



COMMNET OF NEVADA, LLC

SPECIAL USE PERMIT APPLICATION

Pursuant to Washoe County Planning and Development Division
Regulations

For

WIRELESS TELECOMMUNICATIONS FACILITIES

Gerlach, Nevada

June 15, 2015

Revised January 21, 2015 & Revised April 13, 2015

Project Name: Gerlach-Mott, NV



Commnet
Connecting Rural America

June 2, 2015

Washoe County Planning Department
1001 E. Ninth Street
Reno, NV 89512

Re: Gerlach-Mott, NV Special Use Permit Application

Dear Planning Department,

Enclosed you will find the completed Special Use Permit Application for your review. This communications site was requested by the BLM for emergency services as well as cellular coverage. I plan to submit this application on June 15, 2015, the next available date for submittal and to get on the August 4, 2015 meeting agenda. If you have any questions or concerns regarding this application, please contact me at 303-660-2713 or jbray@atni.com.

Thank you,



Jourdan Bray
Property Analyst

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Gerlach-Mott, NV			
Project Description: Commnet desires to install a 50' Lite Site to provide cellular service for the purpose of safety and improved quality to the surrounding area.			
Project Address: 40 42 47.90214 N, 119 20 00.69888 W			
Project Area (acres or square feet): 30' x 60'			
Project Location (with point of reference to major cross streets AND area locator): State Route 34			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
071-180-29	360		
Section(s)/Township/Range: T33 R23 S26			
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: Jola Mott		Name:	
Address: PO Box 193		Address:	
Gerlach, NV	Zip: 89412		Zip:
Phone: 775-557-2595	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Commnet of Nevada, LLC		Name: Dave Tiller	
Address: 1562 N. Park Street		Address: 1562 N. Park Street	
Castle Rock, CO	Zip: 80109	Castle Rock, CO	Zip: 80109
Phone: 303-660-2705	Fax:	Phone: 720-234-2415	Fax:
Email: khubbard@atni.com		Email: dtiller@atni.com	
Cell:	Other:	Cell:	Other:
Contact Person: Kristen Hubbard		Contact Person:	
For Office Use Only			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Commnet desires to install a 50' lite site to provide cellular and emergency service to the surrounding area for the purpose of safety and improved enjoyment.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The property is agricultural and therefore no existing structures will be used with this permit.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Commnet will operate within a 30' x 60' leased space, which will be fenced for the safety of the livestock on this property. Within this space, we will construct a 50' lite site and install three (3) microwave dishes on the pole; an 8' dish and two 2' dishes. We will also install three (3) electronic microwave links.

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

The construction schedule would begin mid-July 2015 and we expect construction to be complete by August 2015.

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

Due to the remoteness of the location, no impacts have been identified and specifically where it will sit on the property, visual impact to the surrounding communities is at a minimum. Additionally, the location is ideally suited for our purposes due to the flat terrain on that particular parcel of land. The surrounding terrain had no suitable options due to the surrounding mountains which hinder cellular service.

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

This project will provide improved cellular and emergency services to the adjacent properties and the surrounding community. The benefits include improved communication, enjoyment and above all, providing this service will save lives.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

There are minimal adjacent neighbors. The site is remote and bordered by desert. The tower and equipment are not imposing, therefore visual impacts will be at a minimum and not affecting other properties. Commnet also agrees to paint the tower to match the terrain to further minimize any negative visual impact.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Commnet has selected a location that has very minimal community impacts; it is remote and several miles from the town of Gerlach. The location also allows Commnet to have minimal to no operation parameters. Commnet agrees to paint the tower to match the terrain therefore reducing any visual impact. Commnet is also installing a chain-link fence to ensure safety for the livestock and reduced access to the facility.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Commnet will have designated technician parking that will be contained within the parameter of the compound or at the main gate.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Due to the location, there will be minimal impact in the change in landscape therefore it's natural habitat would have very little to no impact. Commnet will also be installing a chain-link fence for security and safety.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

The only signs posted at the site will be a standard 'no trespassing' sign and a site identification placard. No signs will be illuminated and will only be visible at the location of the site.

12. 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
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13. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Special Use Permit Development Application Submittal Requirements

1. **Fees:** See Special Use Permit Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Planning and Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet.**
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. **Supplemental Information:** The completed Special Use Permit Supplemental Information (questionnaire).
6. **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).
7. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
8. **Traffic Impact Report:** 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 the Washoe County Engineering and Capital Projects. 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 staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)
9. **Proposed Site Plan Requirements:**
 - 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 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 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.
10. **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.**
11. **Existing On-Site Information Required:**
- a. Map to be drawn using engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
 - b. Property boundary lines, distances and bearings.
 - c. 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.
 - d. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes.
 - f. Location and size of any land to be reserved or dedicated for parks, recreation areas, common open space areas, schools or other public uses.
 - g. 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.
 - h. The location and outline to scale of each existing building or structure to remain in the development.
 - i. Existing 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.
 - j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395 or a major arterial. The vicinity map shall also include a north arrow.
 - k. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
 - l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
 - m. All known areas of potential hazard (and the basis for delineation) including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
 - n. Location of areas with slopes greater than fifteen (15) percent and thirty (30) percent.
 - o. Boundary of any wetland areas and/or floodplains within the project site.
 - p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
 - q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

12. **Landscaping (Commercial, Industrial and Multi-Family Residential Only):** Landscape plans may include: 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.

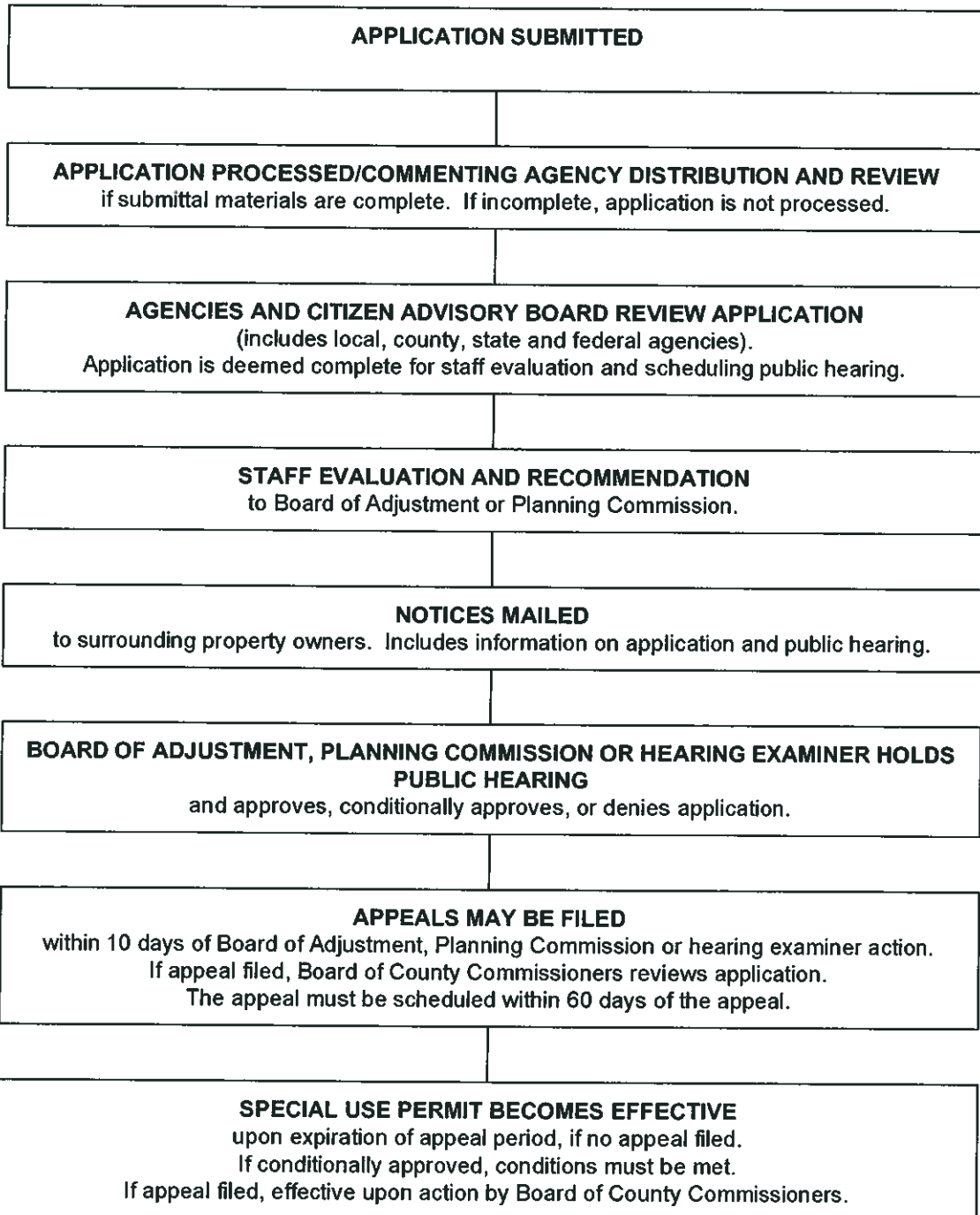
The landscape plans must include items that may occur on-site as listed above, a planting plan and a conceptual irrigation statement.

