



Planning Commission Staff Report

Meeting Date: June 2, 2015

Subject: Amendment of Conditions Case Number AC15-003
for Special Use Permit Case Number SPW 11-37-95

Applicant: T-Mobile

Agenda Item Number: 8A

Summary: To amend the approved height conditions for a fiberglass steeple and installation of three panel antennas with 6 amplifiers that is to be housed within the steeple located on top of Lighthouse Baptist Church

Recommendation: Approval with Conditions

Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development

Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description:

Amendment of Conditions Case Number AC15-003 for Special Use Permit Case Number SPW11-37-95 (Lighthouse Baptist Church) – Hearing, discussion, and possible action to amend the approved height conditions of Lighthouse Baptist Church's special use permit to allow a fiberglass spire (steeple) extending to 79 feet in height and installation of wireless telecommunication antennas, that will be housed within the steeple, located on top of the Church, by T-Mobile

- Applicant: T-Mobile (as agent for Lighthouse Baptist Church)
- Property Owner: Lighthouse Baptist Church
- Location: 5350 Pembroke Drive, approximately 1/3 of a mile east of its intersection w/McCarran Blvd.
- Assessor's Parcel No: 021-140-20
- Parcel Size: ±4 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: South East Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permit
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 21, T19, R20,MDM, Washoe County, NV

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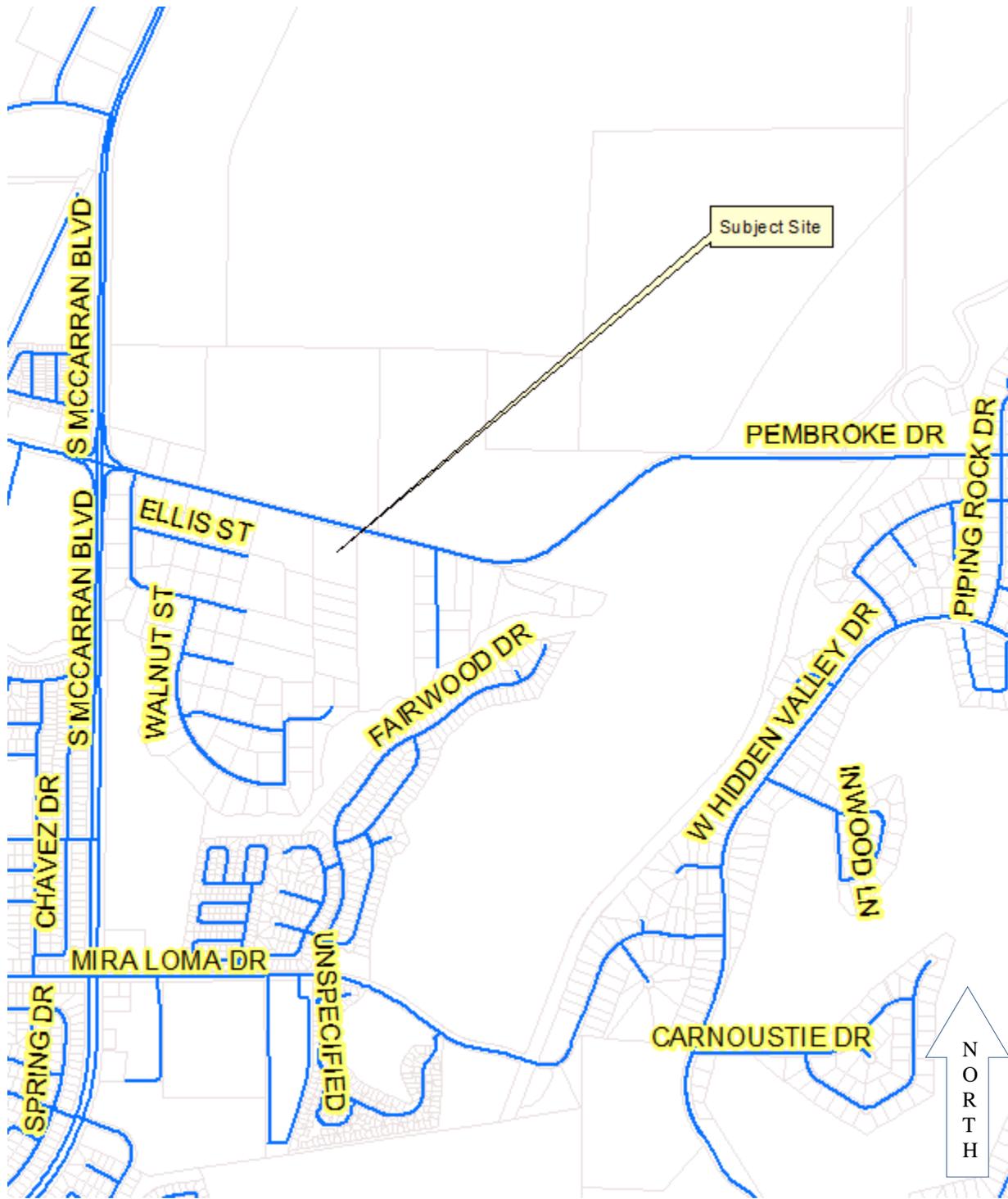
Amendment of Conditions

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

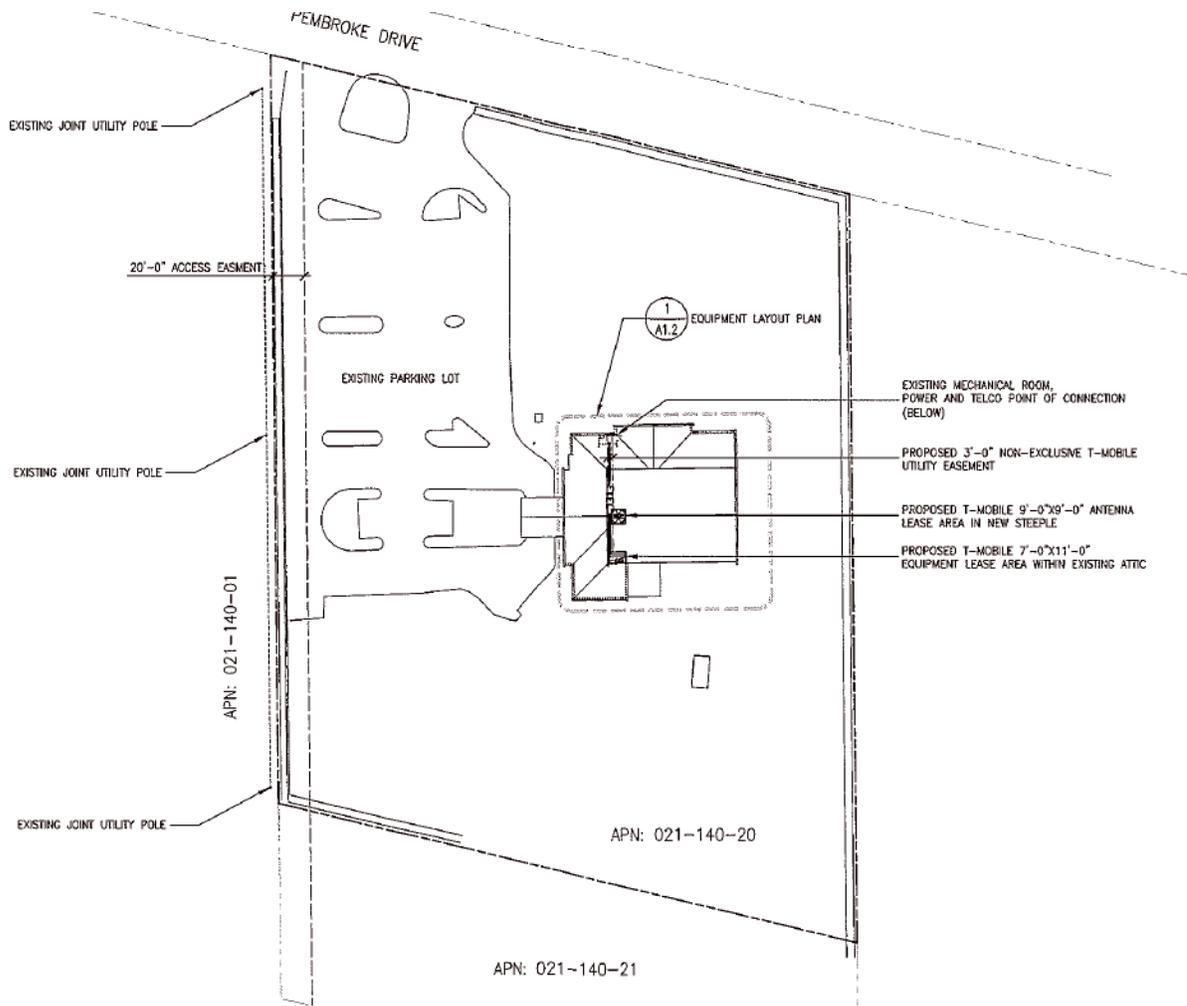
- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same Board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

