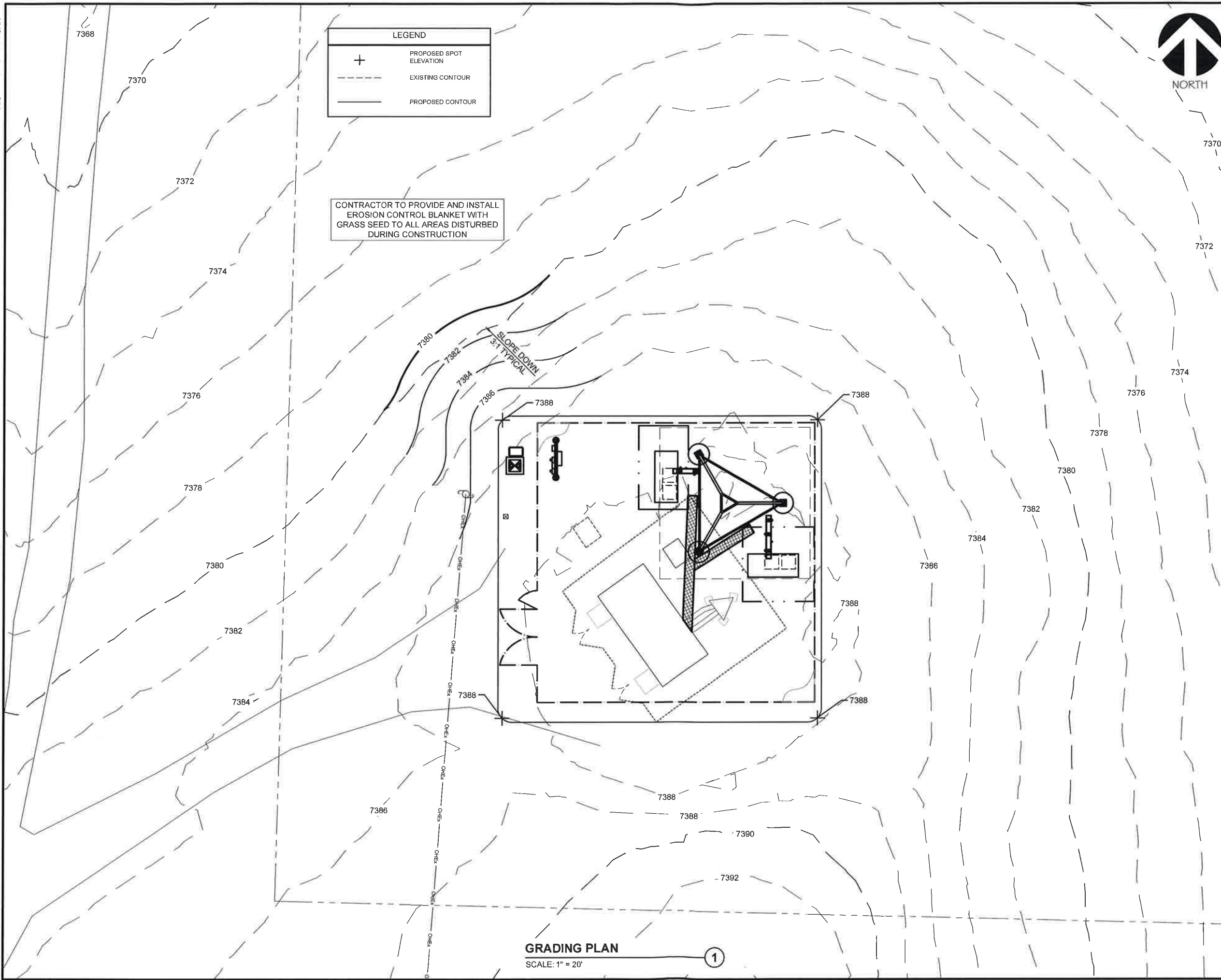
SHEET TITLE:

TOWER ELEVATIONS



PROJECT NUMBER	46745
SHEET NUMBER	Z-3

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.



LEGEND	
+	PROPOSED SPOT ELEVATION
- - - -	EXISTING CONTOUR
— — — —	PROPOSED CONTOUR

CONTRACTOR TO PROVIDE AND INSTALL EROSION CONTROL BLANKET WITH GRASS SEED TO ALL AREAS DISTURBED DURING CONSTRUCTION

GRADING PLAN
 SCALE: 1" = 20'

1



Tower Sites Inc.

17640 W. NATIONAL AVENUE
 NEW BERLIN, WI 53146



(608) 643-4100 www.ramaker.com

Sauk City, WI • Madison, WI
 Woodcliff Lake, NJ • Bayamon, PR
 Willmar, MN • Denver, CO

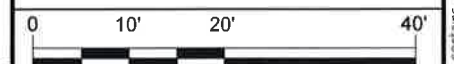
Certification & Seal:

1	05/15/20	ADDED GRADING PLAN
ISSUE PHASE	ZONING DRAWINGS	DATE ISSUED 04/24/2020

PROJECT TITLE:
**McCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20

SHEET TITLE:
GRADING PLAN



11" x 17" - 1" = 20'
 22" x 34" - 1" = 10'

PROJECT NUMBER: **46745**
 SHEET NUMBER: **C-1**