- a. **Landscaping Plan Requirements:** 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 pre preserved, existing trees to removed and the amount of proposed shrubs.
- b. **Conceptual Irrigation Statement:** Irrigation will be supported by written statement on the plan of proposed irrigation methods for all applicable areas including: shrub areas, sod areas and seeded areas.
13. **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:
14. **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.
15. **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.
16. **Packets:** Either one electronic packet (DVD or flash drive) with 10 paper copies **OR** 25 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **Each packet must include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map included in the application.** These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Six (6) 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. The 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 Development and/or Engineering.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 Development.**
- (v) Please be advised that the Washoe County Director of Planning and Development or his 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.

Special Use Permit Application Process



1. **Application Accepted and Processed:** Planning and Development staff reviews the submitted packet and determines whether the application appears to have all necessary components for the preliminary review. An application is distributed to the agencies when all required information is received. Incomplete applications are not processed.
2. **Agency Review:** An agency review memorandum is circulated to the appropriate citizen advisory board and local, county, state and other interested agencies. A copy is also mailed to the applicant, consultant and other interested parties noted on the development application and applicable general improvement district. The memorandum includes brief descriptions of accepted applications. Each agency and appropriate citizen advisory board reviews the applications and forwards their comments to Planning and Development staff. Applications can be deemed incomplete if commenting review agencies cannot ascertain the nature and extent of the request or do not receive supporting documentation. Application must be deemed complete to proceed.
3. **Staff Evaluation and Recommendation:** Planning and Development staff evaluates the application and recommends approval, denial or approval with conditions. The evaluation and recommendation are summarized in a staff report to the Washoe County Board of Adjustment or Washoe County Planning Commission. The applicant and representatives also receive a copy of the staff report.
4. **Public Notice:** Planning and Development staff notifies (by mail) owners of property within five hundred (500) feet of the subject site (or within seven hundred fifty (750) feet of the subject site if the proposed project is a project of regional significance) and any applicable citizen advisory board or general improvement district. The notice outlines the request and the time, date and place of the Board of Adjustment or Planning Commission hearing.
5. **Board of Adjustment/Planning Commission/Hearing Examiner Hearing:** The Board of Adjustment, Planning Commission or hearing examiner holds a public hearing at which time the applicant and all other interested parties have an opportunity to speak. The public hearing is held within sixty-five (65) days from the date of acceptance of the application. The board, commission or hearing examiner must take action on a special use permit within sixty-five (65) days of application acceptance. The Board of Adjustment meets the first Thursday of every other month commencing at 1:30 p.m. The Planning Commission meets the first Tuesday of every month commencing at 6:30 p.m. Both meetings are held in the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada.
6. **Appeal Period:** The decision by the Board of Adjustment, Planning Commission or hearing examiner may be appealed to the Washoe County Board of County Commissioners. The appeal must be filed within ten (10) days of the date of Board of Adjustment, Planning Commission or hearing examiner action. If appealed, the application is reviewed by the Washoe County Board of County Commissioners at a public hearing. The appeal hearing will be scheduled within sixty (60) days of the filing date of the appeal.
7. **Effective Date of a Special Use Permit:** If not appealed, the special use permit becomes effective upon expiration of the appeal period. If the special use permit is approved with conditions, the conditions must be satisfied or the special use permit will become null and void. If appealed, the special use permit becomes effective upon the date of action of the Board of County Commissioners.

Applications Must be Complete

Staff reserves the right to return any incomplete packet to the applicant and to reschedule the application upon resubmittal. No application will be deemed complete until all information is received. Only complete applications will be processed.

PUBLIC HEARING APPLICATION AND MEETING DATES

PLANNING COMMISSION		BOARD OF ADJUSTMENT		AGENCY COMMENTS	ADMINISTRATIVE PERMITS		PARCEL MAP REVIEW COMMITTEE	
Intake Date	Meeting Date	Intake Date	Meeting Date	Due Date	Intake Date	BOA Mtg Date	Intake Date	Meeting Date
11/17/2014	01/06/2015			12/09/2014			12/01/2014	01/08/2015
12/15/2014	02/03/2015	12/15/2014	02/05/2015	01/06/2015	01/02/2015	02/05/2015	01/02/2015	02/12/2015
01/15/2015	03/03/2015			02/03/2015			02/02/2015	03/12/2015
02/17/2015	04/07/2015	02/17/2015	04/02/2015	03/05/2015	03/02/2015	04/02/2015	03/02/2015	04/09/2015
03/16/2015	05/05/2015			04/07/2015			04/01/2015	05/14/2015
04/15/2015	06/02/2015	04/15/2015	06/04/2015	05/05/2015	05/01/2015	06/04/2015	05/01/2015	06/11/2015
05/15/2015	07/07/2015			06/09/2015			06/01/2015	07/09/2015
06/15/2015	08/04/2015	06/15/2015	08/06/2015	07/07/2015	07/01/2015	08/06/2015	07/01/2015	08/13/2015
07/15/2015	09/01/2015			08/04/2015			08/03/2015	09/10/2015
08/17/2015	10/06/2015	08/17/2015	10/01/2015	09/03/2015	09/01/2015	10/01/2015	09/01/2015	10/08/2015
09/15/2015	11/03/2015			10/06/2015			10/01/2015	11/12/2015
10/15/2015	12/01/2015	10/15/2015	12/03/2015	11/03/2015	11/02/2015	12/03/2015	11/02/2015	12/10/2015
11/16/2015	01/05/2016			12/03/2015			12/01/2015	01/14/2016
12/15/2015	02/02/2016	12/15/2015	02/04/2016	01/05/2016	01/04/2016	02/04/2016	01/04/2016	02/11/2016