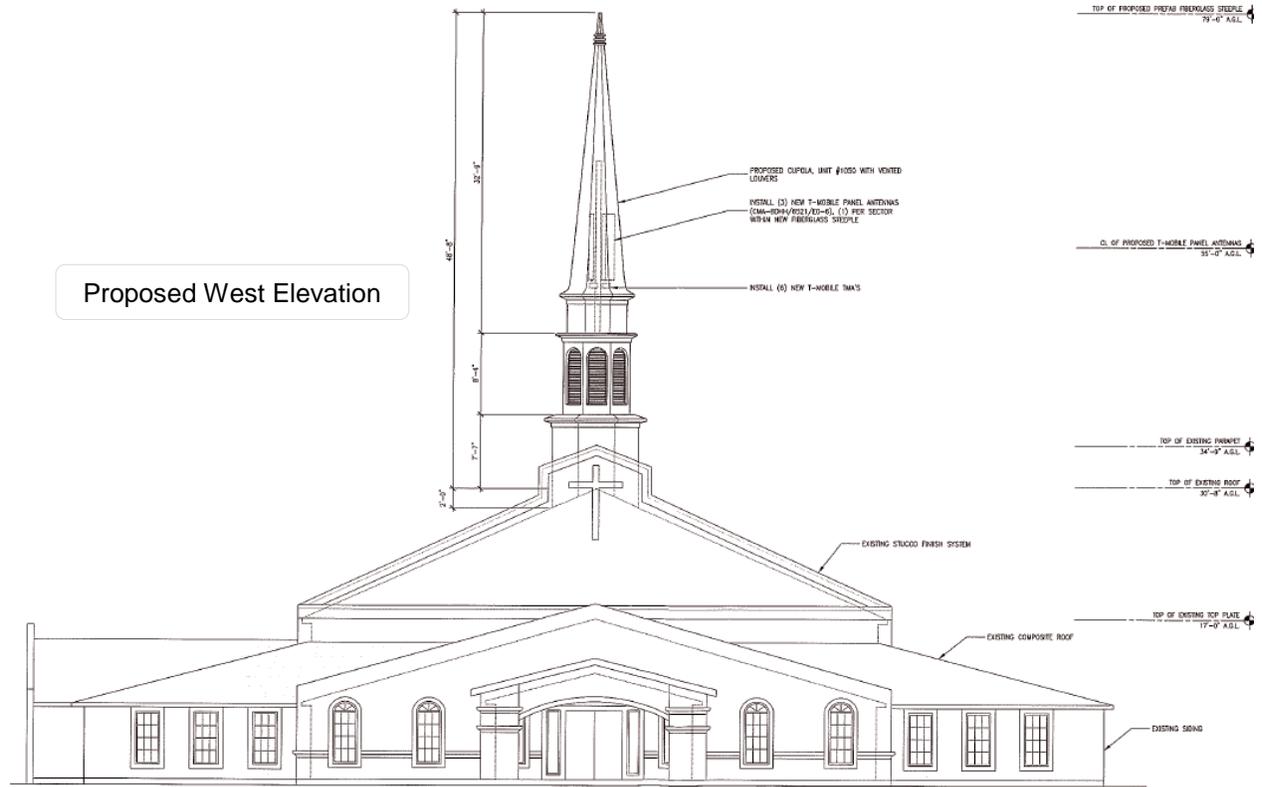
The proposed Conditions of Approval for Amendment of Conditions Case Number AC15-003 is attached to this staff report and will be included with the Action Order.