**PLANNING & DEVELOPMENT
MASTER FEE SCHEDULE**

APPLICATIONS	DEPARTMENT FEES							TOTAL
	Planning		ENGINEERING	District Health Department			WATER	
	PLANNING	Noticing		ENVIRON.	VECTOR	PARKS		
ABANDONMENT								
Not Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	\$26	\$1,758
Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	-	\$1,732
ADMINISTRATIVE PERMIT								
Not Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	\$38	\$1,794
Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	-	\$1,756
AGRICULTURAL EXEMPTION LAND DIVISION (Note 5)	\$250	-	\$500	\$776	-	-	-	\$1,526
AMENDMENT OF CONDITIONS	\$700	\$200	\$390	-	-	-	-	\$1,290
APPEALS/INITATION OF REVOCATION								
No Map	\$803	\$200	-	-	-	-	-	\$1,003
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0
BOUNDARY LINE ADJUSTMENT (Note 5)								
Not Tahoe	\$51	-	\$268	\$71	-	-	\$38	\$428
Tahoe	\$51	-	\$268	\$71	-	-	-	\$390
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230
DETACHED ACCESSORY DWELLING ADMIN REVIEW								
Not Tahoe	\$1,000	\$200	\$65	\$244	\$118	-	\$203	\$1,830
Tahoe	\$1,000	\$200	\$121	\$244	\$118	-	-	\$1,683
DEVELOPMENT AGREEMENT								
Less Than 5 Parcels	\$3,500	\$200	-	\$244	\$118	-	-	\$4,062
5 or More Parcels (Note 1)	\$5,000	\$200	-	\$244	\$118	-	-	\$5,562
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-	-	-	-	-	-	\$338

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APPLICATIONS	DEPARTMENT FEES							TOTAL
	Planning		ENGINEERING	District Health Department			WATER	
	PLANNING	Noticing		ENVIRON.	VECTOR	PARKS		
DISPLAY VEHICLES	\$65	-	-	\$71				\$136
DIVISION OF LARGE PARCELS (Notes 2 & 5)	\$252	-	\$416	\$47	-	-	\$35	\$750
EXTENSION OF TIME REQUESTS								
Subdivision	\$340	-	-	-	-	-	-	\$340
Not Subdivision	\$546	-	-	-	-	-	-	\$546
FINAL MAP CERTIFICATE OF AMENDMENT	-	-	\$70	-	-	-	-	\$70
FINAL MAP AMENDMENT (NRS 278.480)								
With Sewer	\$520	-	\$429	\$374	\$193	-	-	\$1,516
No Sewer	\$520	-	\$429	\$1,016	\$193	-	-	\$2,158
FINAL SUBDIVISION MAP (Note 5)								
Not Tahoe	\$520	-	\$780	\$244	\$118	-	\$102	\$1,764
Tahoe	\$520	-	\$780	\$244	\$118	-	-	\$1,662
With Hillside Ordinance - ADD	\$520	-	-	-	-	-	-	\$520
With a Significant Hydrologic Resource - ADD	\$520	-	-	-	-	-	-	\$520
With CC&Rs - ADD	\$520	-	-	-	-	-	-	\$520
MASTER PLAN AMENDMENT								
Not Tahoe	\$3,576	\$400	\$54	-	-	-	\$2,549	\$6,579
Tahoe	\$3,576	\$400	\$54	-	-	-	-	\$4,030
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	\$52
RECORDING PARCEL, DLP, REVERSION TO ACREAGE, RECORD OF SURVEY	-	-	\$155	-	-	-	-	\$155
REGULATORY ZONE AMENDMENT								
Not Tahoe	\$2,481	\$200	\$54	\$244	-	-	\$2,549	\$5,528
Tahoe	\$2,481	\$200	\$54	\$244	-	-	-	\$2,979
REGULATORY ZONE AMEND WITH SPECIFIC PLAN								
Not Tahoe	\$3,449	\$200	\$1,039	\$244	\$118	\$65	\$1,274	\$6,389
Tahoe	\$3,449	\$200	\$1,039	\$244	\$118	\$65	-	\$5,115
REINSPECTION FEE	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES	-	-	-	-	-	-	-	Note 3

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APPLICATIONS	DEPARTMENT FEES							
	Planning		ENGINEERING	District Health Department				TOTAL
	PLANNING	Noticing		ENVIRON.	VECTOR	PARKS	WATER	
REVERSION TO ACREAGE (Note 5)								
Not Tahoe	\$51	-	\$215	-	-	-	\$26	\$292
Tahoe	\$51	-	\$215	-	-	-	-	\$266
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined							
SPECIAL USE PERMIT								
Residential								
Not Tahoe	\$1,162	\$200	\$65	\$244	\$118	-	\$203	\$1,992
Tahoe	\$1,162	\$200	\$65	\$244	\$118	-	-	\$1,789
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162
Commercial, Industrial, Civic								
*Minor	\$2,165	\$200	\$130	\$244	\$118	-	\$203	\$3,060
*Major	\$2,165	\$200	\$520	\$244	\$118	-	\$203	\$3,450
*Tahoe Minor	\$2,165	\$200	\$130	\$244	\$118	-	-	\$2,857
*Tahoe Major	\$2,165	\$200	\$520	\$244	\$118	-	-	\$3,247
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (NOTE 5)								
No System	\$803	\$200	\$345	\$776	\$269	-	\$68	\$2,461
1 System (Sewer)	\$803	\$200	\$345	\$331	\$269	-	\$153	\$2,101
1 System (Water)	\$803	\$200	\$345	\$776	\$269	-	\$153	\$2,546
2 Systems	\$803	\$200	\$345	\$331	\$269	-	\$203	\$2,151
Tahoe (Sewer)	\$803	\$200	\$345	\$331	\$269	-	-	\$1,948
Sun Valley (No WC Utilities)	\$803	\$200	\$345	\$331	\$269	-	\$51	\$1,999
TENTATIVE SUBDIVISION MAP (Notes 5 & 6)								
No System	\$2,422	\$200	\$1,299	\$1,016	\$193	\$129	-	\$5,259
1 System (Sewer)	\$2,422	\$200	\$1,299	\$374	\$193	\$129	\$2,039	\$6,656
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$1,016	\$193	\$129	\$1,019	\$6,278
2 Systems	\$2,422	\$200	\$1,299	\$374	\$193	\$129	\$3,059	\$7,676
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$374	\$193	\$129	-	\$4,617
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422

February 2014

Assessor's Map Number

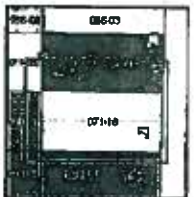
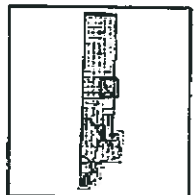
071-18

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East West Street
Reno, Nevada 89502
(775) 335-2211



1 inch = 5,280 feet



revised by: TWT 02/28/2010

last updated: CFB 11/09/2010

was previously shown on map 0

NOTE: This map was prepared under the laws of the State of Nevada. It is not a warranty of accuracy and the Assessor's Office is not responsible for any errors or omissions. The Assessor's Office is not responsible for any errors or omissions. The Assessor's Office is not responsible for any errors or omissions.