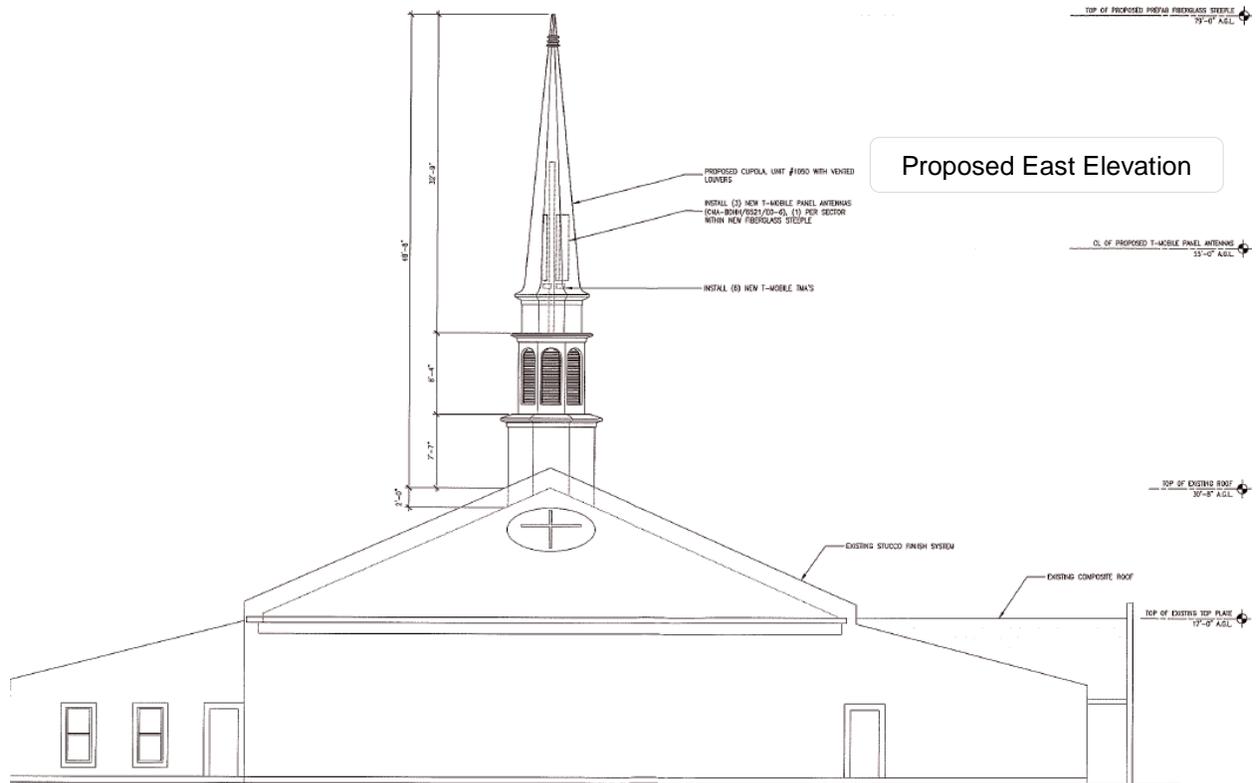


Vicinity Map

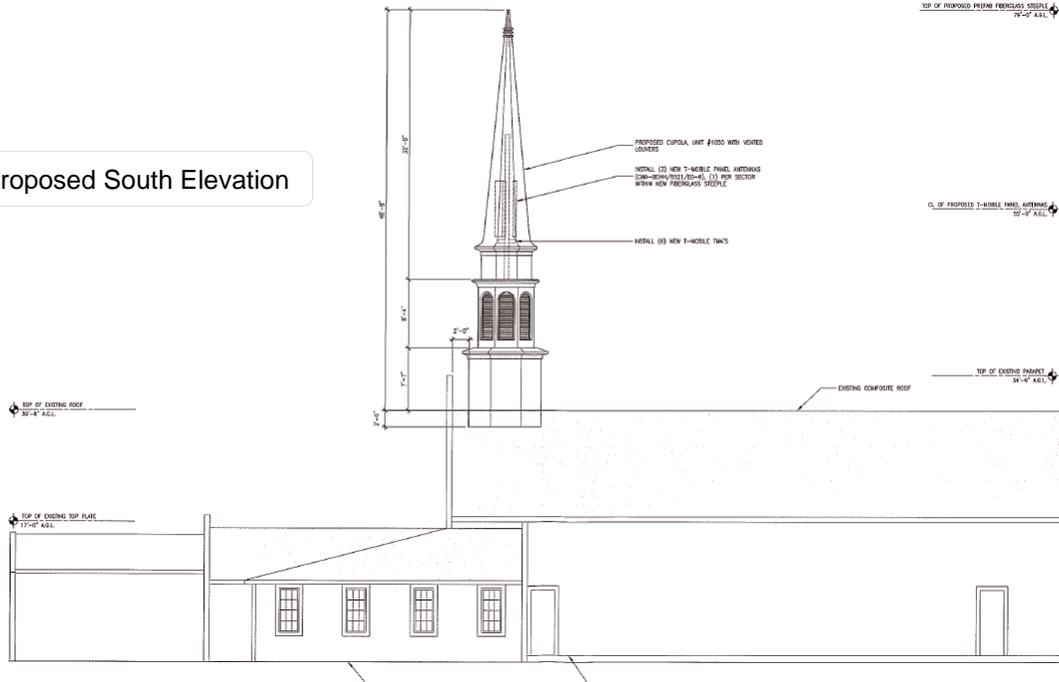


Site Plan

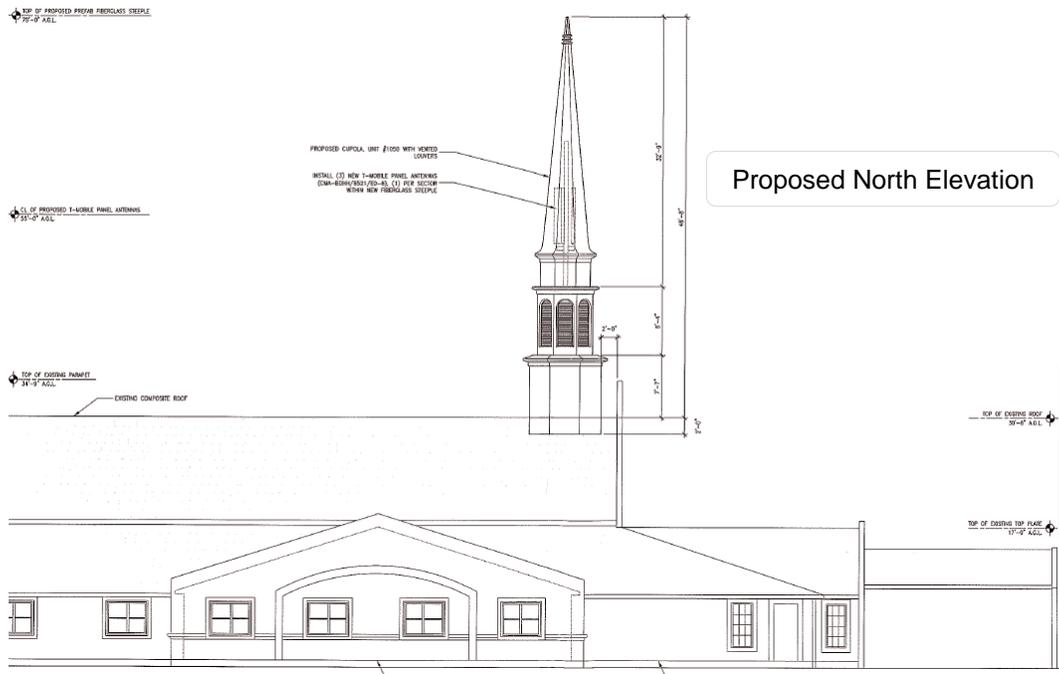




Proposed South Elevation



Proposed North Elevation



Background and Evaluation of Amendment Request

T-Mobile, with the permission of the property owner, is requesting to establish a fiberglass steeple on top of Lighthouse Baptist Church to amend Special Use Permit (SPW11-37-95). The 9-foot x9-foot base spire will increase the elevation of the church from 34-feet 9-inches to a total of 79-feet in height. Housed within the steeple will be three wireless panel antennas with two panels on each antenna. The purpose of the antennas is to improve the wireless communications network for this area of Washoe County.

Although T-Mobile is technically submitting the application in this case, this is being done through a limited agency authorization by Lighthouse Baptist Church in which T-Mobile has been authorized to act as agent for Lighthouse Baptist Church for the purposes of applying for this amendment to the Church's special use permit. Thus, although T-Mobile hopes to build a wireless facility inside of the steeple, if the steeple is approved, this application is actually only for an amendment of the church's special use permit for the purpose of allowing construction of the steeple itself. If the steeple is allowed, T-Mobile would then need to proceed with obtaining any necessary permits (See Article 324 of the Development Code and Chapter 100 of the Washoe County Code re: building permits) to build the actual wireless facility inside of the steeple; however, those permits are not part of this request.

After review of the amendment request, and a site visit, it is the opinion of staff that the proposed construction of the steeple would not negatively impact the surrounding area. The Lighthouse Baptist Church is located at 5350 Pembroke Drive east of McCarran Blvd. and sits on a four acre parcel. The constructed spire will be at a distance of more than 600 feet from the nearest adjacent structure, a single family dwelling, all other adjacent parcels are currently vacant. The spire will also be at a distance of more than 200-feet from a public roadway. It is the opinion of the staff that construction will not cause any negative impacts to public service. The construction of the spire will be similar in appearance to the existing church. This request is suitable and consistent for the immediate and surrounding area.



Washoe County Development Code Section 110.402.10, Heights, provides that the maximum height standard of 35-feet (otherwise applicable in the General Rural zone) does not apply to church spires as long as the structure is placed on the property to avoid falling across any property line. The proposed use meets that criterion.

South Truckee Meadows / Washoe Valley Citizen Advisory Board

The amendment of conditions request was presented by the applicant at the regularly scheduled Citizen Advisory Board (CAB) meeting on May 14, 2015. The discussion centered around the question of visual impact and whether any neighboring property owners had contacted Staff with objections to the proposal. The CAB voted to recommend approval of the project as proposed.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Washoe County Planning and Development
- Washoe County Capital Projects and Engineering
- Truckee Meadows Fire and Sierra Fire Protection
- District Attorney, Civil Division
- Airport Authority
- Regional Transportation Commission

Two out of the seven above listed agencies/departments provided comments and/or recommended conditions in response to their evaluation of the Amendment of Conditions application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. An amended Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed the request and found that no additional conditions of approval were necessitated.

Contact: Roger Pelham, 328.3622, E-Mail: rpelham@washoecounty.us

- Washoe County Engineering reviewed the reference amendment of conditions case and has no conditions or comments.

Contact: Leo Vesely, 328-2040, E-Mail: lvesely@washoecounty.us

- Reno-Tahoe International Airport has concerns because the proposed steeple will be located 4,500 feet from the east end of runway 7/25. Thus the Reno-Tahoe International Airport requests that the applicant and /or the property owner submit one executed form set of FAA Form 7460-1, Notice of proposed construction or Alteration to the Chief, Air Traffic Division, FAA Western- Pacific Regional Office, for obstruction analysis.

Contact: Lissa Butterfield, 328-6400

Staff Comment on Required Findings

Washoe County Development Code Section 110.810.60(c) requires that modification of the terms of the approved special use permit itself, or the waiver or alteration of conditions imposed incident to the granting of the permit, requires a new application following the same procedure required for the initial permit. Section 110.810.30 of Article 810, Special Use Permits, within the Washoe County Development Code, requires that all of the following findings be made to the

satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

Staff Comment: The addition of the spire to the existing church facility is incidental to the existing use and does not conflict with any specific provisions of the Master Plan or the Southeast Truckee Meadows Area Plan.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The church facility has been in operation for more than ten years. The proposed church spire will not create additional demand upon public facilities.

3. Site Suitability. That the site is physically suitable for a church spire, and for the intensity of such a development.

Staff Comment: The church building is existing, therefore the site is physically suitable.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The church building is existing, the addition of a church spire will not create any additional detriment to the public health, safety or welfare.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the vicinity of the proposed church spire.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions, Case Number AC15-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions, as contained in Exhibit A to the staff report, for this time, Amendment of Conditions Case Number AC15-003 for Special Use Permit Case Number SPW11-37-95 (Lighthouse Baptist Church), having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements



Amended Conditions of Approval

Amendment of Conditions Case Number AC15-003 for Special Use Permit Case Number SPW 11-37-95 (Lighthouse Baptist Church)

The project approved under Amendment of Conditions Case Number AC15-003 for Special Use Permit Case Number SPW 11-37-95 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on June, 2, 2015, as well as the original Conditions of Approval as attached, dated July 12, 1996. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Special Use Permit for the Lighthouse Baptist Church shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the amended conditions of approval related to the Special Use Permit for the Lighthouse Baptist Church is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit Lighthouse Baptist Church may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit for the Lighthouse Baptist Church should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of the Department of Community Services, Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger D. Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this amendment to the special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Prior to approval of any building permits the applicant shall provide documentation to Planning and Development from the Reno-Tahoe Airport Authority, approving the height and location of the church spire / telecommunications facility.

Lighthouse Baptist Church
Re: SPW11-37-95
July 12, 1996 – Page 3

**CONDITIONS
FOR
SPECIAL USE PERMIT CASE NO. SPW11-37-95
FOR
LIGHTHOUSE BAPTIST CHURCH**

(As approved by the Washoe County Planning Commission at their June 4, 1996 meeting)

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF DEVELOPMENT REVIEW.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Development Review shall be responsible for determining compliance with this condition.
2. The applicant shall complete construction of all structures used to further the operation within 10 years from the date of approval by Washoe County.
3. A copy of the Final Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County.
4. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall be responsible for determining compliance with this condition.

Lighthouse Baptist Church
Re: SPW11-37-95
July 12, 1996 -- Page 4

5. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices and shall include detailed plans for grading and drainage on each lot, erosion control, slope stabilization, mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
6. All paving and grading improvements necessary to serve the project shall be designed and constructed to county standards and specifications. Driveway approaches shall have a 36 foot minimum width. The minimum pavement requirements for on-site paving shall be 3 inches of asphalt on 6 inches of granular base.
7. A detailed hydrology/hydraulic report, prepared by a registered engineer, shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 10 and 100 year storm flows impacting both the site and off-site areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of mitigation measures for any impacts on existing off-site drainage facilities and properties.
8. Any increase in storm water runoff resulting from the development and based upon the 10-year storm shall be detained on site to the satisfaction of the Engineering Division.
9. The FEMA 100-year flood plain with associated flood elevations shall appear on the site plan to the satisfaction of the Engineering Division. Building permits for structures in these areas shall be in accordance with the Washoe County flood construction standards of Article 416.
10. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the Engineering Division.
11. Prior to any ground disturbing activity, a letter, which can be a will-serve letter, from the appropriate provider committing water service must be submitted to the Department of Development Review and water rights in accordance with the Southeast Truckee Meadows Area Plan shall be dedicated to Washoe County. The water right must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the Utility Division. The amount of water rights which will be required will be determined on a fixture unit basis.
12. Prior to the issuance of any administrative permit issued by Washoe County, the applicant shall remove all off-premise signs (billboards) from the project site (APN: 021-140-11) and place a restrictive covenant on the property that prohibits the further erection of off-premise signs, with Washoe County made a party to the covenant. The District Attorney's Office and the Department of Development Review shall be responsible for determining compliance with this condition.

Lighthouse Baptist Church
Re: SPW11-37-95
July 12, 1996 – Page 5

13. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

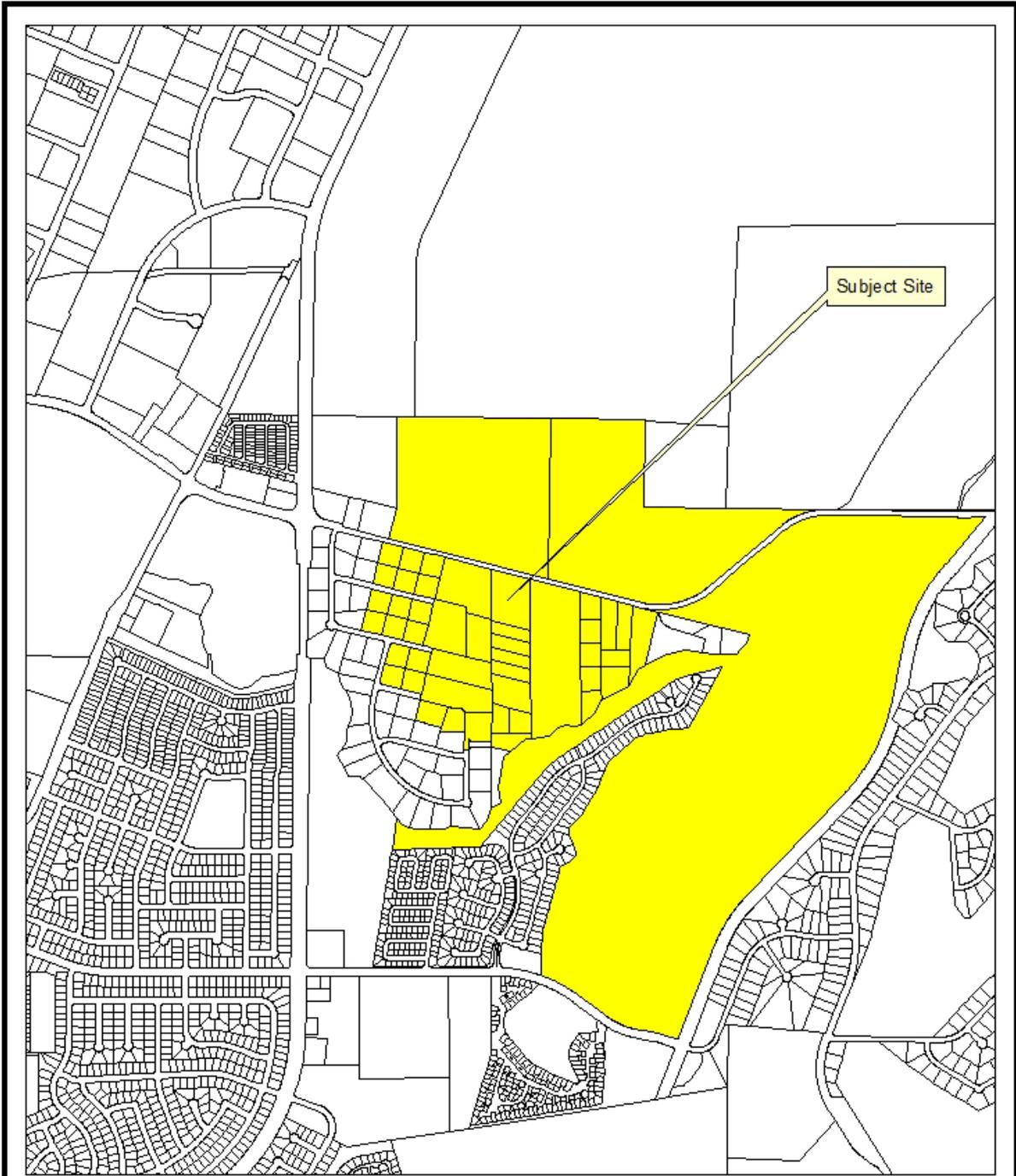
14. Prior to any ground-disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Department of Development Review for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

15. Landscaping for each phase of construction as shown on the site and landscaping plan shall be installed prior to issuance of a certificate of occupancy for that phase. Landscaping shown along the western boundary of the project shall be installed prior to issuance of a certificate of occupancy for phase one, so as to screen the parking lot as soon as possible. The Department of Development Review shall determine compliance with this condition.

16. The property owner shall grant an avigation easement over the entire property. The property owner shall provide the Building and Safety Division and Department of Development Review with appropriate documentation indicating the avigation easement has been granted and accepted by the Airport Authority of Washoe County prior to the issuance of any building permit.

17. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Development Review to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Development Review of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

*** End of Amended Conditions ***



Mailing Label Map

Case No. AC15-003
Lighthouse Baptist Church Steeple /
Cellular Communication Tower
47 Parcels selected at 1000 feet.

Source: Community Planning Services



Date: April 2015

Department of
Community
Development
WASHOE COUNTY
NEVADA

Post Office Box 11120
Reno, Nevada 89520
(775) 325-2600



Reno-Tahoe International Airport

P.O. Box 12490 • Reno, NV 89510-2490 • (775) 328-6400 • Fax (775) 328-6510

April 23, 2015

Roger Pelham, MPA
Senior Planner
Washoe County Community Services Department
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

Re: Lighthouse Baptist Church Antenna – (021-140-20)

Dear Mr. Pelham:

Thank you for the opportunity to comment on the above referenced project. The proposed fiberglass steeple and wireless antennas will be located approximately 4,500 feet from the east end of Runway 7/25 at the Reno-Tahoe International Airport and underneath the approach surface as defined by Federal Aviation Regulations (FAR) Part 77.

Title 49 US Code Section 44718 and Title 14 Code of Federal Regulations Part 77.9 require that the Federal Aviation Administration (FAA) be notified when a structure is to be installed within 20,000 feet of the Reno-Tahoe International Airport if that structure exceeds a 100:1 surface from the closest point on the nearest runway.

As currently proposed, the fiberglass steeple and wireless antenna will exceed the 100:1 surface. As a result, the Reno-Tahoe Airport Authority requests that the applicant and/or property owner submit one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Chief, Air Traffic Division, FAA Western-Pacific Regional Office, for obstruction analysis. This notification will allow the FAA to determine whether or not the proposed structure would negatively impact aircraft approaching or departing Runway 7/25 and what, if any, painting, marking or lighting is required.

Thank you for your continuous cooperation. If you have any questions, please contact me at (775) 328-6476 or lbutterfield@renoairport.com or Dan Bartholomew, Manager of Planning and GIS at (775) 328-6801 or dbartholomew@renoairport.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield".

Lissa K. Butterfield
Senior Airport Planner

Reno-Tahoe Airport Authority
Reno-Tahoe International Airport • Reno Stead Airport



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: April 29, 2015
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **AC15-003**
APN 021-140-20
ELIGHTHOUSE BAPTIST CHURCH STEEPLE

I have reviewed the referenced amendment of conditions case and have no conditions or comments.

LRV/lrv

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

May 5, 2015

Roger Pelham, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Lighthouse Baptist Church; 5350 Pembroke Dr, Reno
Amendment of Conditions; AC15-003

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced project.

This Division has no comments or conditions for this application.