RANGE 22 EAST

RANGE 23 EAST

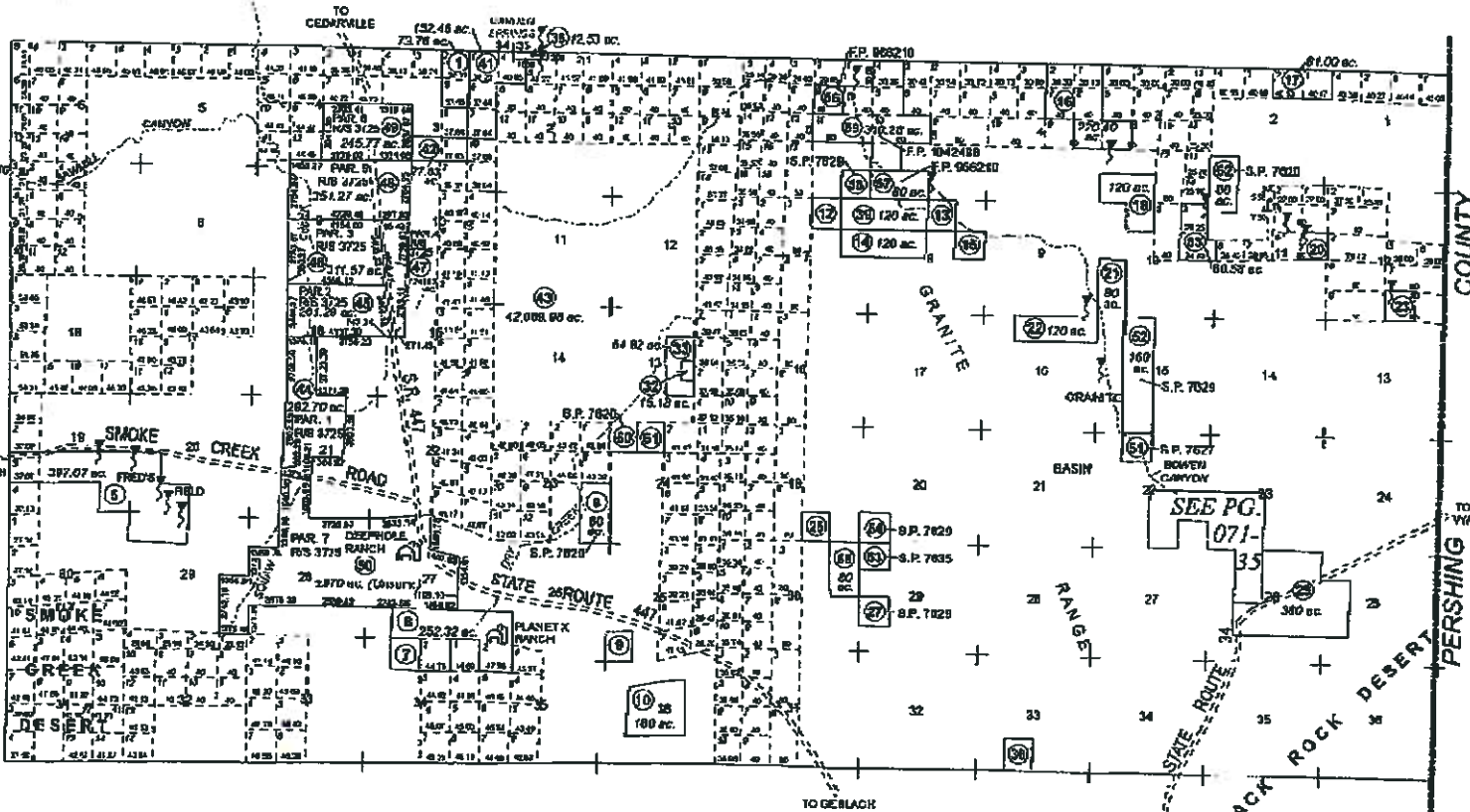
TOWNSHIP 33 NORTH

LAHIBAN

SMOKE CREEK

SMOKE CREEK

DESIERT



TO GERLACH

F.P. = Federal Land Patent
S.P. = State (Nevada) Land Patent

TO GERLACH

NOTE: All unmarked 1/4 1/4 sec. parcels are 40 ac.

COUNTY

PERSHING

STATE ROUTE 34

STATE ROUTE 26

BLACK ROCK DESERT

SEE PG. 071-35

GRANITE BASIN

PLANET X RANCH

SMOKE CREEK

195719

8555-30

JAN 22 1971

R.P. 92-30

L.P.T.T. 2-30

DEED

THIS INDEMITURE, made this 21st day of January, 1971, by and between JACK VERNON CLARK, Party of the First Part, and GIUSEPPE SELMI and ANN SELMI, his wife, as joint tenants and not as tenants in common, of Gerlach, Nevada, Parties of the Second Part,

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other valuable consideration, to him in hand paid by the said Parties of the Second Part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Parties of the Second Part, with right of survivorship and to the survivor of them, as joint tenants and not as tenants in common, their assigns, and to the heirs and assigns of the survivor thereof, all that certain lot, piece or parcel of land situate in the County of Washoe, State of Nevada, more particularly described as follows:

Township 34 North, Range 23 East, M.D.B. & M.
Section 9: S 1/2 SE 1/4
Section 16: NE 1/4 NW 1/4, NW 1/4 NE 1/4

Township 33 North, Range 22 East, M.D.B. & M.
Section 36: SE 1/4 NW 1/4, NE 1/4 SW 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4

Township 33 North, Range 23 East, M.D.B. & M.
Section 26: S 1/2 NE 1/4, N 1/2 SE 1/4, NE 1/4 SW 1/4, N 1/2 NE 1/4
Section 25: NW 1/4 SW 1/4, SW 1/4 NW 1/4

Township 32 North, Range 23 East, M.D.B. & M.
Section 10: E 1/2 NW 1/4, W 1/2 NE 1/4, NE 1/4 SW 1/4, SE 1/4
Section 15: E 1/2 of NE 1/4; Lot 1; and that portion of Lot 5, described as follows:

Beginning at the Southeast corner of said Lot 5; thence North 1320 feet to the Northeast corner of said Lot 5; thence West 786 feet; thence South 1320 feet; thence East 786 feet to the point of beginning.

EXCEPTING FROM THE SAID SECTION 15, the following described parcel:

195719

BOOK 517 PAGE 447

When recorded send to Charlotte P.O. Box 171, Washoe, Nev. 89442



70 210

Law Offices
Collins & Associates
400 South Street
Washoe, Nevada

JAN 22 1971

Beginning at a point on the East-West center line of Section 15, Township 32 North, Range 23 East; from which point the East quarter corner of said Section 15 bears North 89°59'02" East 1061.34 feet and proceeding; thence North 0°0'58" West 200 feet and proceeding; thence parallel to said center line of said Section 15, South 89°59'02" West 435.60 feet and proceeding; thence South 0°0'58" East 200 feet to a point on said center line of said Section 15 and proceeding; thence along said East-West center line of said Section 15, North 89°59'02" East 435.60 feet to the point of beginning.

SUBJECT TO Easement 20 feet wide as granted to Ransome Company of Nevada, a Nevada corporation, in Deed recorded March 22, 1961, in Book 575, Page 562, Document No. 334369, Deed Records of Washoe County, Nevada.