If you have any questions regarding the foregoing, please call me at 328-2632.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

CA/ca

Cc: File - Washoe County Health District

Original

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

AC15-003

Project Information		Staff Assigned	
Project Name: Washoe County SC14011			
Project Description: Construction of a fiberglass steeple and the installation of three panel antennas and 6 amplifiers that will be located within the steeple.			
Project Address: 5350 Pembroke Dr., Reno, NV 89502			
Project Area (feet or square feet): 9'x9'			
Project Location (with point of reference to major cross streets AND area location): The proposed project is located on Pembroke Drive, East of Highway 659			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
021-140-20	4 Acres		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s), SPW11-37-95 (Special Use Permit)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lighthouse Baptist Church		Name: O'Connor Freeman and Associates	
Address: 5850 Pembroke Dr.		Address: 225 30th St. # 201	
Reno, NV		Sacramento, CA	
Phone: 775-356-7535	Fax:	Phone:	Fax:
Email:	Other:	Email: sandell@mstarchitects.com	Other:
Contact Person: Pastor Randy Palein	Contact Person: Sandell Yong		
Applicant/Developer:		Other Persons to be Contacted:	
Name: T-Mobile		Name:	
Address: 1755 Creekside Dr. #1910		Address:	
Sacramento, CA		Zip:	
Phone: 916-834-0834	Fax: 916-404-4149	Phone:	Fax:
Email: andrmarkonsulting@stxglobal.net	Email:		
Cell:	Other:	Cell:	Other:
Contact Person: Karen Llerent	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

(Information may be attached separately)

Required Information

- The following information is required for an Amendment of Conditions:
 - Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - Identify the specific Condition or Conditions that you are requesting to amend.
 - Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed conditions**.

T-Mobile is requesting approval of an Amendment to an existing Special Use Permit (SPW11-37-95) at Lighthouse Baptist Church. They are requesting approval to construct a 9' x 9' fiberglass steeple that will extend the current height of the structure from 34'9" to 79'. The steeple will contain 4 panel antennas, 1 per sector and 8 Amplifiers, 2 per sector. T-Mobile is will install radio cabinets and associated equipment inside of the church building. T-Mobile is requesting that general condition # 1 me modified to include the new steeple and wireless facility. Condition one states: The applicant shall demonstrate substantial conformance to the plans approved as part of the special use permit.

- 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.

The approval and installation of T-Mobile's fiberglass steeple and antennas will not be detrimental to the health, safety, and general welfare of the surrounding community, and also fully complies with the general preference of the City's Planning Department for the screening of wireless antenna facilities.



March 4, 2015

Washoe County
Community Service Department
Planning & Development Division

Re: Amendment of Special Use Permit # SPW11-37-95
5350 Pembroke Dr., Reno, NV 89502
APN: # 021-140-20

Project Justification

T-Mobile is currently working to improve its wireless communications network in Washoe County. T-Mobile is similar to other wireless communications carriers in that it relies on the installation and operation of base station antenna sites in strategic areas to provide adequate coverage for its' customers. T-Mobile is requesting approval of an Amendment to an existing Special Use Permit (SPW11-37-95) at Lighthouse Baptist Church.

Requested Entitlement and Project Description

T-Mobile respectfully requests approval to construct of a 9' x 9' fiberglass steeple that will extend the current height of the structure from 34'9" to 79'. The steeple will contain 4 panel antennas, 1 per sector and 8 Amplifiers, 2 per sector. T-Mobile is will install radio cabinets and associated equipment inside of the church building.

Summary

T-Mobile has used existing structures whenever possible in designing their network. The approval and installation of T-Mobile's fiberglass steeple and antennas will not be detrimental to the health, safety, and general welfare of the surrounding community, and also fully complies with the general preference of the City's Planning Department for the screening of wireless antenna facilities.

Sincerely,

Karen Lienert



LETTER OF AUTHORIZATION

TO: WASHOE COUNTY
RE: APPLICATION FOR ZONING AND BUILDING PERMITS

Lighthouse Baptist Church, as owners of the below-described property are currently in negotiations with T-Mobile to establish a wireless communication facility at the below described property. We hereby authorize T-Mobile and its employees, agents and contractors, as agent for the purpose of obtaining any necessary governmental permits and approvals to construct, maintain and operate mobile/wireless communications facilities on the below-described property. The undersigned understand that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of permits or approvals.

This letter of authorization is only for the purposes of permitting and T-Mobile will be required to enter into a lease agreement prior to commencing any construction on site.

Address: 5350 Pembroke Drive, Reno, CA
Assessor's Parcel Number: 021-140-20

Signature of Property Owners:

By: *Karen Lienert (Assess-CEO)* *Christy Boyce (Clerk)*
Name: *Karen Lienert*
Date: *2/22/15*



Lighthouse Baptist Church

Randy Ralston, Pastor

A church you can finally call HOME!

Board of HOPE
...the City of Jackson

Stella Heston
Elder

Yvette Heston
Elder

Carrie Heston
Elder

Robert Heston
Elder

Alvin Heston
Elder

Robert Heston
Elder

Stella Heston
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Robert Heston
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Stella Heston
Elder

The undersigned, being the Chairman of the Deacons of Lighthouse Baptist Church, a non-profit corporation, under section 501 (c) (3) of the Internal Revenue Code, organized and existing under the laws of the State of Nevada (herein the "Corporation"), hereby certifies that the following resolution was duly approved and adopted by the Board of Deacons for the Corporation: "Be it resolved that Randy Heston Ralston, as President/CEO of Lighthouse Baptist Church, is hereby authorized to sign in the name and on behalf of the Corporation all duly authorized contracts, deeds and other instruments, including acceptance of gifts, inquiries and leases for the Corporation. Any such instrument may also be signed in the name and on behalf of the Corporation by the Chairman of the Board of Deacons or any other person designated for that purpose by the Pastor or Board of Deacons."

The term "Contract" is defined, hereby, to mean any document intended to set forth an agreement or arrangement between the Corporation and an outside party. It is the responsibility of anyone who presents a Contract for signature and who signs a Contract in the name of the Corporation to read and understand the terms of the Contract, advise that the Contract has been reviewed and approved as set forth in this Policy and that the business terms of the Contract are fair and reasonable to the Corporation.

This resolution is adopted effective this 4 day May 2015.

By: Bruce Collins
(Chairman of the Deacons)

By: Stella Heston
(Financial Secretary)

5350 Pembroke Drive - Reno, NV 89502
(775)350-7535 - LR@lighthousebaptist.com

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE AND THE SET OF PLANS IS PROVIDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY. UNLESS NOTED OTHERWISE THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND WHATEVER ELSE IS NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR INVITED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT AND THE CONSTRUCTION AND CORRECT DOCUMENTS, FIELD CONDITIONS AND WITH CONSTRUCTION AND SPECIAL ORDERS, AND BE ACCOUMD FOR ALL PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO THE EXTENT OF THE ARCHITECT'S INTENT.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND OBTAIN ALL NECESSARY PERMITS, REGULATIONS, AND LAWS, ORDINANCES, MUNICIPAL AND UTILITY COMPANY REGULATIONS, AND LOCAL AND STATE JURISDICTIONS CODES BEFORE THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPON THE LATEST REVISIONS AND APPROVED OR CORRECTED FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- IF THE STRUCTURAL COMPONENTS OF THIS PROJECT DIFFERENTIALLY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS NOTED ARE INTENDED TO SHOW THE RESULT OF DESIGN UNDER MODIFICATIONS THAT ARE REQUIRED TO MEET JOB CONDITIONS OR MATERIALS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- ALL SPECIAL FINISHES AND FINISHES ARE LISTED ON THE PROJECT SITE. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, UTILITIES, PAVEMENT, CURBS, ETC. DURING CONSTRUCTION. WHEN COMPLETION OF WORK, CONTRACTOR SHALL REMOVE AND RESTORE ANY WORK COUPURED TO THE CONSTRUCTION OR FOR THE PROJECT.
- CONTRACTOR SHALL USE TO IF THAT GENERAL WORK AREA IS NOT CLEAR AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, RUBBISH, TRASH AND EXCESS EQUIPMENT AND MATERIALS AS REMOVED FROM THE PROJECT. TRASH SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DIRT, OR SHADDES OF ANY KIND.
- THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS IN THE COMPLETE SCOPE OF WORK. CONTRACTOR BEING THE JOB ARE UNLESS OTHERWISE NOTED THAT ANY MODIFICATIONS TO THE DESIGN OR THE CONTRACT DOCUMENTS SHALL BE MADE BY THE ARCHITECT/ENGINEERS PRIOR TO THE SUBMISSION OF CONSTRUCTION DOCUMENTS. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS OTHERWISE NOTED.

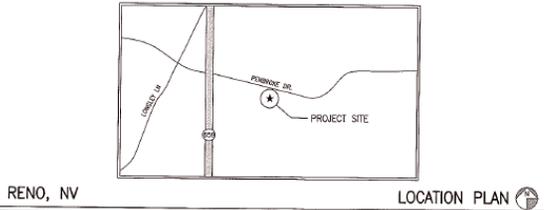
T-Mobile

WEST LLC.