SUBJECT TO Deed of Trust dated September 30, 1963, executed by Cornelius T. Lingenfelter, Cornelius C. Lingenfelter; Cornelious T. Lingenfelter, being the same person, and Eleanor Lingenfelter, husband wife, to Oliver J. Duval, State Director of the FARMERS Home Administration for the State of Nevada, and his successors in office as State Director or Acting State Director, Trustee, to secure an indebtedness of \$14,500.00, in favor of The Farmers Home Administration, United States Department of Agriculture, and any other amounts payable under the terms thereof, recorded October 1, 1963, as Document No. 395731, Trust Deed Records of Washoe County, Nevada.

SUBJECT TO Memorandum of Lease dated December 14, 1967, executed by Eleanor Lingenfelter, as Lessor, and Sun Oil Company, a New Jersey corporation, as Lessee for all minerals underlying such land for exploration and development for a term of 25 years, under the terms and conditions of said Lease, recorded May 3, 1968, in Book 318, Page 718, Document No. 114577, Official Records of Washoe County, Nevada; which lease was assigned by Sun Oil Company to Cordero Mining Company, and recorded October 30, 1968, in Book 352, Page 382, Document No. 68728, Official Records of Washoe County, Nevada.

SUBJECT TO Right of way and easement to construct, operate and maintain communication system consisting of underground cables and other appurtenances, 20 feet wide, granted to American Telephone and Telegraph Company, recorded September 12, 1968, in Book 342, Page 741, Document No. 124356, Official Records of Washoe County, Nevada.

TOGETHER WITH ALL and singular water rights, natural springs and all subterranean water rights thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances thereunto belonging, unto the said Parties of the Second Part as joint tenants with right of survivorship and not as tenants in common.

BOOK 517 PAGE 448

LAND OFFICE
SHERMANS FERNANDEZ
400 COURT STREET
SPRINGFIELD, NEVADA

135719

1 IN WITNESS WHEREOF, the Party of the First Part has here-
2 unto set his hand the day and year first above written,
3
4

5 *Jack V. Vernon Clark*
6 JACK VERNON CLARK
7

8 STATE OF NEVADA }
9 COUNTY OF WASHOE } SS

10 On this 21st day of January, 1971, personally
11 appeared before me, a Notary Public, JACK VERNON CLARK, who
12 acknowledged to me that he executed the above instrument.
13

14
15 *Suzanne Winchester*
16 NOTARY PUBLIC



17
18
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20
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27
28
29
30
31
32
BOOK 517 PAGE 449

LAW OFFICE
EDWARDS & BOURGEOIS
400 QUINCY STREET
SPRING VALLEY, NEVADA

195719
OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY
LAWYERS TITLE INS. CORP.
JAN 22 1971 3:30 PM
ARDIS BROWN
COUNTY RECORDER
FEE 15.00 DEP. *AMS*

SITE PLAN

Site ID: Gerlach-Mott, NV

Latitude: 40 42 47.90214 Longitude: -119 20 00.69888

Applicant:

Commnet of Nevada, LLC

1562 N. Park St.

Castle Rock, CO 80109

303-660-2713

Owner:

Jola Mott

PO Box 193 Gerlach, NV 89412

775-557-2595

Summary of Plans:

50ft lite site monopole to be erected on 20ft x 20ft foundation within a 30ft x 60ft lease space. The compound will be fenced with a 6ft chain link fenced. A new monopole construction is necessary since there were no towers available close enough to provide adequate coverage. Please see attached map documenting closest towers.

Tower Equipment:

One (1) 8ft microwave dish

Two (2) 2ft microwave dishes

Ground Equipment:

One (1) LP gas tank (propane)

One (1) microwave cabinet

One (1) photovoltaic solar panel structure

One (1) hybrid power cabinet

Hybrid cabinet is designed to utilize solar power primarily and internal generator powered by gas for backup power

Power: The facility will be powered by solar power. An indoor generator powered by propane will be used for backup power.

Grading: The facility is located on a flat surface therefore no grading will be necessary. Light clearing will be necessary.

Future Collocation: The tower will not be able to accommodate future tenants with our load on the tower. The height of the tower was restricted to 50ft by the landlord therefore there is not enough room or structural ability to handle much more than our equipment.

Property is not within a floodplain, does not require ongoing snow removal and is not in an area with any potential hazards.

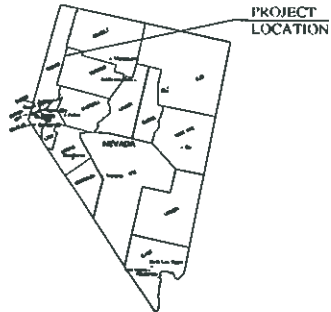
Access: The communications facility will be accessed from existing County Rd 34 heading north from Gerlach. Landlord has an existing dirt access road off of County Rd 34 that will be utilized. See drawings page Z-2. There will not be no significant amount of traffic on this private parcel therefore Traffic Impact Report is not applicable.

Setbacks: See drawing page Z-2 as well as survey which indicates distances from adjacent property lines.

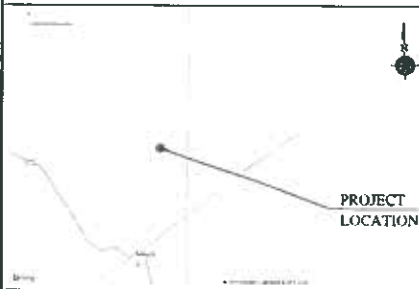
Fall zone radius: See drawings page Z2 and Z3 that indicate a 50ft radius from the tower location. The full property boundary line is also drawn into page Z2 illustrating that Commnet is well within the allowable distance.

****Site drawings attached ****

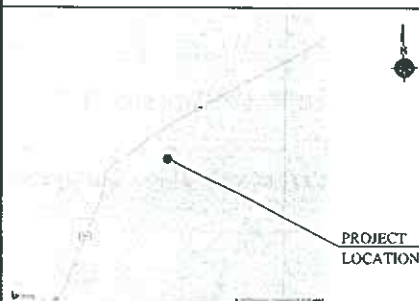
STATE MAP



AREA MAP



VICINITY MAP



DRIVING DIRECTIONS

FROM GERLACH, TRAVEL NORTH ON HWY 34 AND GO 6 MILES AND TURN RIGHT ONTO THE PROPERTY ACCESS ROAD. TRAVEL APPROXIMATELY 1 MILE TO THE SITE.

PROJECT INFORMATION

PROJECT ADDRESS
GERLACH - MOTT
APPROX 6 MILE NORTHEAST OF GERLACH
SR 13
GERLACH, NV 89412

PROJECT COUNTY:
WASHOE

PROPERTY OWNER:
JOLA MOTT
GERLACH, NV 89412

LESSEE:
COMMNET OF NEVADA I.L.C.
400 NORTHDRIDGE ROAD, SUITE 325
ATLANTA, GA 30350

CONSTRUCTION MANAGER:
DAVE TILLER
1562 N. PARK STREET
CASTLE ROCK, CO 80109
(720) 234-2415

LEASE ACQUISITION:
CINDY PHILLIPS
1562 N. PARK STREET
CASTLE ROCK, CO 80109
(720) 733-7854

ARCHITECTURAL/ENGINEERING FIRM:
N@DESIGN PC
15444 EAST PURDUE DRIVE
AURORA, COLORADO 80013
(720) 252-4490
E-MAIL: moelrautmita@comnet.net