1755 CREEKSIDE OAKS DRIVE # 190, SACRAMENTO, CA 95833

SC14011B - LIGHTHOUSE BAPTIST CHURCH NEW BUILD

5350 PEMBROKE DR.
RENO, NV 89502
APN: 021-140-20



<p>DIRECTIONS</p> <p>FROM T-MOBILE OFFICE @ 1755 CREEKSIDE OAKS DRIVE, SACRAMENTO, CA 95833:</p> <ol style="list-style-type: none"> HEAD EAST ON CREEKSIDE OAKS OR TOWARD MILLCREEK DR TURN RIGHT ONTO MILLCREEK DR AT THE 1ST LEFT HAND TRAVEL RD MERGE ONTO I-80 ON THE RAMP TO RAMP EXIT 18 FOR MCCABMAN BLVD E TURN RIGHT ONTO I-80/55 MCCABMAN BLVD TURN LEFT ONTO PEMBROKE DR <p>DESTINATION WILL BE ON THE RIGHT</p>	<p>APPROVALS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>LEADING:</td> <td>DATE:</td> </tr> <tr> <td>ZONING:</td> <td>DATE:</td> </tr> <tr> <td>BY ENGINEER:</td> <td>DATE:</td> </tr> <tr> <td>CONSTRUCTION:</td> <td>DATE:</td> </tr> <tr> <td>EQUIPMENT:</td> <td>DATE:</td> </tr> <tr> <td>CONSTRUCTION ENGINEER:</td> <td>DATE:</td> </tr> <tr> <td>OWNER:</td> <td>DATE:</td> </tr> </table> <p>PROJECT MILESTONES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>12/22/2014</td> <td>99% ZONING DOCUMENTS</td> </tr> <tr> <td>02/16/2015</td> <td>99% ZONING DOCUMENTS</td> </tr> <tr> <td>02/20/2015</td> <td>100% ZONING DOCUMENTS</td> </tr> <tr> <td>06/01/2015</td> <td>99% CONSTRUCTION DOCUMENTS</td> </tr> <tr> <td>06/02/2015</td> <td>100% CONSTRUCTION DOCUMENTS</td> </tr> </table>	LEADING:	DATE:	ZONING:	DATE:	BY ENGINEER:	DATE:	CONSTRUCTION:	DATE:	EQUIPMENT:	DATE:	CONSTRUCTION ENGINEER:	DATE:	OWNER:	DATE:	12/22/2014	99% ZONING DOCUMENTS	02/16/2015	99% ZONING DOCUMENTS	02/20/2015	100% ZONING DOCUMENTS	06/01/2015	99% CONSTRUCTION DOCUMENTS	06/02/2015	100% CONSTRUCTION DOCUMENTS
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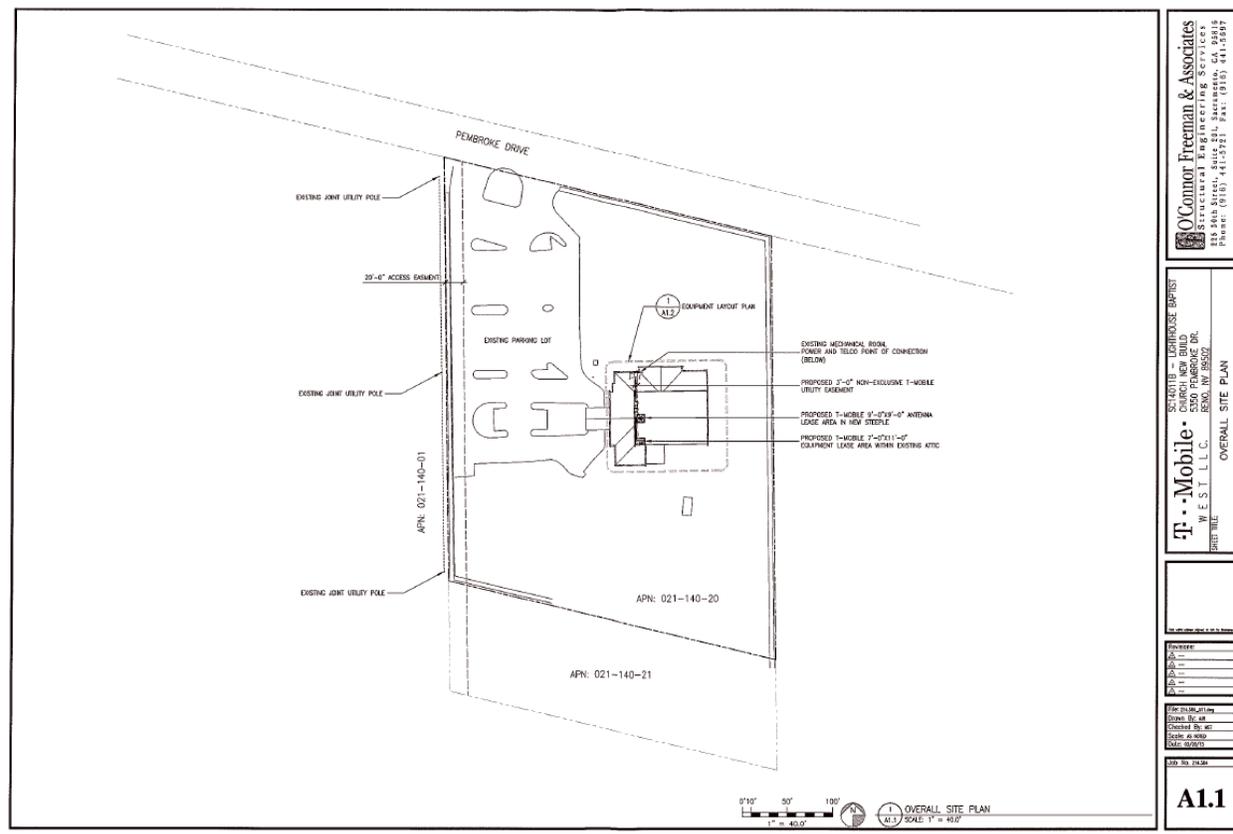
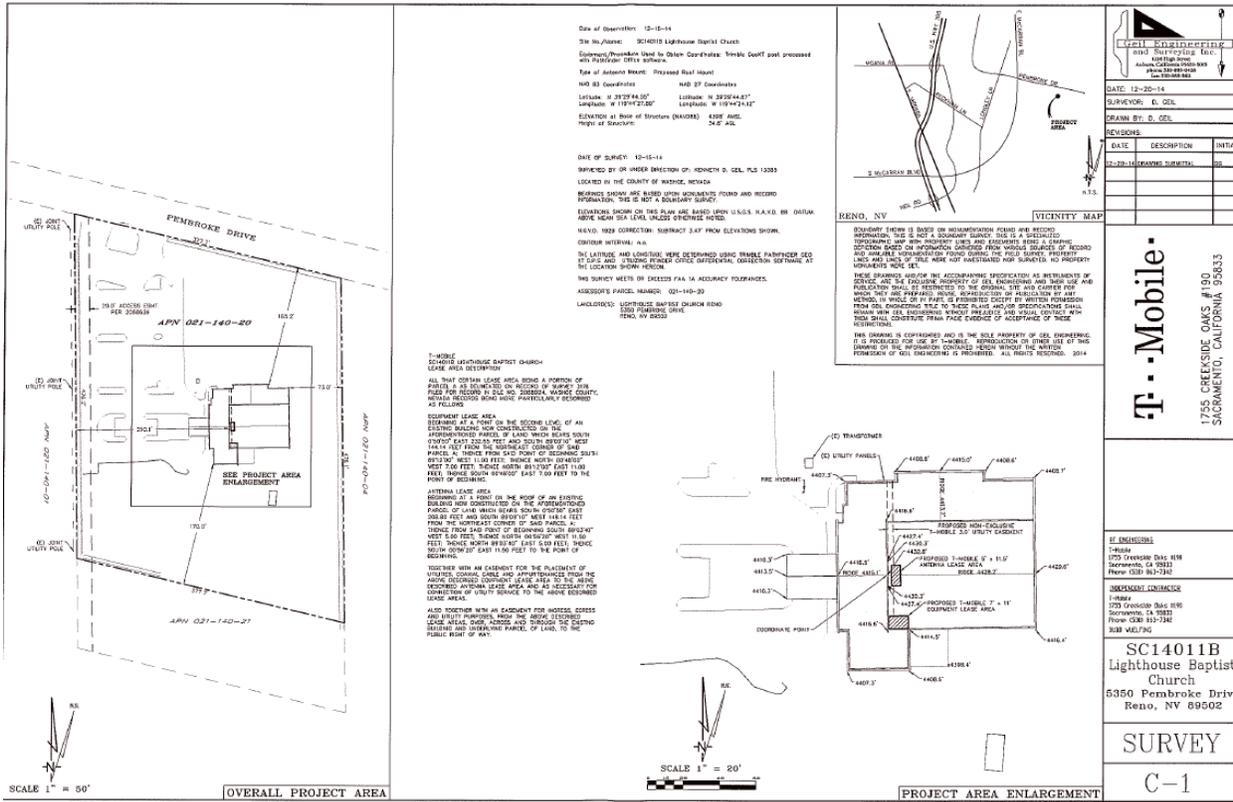
<p>PROJECT DIRECTORY</p> <p>UNLDED: LORNEZ BAPTIST CHURCH RENO 1500 PEMBERG DRIVE RENO, NV 89502</p> <p>ENGINEER: T-CONTRACT FREEMAN & ASSOC. 225 JOHN STREET, SUITE 201 SACRAMENTO, CA 95816 916-441-5273 FAX 916-441-5887 TX</p> <p>CONSTRUCTION MANAGER: BOND BROTHERS 7-MOBILE WEST LLC 1755 CREEKSIDE OAKS DR #190 SACRAMENTO, CA 95833 916-982-7542</p>	<p>PROJECT SUMMARY</p> <p>PROJECT: SC14011B - LIGHTHOUSE BAPTIST CHURCH NEW BUILD</p> <p>DATE: 02/16/2015</p> <p>REVISIONS: 01/14/2015</p> <p>DATE OF CONSTRUCTION: 01/14/2015</p> <p>ZONING: 1000 ZONING</p>																
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES AS APPLICABLE TO THE LOCAL JURISDICTION: INTERNATIONAL BUILDING CODE, 2012 EDITION; INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION; INTERNATIONAL MECHANICAL CODE, 2012 EDITION; INTERNATIONAL PLUMBING AND MECHANICAL CODE, 2012 EDITION; NATIONAL ELECTRICAL CODE, 2011 EDITION; INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION; 2012 NORTH CAROLINA MECHANICAL AMENDMENTS</p> <p>ACCESSIBILITY REQUIREMENTS: THIS PROJECT IS SUBJECT TO AND NOT FOR HUMAN HABITATION. UNDEVELOPED ACCESSIBILITY REQUIREMENTS ARE FOR INFORMATION IN ACCORDANCE WITH THE 2011 INTERNATIONAL BUILDING CODE.</p>	<p>PROJECT DESCRIPTION</p> <p>REVISIONS: 01/14/2015</p> <ul style="list-style-type: none"> INSTALL (3) NEW 1-MOBILE PANEL ANTENNA (CMA-EDH/RS1/RS-43) (1) PER SECTION WITHIN NEW 20'-0" WALL TERMINAL STRIP (TOTAL STRIP WEIGHT = 73'-0") INSTALL (1) NEW P80220 BATTERY CABINET. INSTALL (1) NEW RBS 6201 CABINET IN EQUIPMENT AREA. INSTALL (5) NEW T-MOBILE TWS. 																
<p>INDEX OF DRAWINGS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1.</td> <td>TITLE SHEET, LOCATION PLAN, PROJECT DATA</td> </tr> <tr> <td>2.</td> <td>CONTRACT</td> </tr> <tr> <td>3.</td> <td>GENERAL SITE PLAN</td> </tr> <tr> <td>4.</td> <td>EQUIPMENT LAYOUT PLANS</td> </tr> <tr> <td>5.</td> <td>PROJECT ELEVATIONS</td> </tr> <tr> <td>6.</td> <td>PROJECT ELEVATIONS</td> </tr> <tr> <td>7.</td> <td>PROJECT ELEVATIONS</td> </tr> <tr> <td>8.</td> <td>PROJECT ELEVATIONS</td> </tr> </table>	1.	TITLE SHEET, LOCATION PLAN, PROJECT DATA	2.	CONTRACT	3.	GENERAL SITE PLAN	4.	EQUIPMENT LAYOUT PLANS	5.	PROJECT ELEVATIONS	6.	PROJECT ELEVATIONS	7.	PROJECT ELEVATIONS	8.	PROJECT ELEVATIONS	<p>TITLE SHEET, LOCATION PLAN, PROJECT DATA</p> <p style="text-align: center;">T1.1</p>
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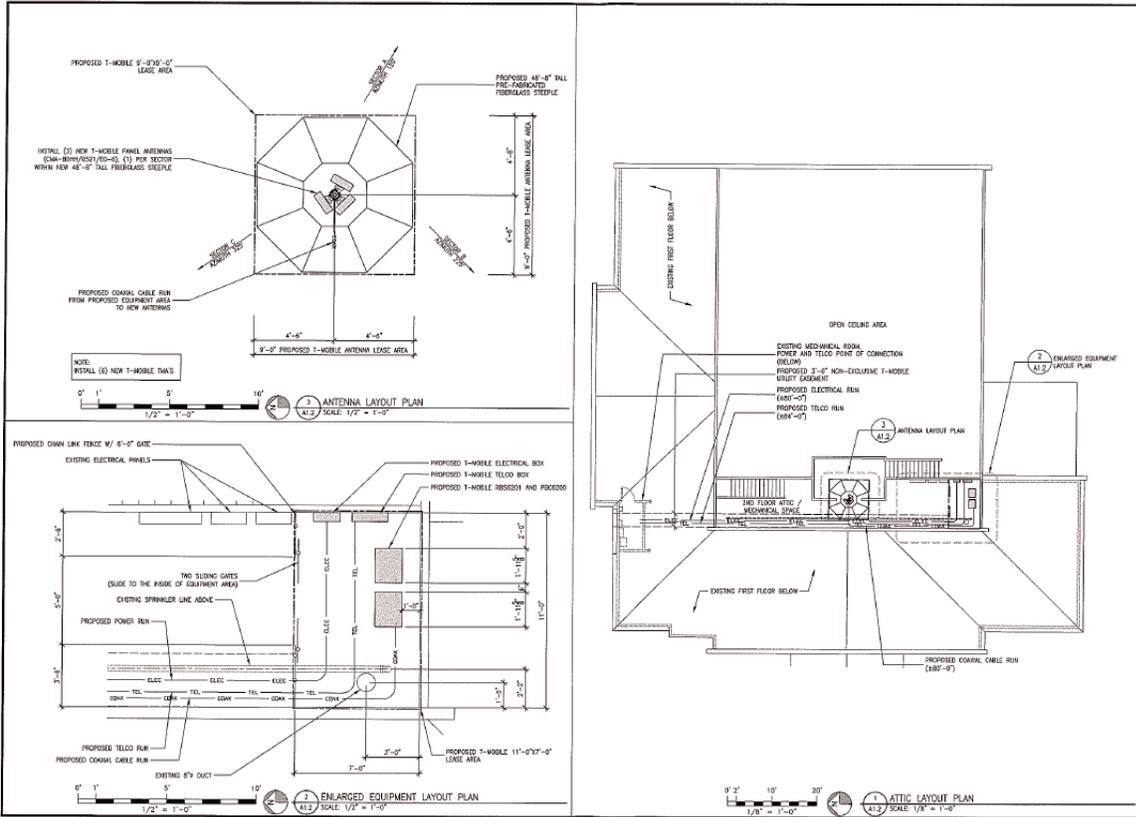
Freeman & Associates
Structural Engineering Services
1755 CREEKSIDE OAKS DRIVE #190
SACRAMENTO, CA 95833
916-982-7542