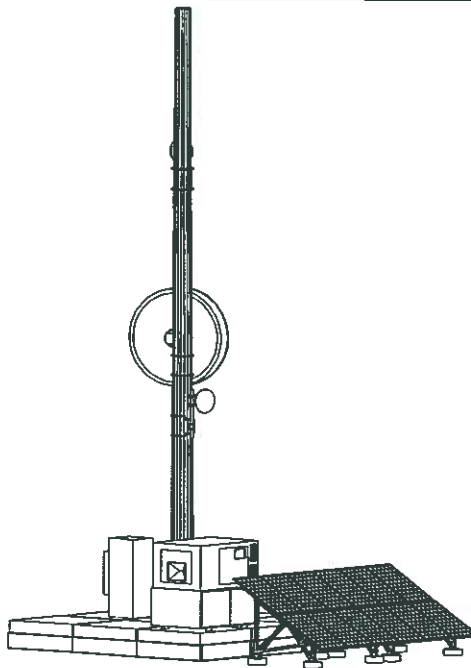
ELECTRICAL ENGINEER:
KYLE L. BREINHOLT
ROYAL ENGINEERING
2335 S. STATE ST.
SUITE 100
PROVO, UTAH 84606
TEL: (801) 375-2228

STRUCTURAL ENGINEER:
ROGER T. ALWORTH
VECTOR ENGINEERS
9138 S. STATE STREET
SUITE 101
SANDY, UTAH 84070
TEL: (801) 990-1775

POWER UTILITY:

TELEPHONE UTILITY:

ASSESSOR'S PARCEL NUMBER = 071-180-29



SITE PERSPECTIVE (LOOKING NORTH EAST - NTS)

DRAWING INDEX

PAGE	TITLE
2-1	TITLE SHEET
2-2	OVERALL SITE PLAN
2-3	PROJECT SITE PLAN
2-4	STILL ELEVATIONS



Commnet Wireless
400 Northridge Road, Suite 325
Atlanta, Georgia 30350
Phone: 678-338-6960
Fax: 678-338-9961



1844 East Purdue Drive
Aurora, Colorado 80013
PHONE: (720) 262-4490
FAX: (720) 827-7386
E-MAIL: moelrautmita@comnet.net

DESIGNER: NKN

LEAD GC:

LEAD CONSR:

NO.	DATE	DESCRIPTION	BY
A	04/22/15	ZD FOR REVIEW	NKN
B	05/29/15	ZD FOR REVIEW	NKN
C	05/29/15	ZD FOR REVIEW	NKN
D	06/09/15	ZD FOR REVIEW	NKN
E	06/10/15	ZD FOR SUBMITTAL	NKN

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DATE: 06/10/15



Commnet Wireless

SITE NAME
GERLACH - MOTT
NEVADA

PROPERTY
RAW LAND SITE

SITE ADDRESS
WASHOE COUNTY HWY 13
GERLACH, NV 89412

SHEET TITLE
TITLE SHEET

SHEET NUMBER
Z-1

SITE NAME:
**GERLACH - MOTT
NEVADA**

PROJECT:
RAW LAND SITE

LATITUDE: 40° 42' 47.90214" N
LONGITUDE: 119° 20' 00.69888" W
ELEVATION: 3,916.69' AMSL



Commnet Wireless
 400 Northridge Road, Suite 325
 Atlanta, Georgia 30350
 Phone: 678-338-6660
 Fax: 678-338-6921

N@DESIGN

15848 East Purdine Drive
 Aurora, Colorado 80013
 PHONE: (720) 282-4490
 FAX: (303) 827-7388
 EMAIL: n@designn@commnet.net

DESIGNER: NKN

LEAD ID:

PROJECT CHSR:

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	04/26/15	ZD FOR REVIEW	NKN
B	05/26/15	ZD FOR REVIEW	NKN
C	06/26/15	ZD FOR REVIEW	NKN
D	06/26/15	ZD FOR REVIEW	NKN
E	06/10/15	ZD FOR SUBMITTAL	NKN

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DATE: 05/21/15

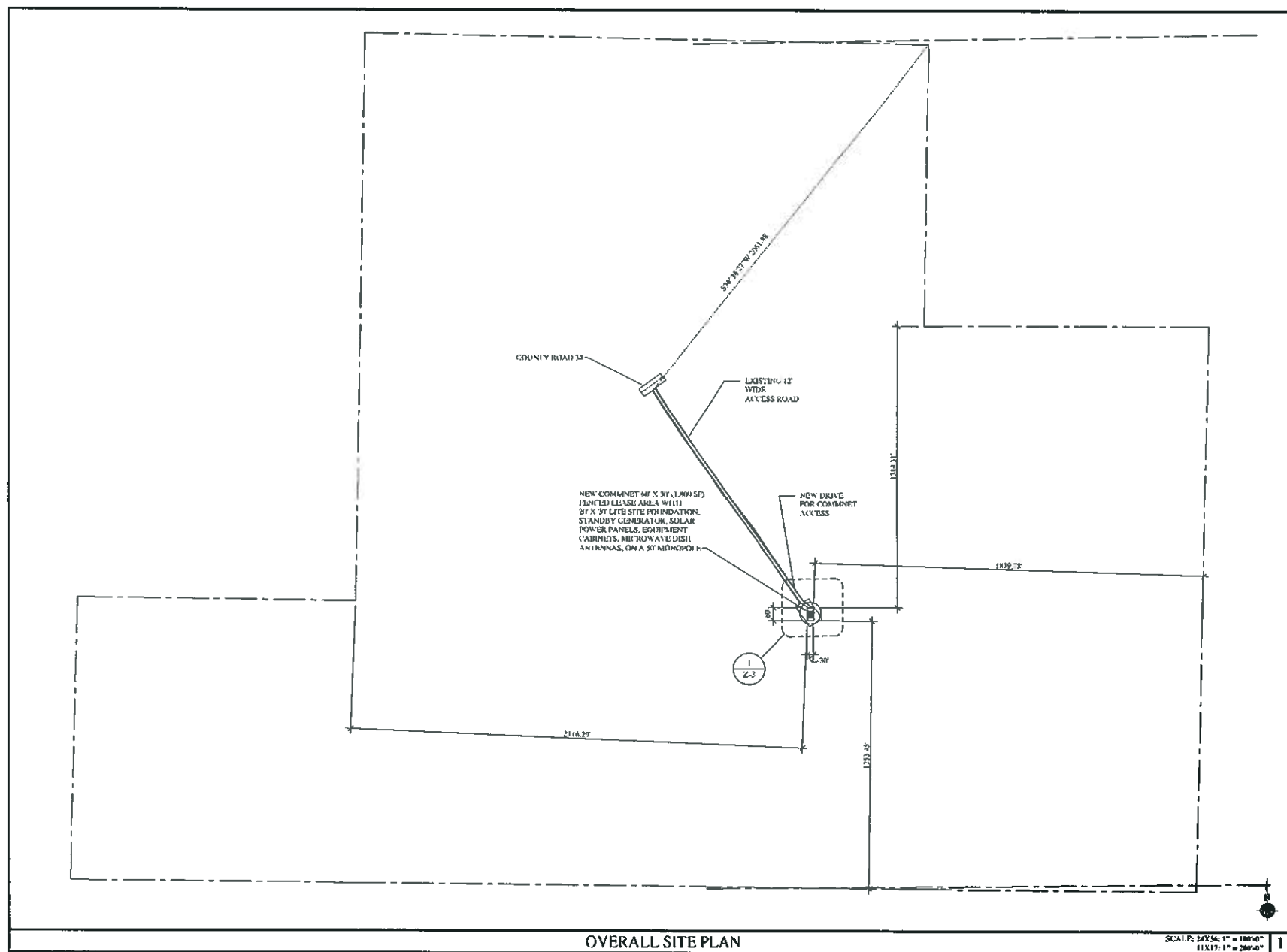
SITE NAME
**GERLACH - MOTT
 NEVADA**

PROJECT
RAW LAND SITE

SITE ADDRESS
**WASHOE COUNTY HWY 34
 GERLACH, NV 89412**

SHEET TITLE
PROJECT SITE PLAN

SHEET NUMBER
Z-2



OVERALL SITE PLAN

SCALE: 1/4" = 100'-0"
 1/8" = 200'-0"