T-Mobile
WEST LLC
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TITLE SHEET, LOCATION PLAN, PROJECT DATA

T1.1

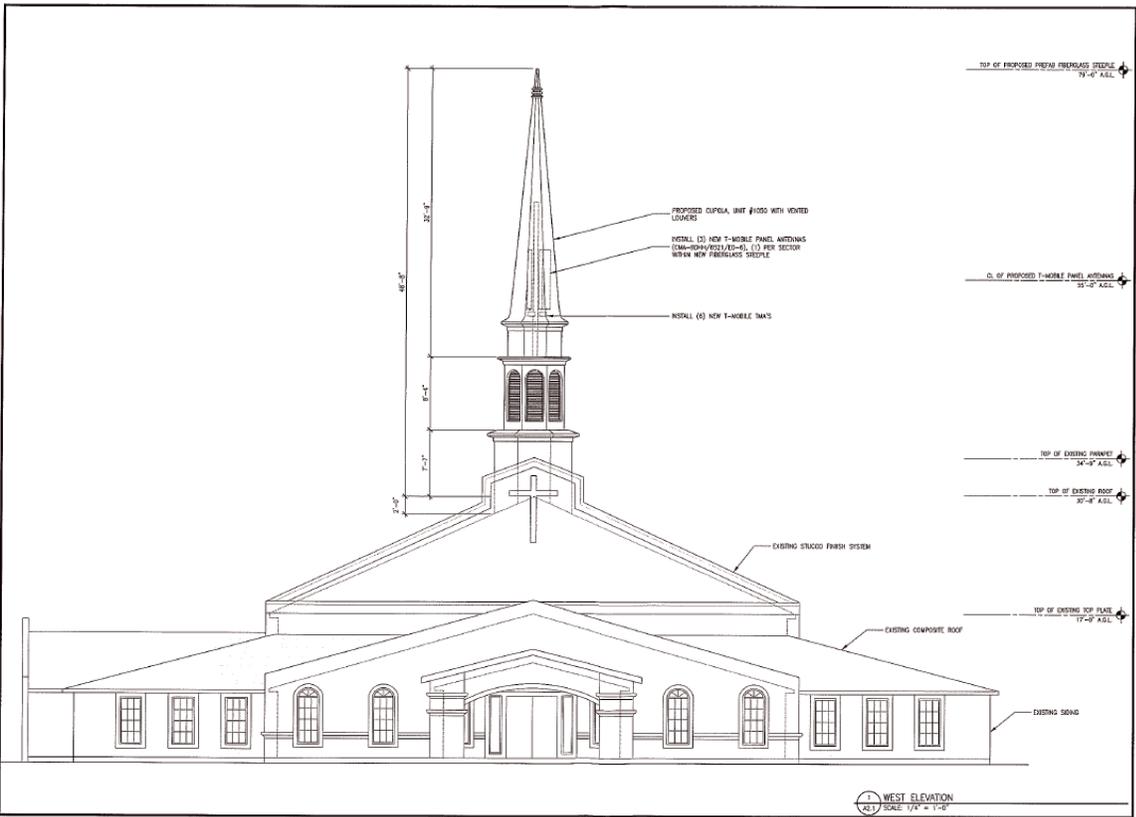




Comnor Freeman & Associates
 Structural Engineering Services
 428 34th Street, Suite 201, Berkeley, CA 94701
 Phone: (510) 441-3121 Fax: (510) 441-3497

PROJECT: **TP-Mobile**
 SHEET TITLE: **EQUIPMENT LAYOUT PLANS**

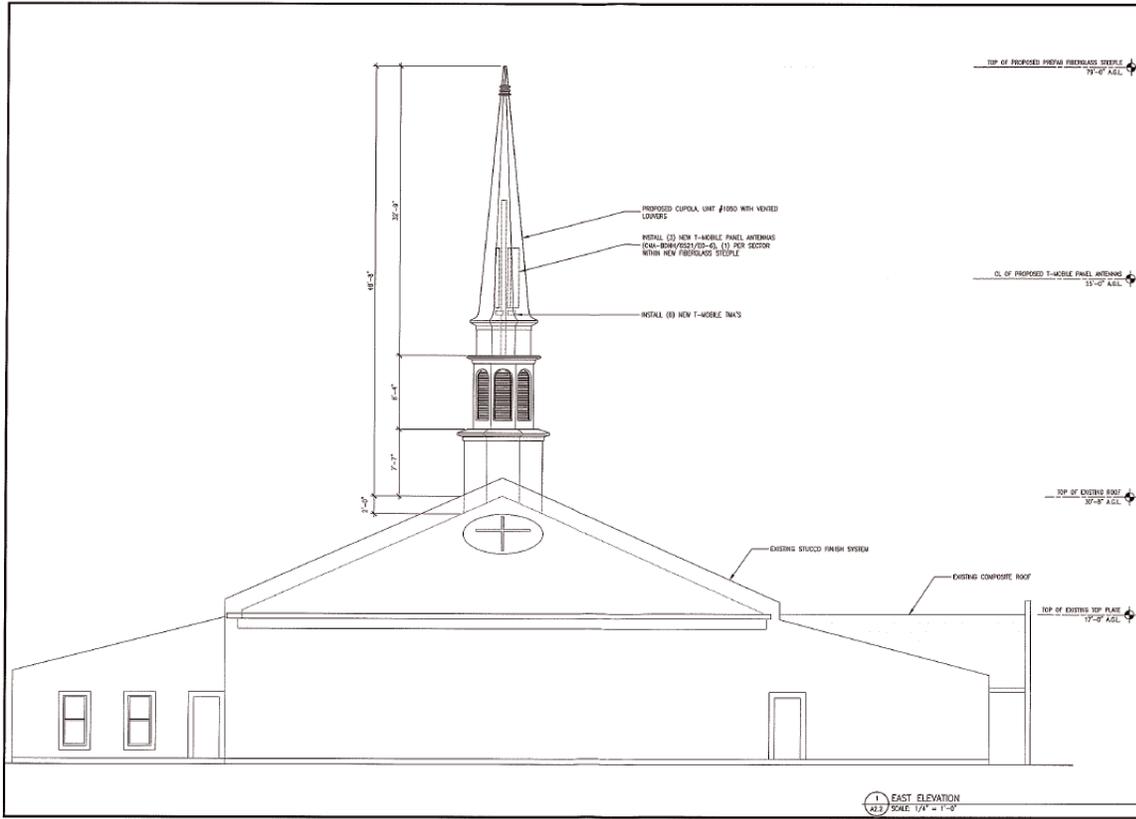
SCALE: **A1.2**



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 428 34th Street, Suite 201, Berkeley, CA 94701
 Phone: (510) 441-3121 Fax: (510) 441-3497

PROJECT: **TP-Mobile**
 SHEET TITLE: **PROJECT ELEVATIONS**

SCALE: **A2.1**



Connor Freeman & Associates
 Structural Engineering Services
 344 BARRACLOUGH BLVD., SUITE 200
 FARMINGTON, CT 06030
 Phone: (810) 415-2721 Fax: (810) 441-2887

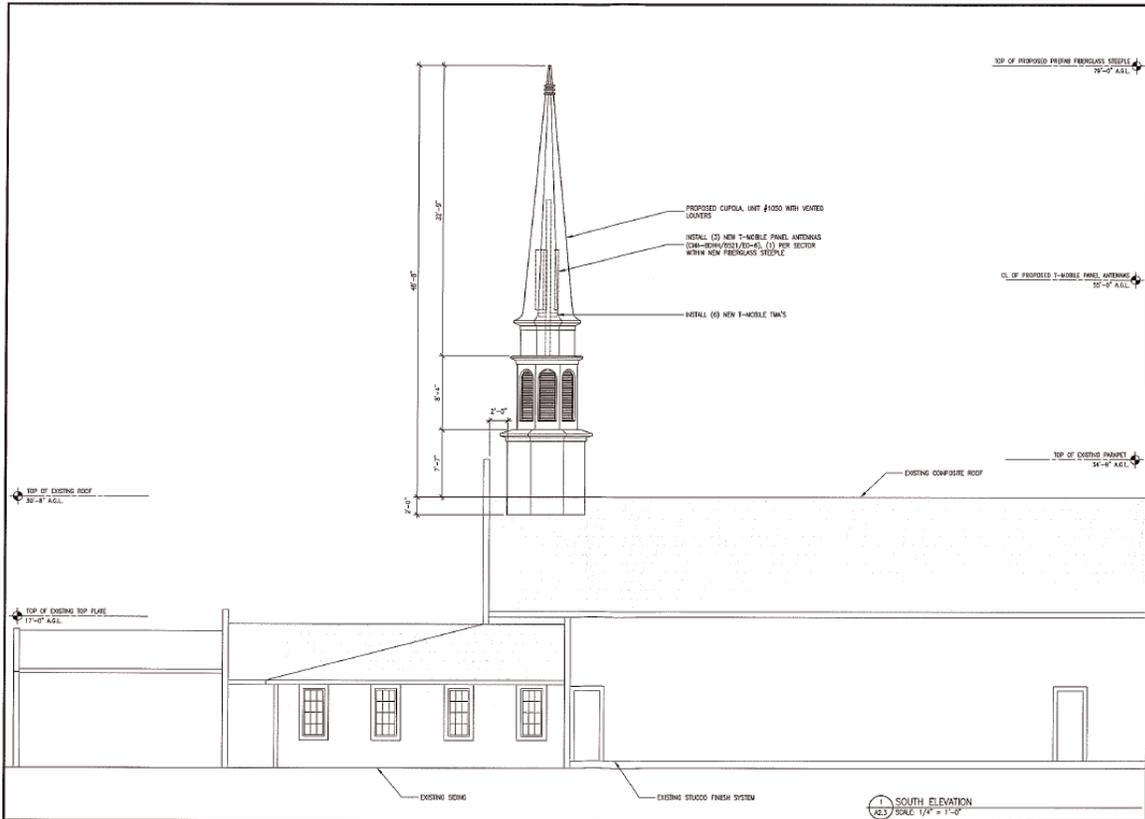
PROJECT ELEVATIONS

Mobile
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 5300 PEARSON DR.
 FARMINGTON, CT 06030

SCHMITZ - LIGHTHOUSE BAPTIST CHURCH
 5300 PEARSON DR.
 FARMINGTON, CT 06030

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Checked by	
Date	
Scale	

Sheet No. **A2.2**



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 FARMINGTON, CT 06030
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Checked by	
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Scale	

Sheet No. **A2.3**