Commnet Wireless
 400 Northridge Road, Suite 325
 Atlanta, Georgia 30350
 Phone: 678-338-6960
 Fax: 678-338-6961

N@DESIGN

15644 East Pursho Drive
 Aurora, Colorado 80013
 PHONE: 303-963-4499
 FAX: 303-937-7398
 E-MAIL: n@design@comcast.net

DESIGNER: NKN

LEAD EE:

LEAD CIVIL:

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	04/26/15	ZD FOR REVIEW	NKN
B	05/29/15	ZD FOR REVIEW	NKN
C	05/29/15	ZD FOR REVIEW	NKN
D	06/09/15	ZD FOR REVIEW	NKN
E	06/09/15	ZD FOR SUBMITTAL	NKN

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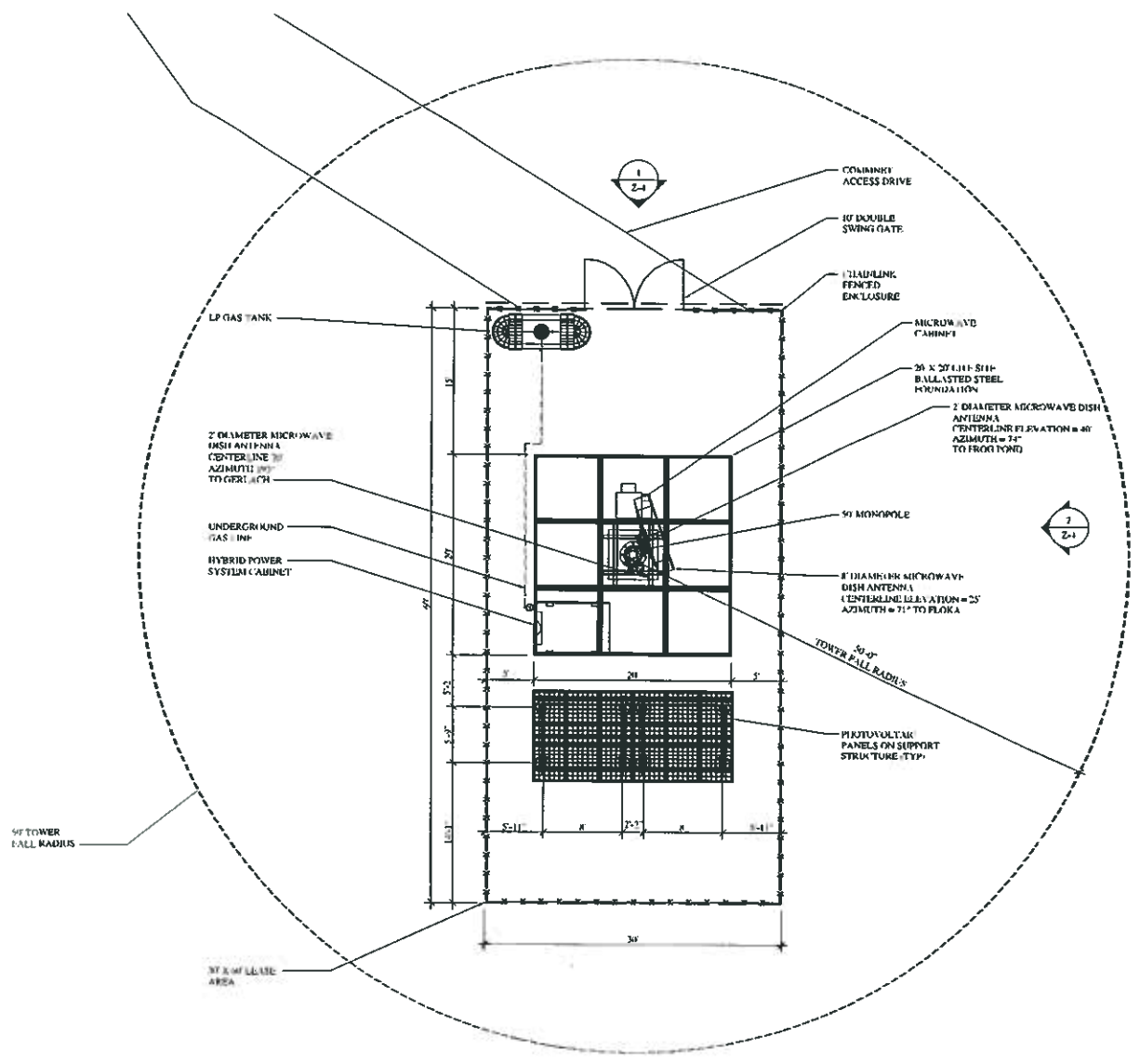
SITE NAME
GERLACH - MOTT NEVADA

PROJECT
RAW LAND SITE

SITE ADDRESS
**WASHOE COUNTY HWY 34
 GERLACH, NV 89412**

SHEET TITLE
PROJECT SITE PLAN

SHEET NUMBER
Z-3



PROJECT SITE PLAN

SCALE: 3/4" = 1'-0"
 1/8" = 1'-0"





Commnet Wireless
 406 Northlago Road, Suite 325
 Atlanta, Georgia 30350
 Phone: 678-338-6960
 Fax: 678-338-9961

N@DESIGN

15844 East Poudre Drive
 Aurora, Colorado 80013
 PHONE: (727) 762-4499
 FAX: (727) 427-7389
 E-MAIL: n@design@comcast.net

DESIGNER: NKN

LEAD BY:

LEAD CIVIL:

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	04/26/15	2D FOR REVIEW	NKN
B	05/04/15	2D FOR REVIEW	NKN
C	05/04/15	2D FOR REVIEW	NKN
D	05/04/15	2D FOR REVIEW	NKN
E	05/04/15	2D FOR SUBMITTAL	NKN

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DATE: 05/04/15

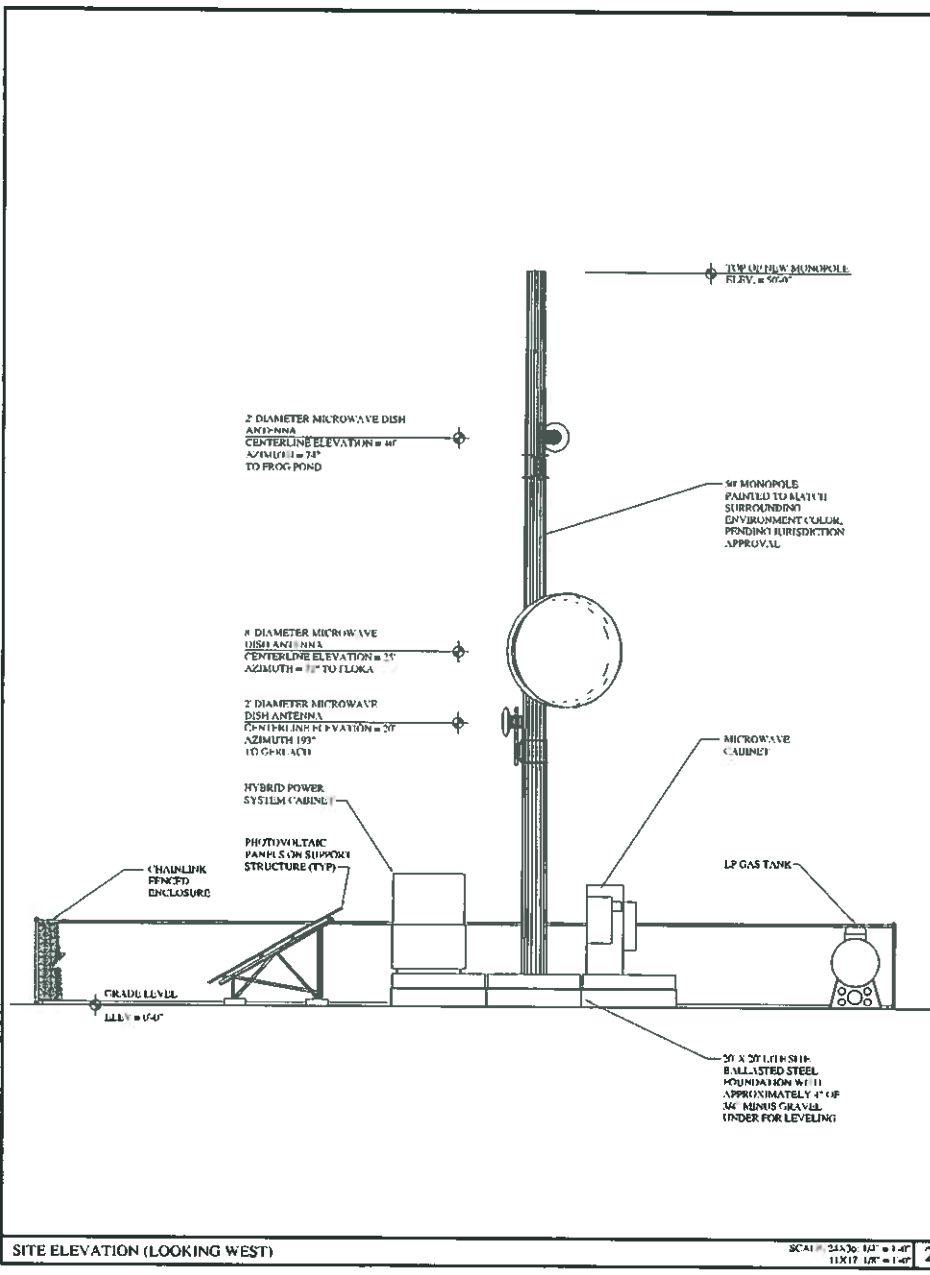
SITE NAME
GERLACH - MOTT NEVADA

PROJECT
RAW LAND SITE

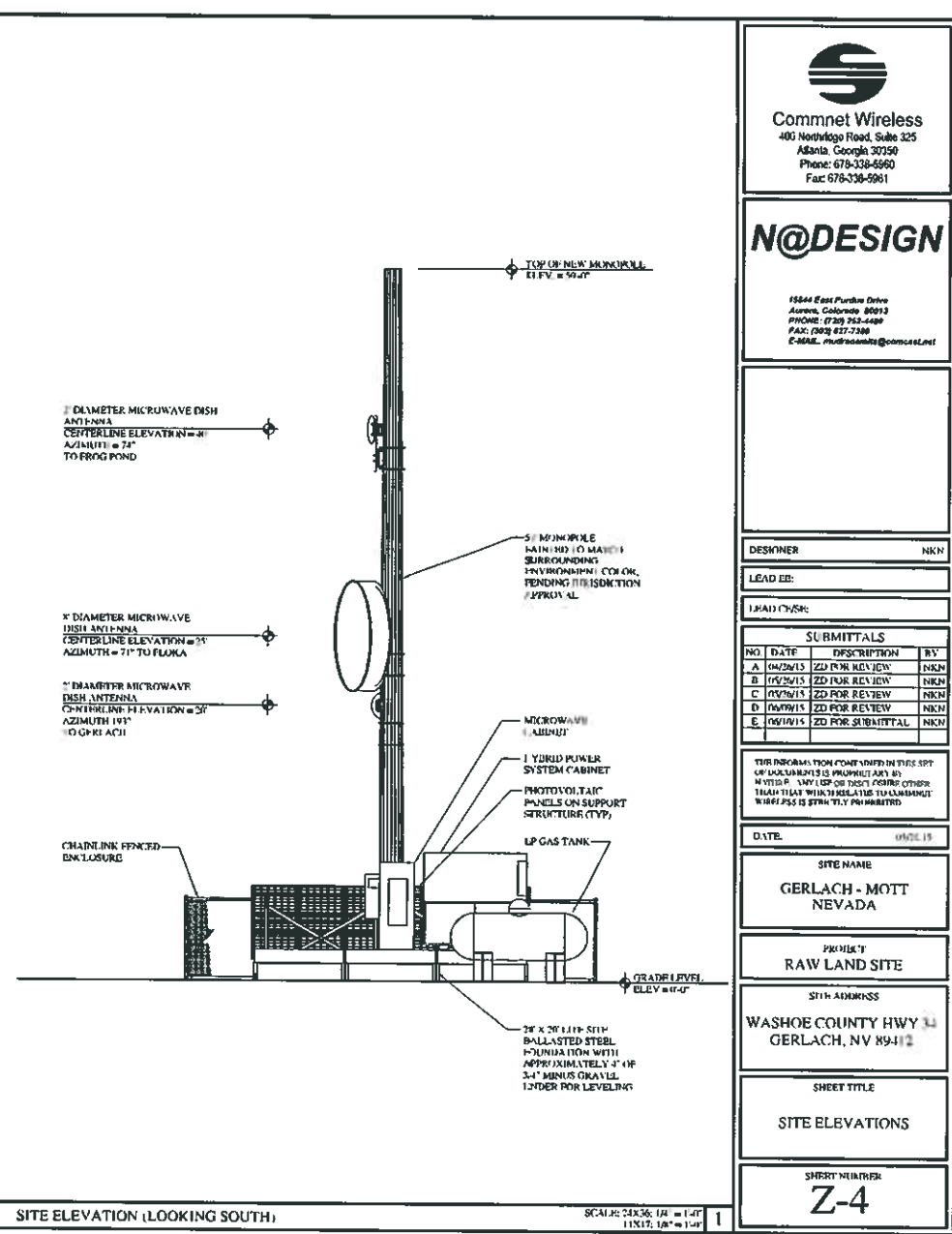
SITE ADDRESS
**WASHOE COUNTY HWY 14
 GERLACH, NV 89412**

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
Z-4



SITE ELEVATION (LOOKING WEST)



SITE ELEVATION (LOOKING SOUTH)

TITLE REPORT DATA AND EXCEPTIONS

3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HEREON OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT SHOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOT PLOTTABLE)
6. TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
7. TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT PLOTTABLE)
8. TITLES, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN A DEED OR COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 517, PAGE 447, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, TERRITORY, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH BY APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SUCH COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (NOT PLOTTABLE)
9. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTABLISH FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OF MINING RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 517, PAGE 447. (NOT PLOTTABLE)

18,000 SQ.FT. LEASE AREA AND ACCESS ROAD LEGAL DESCRIPTION

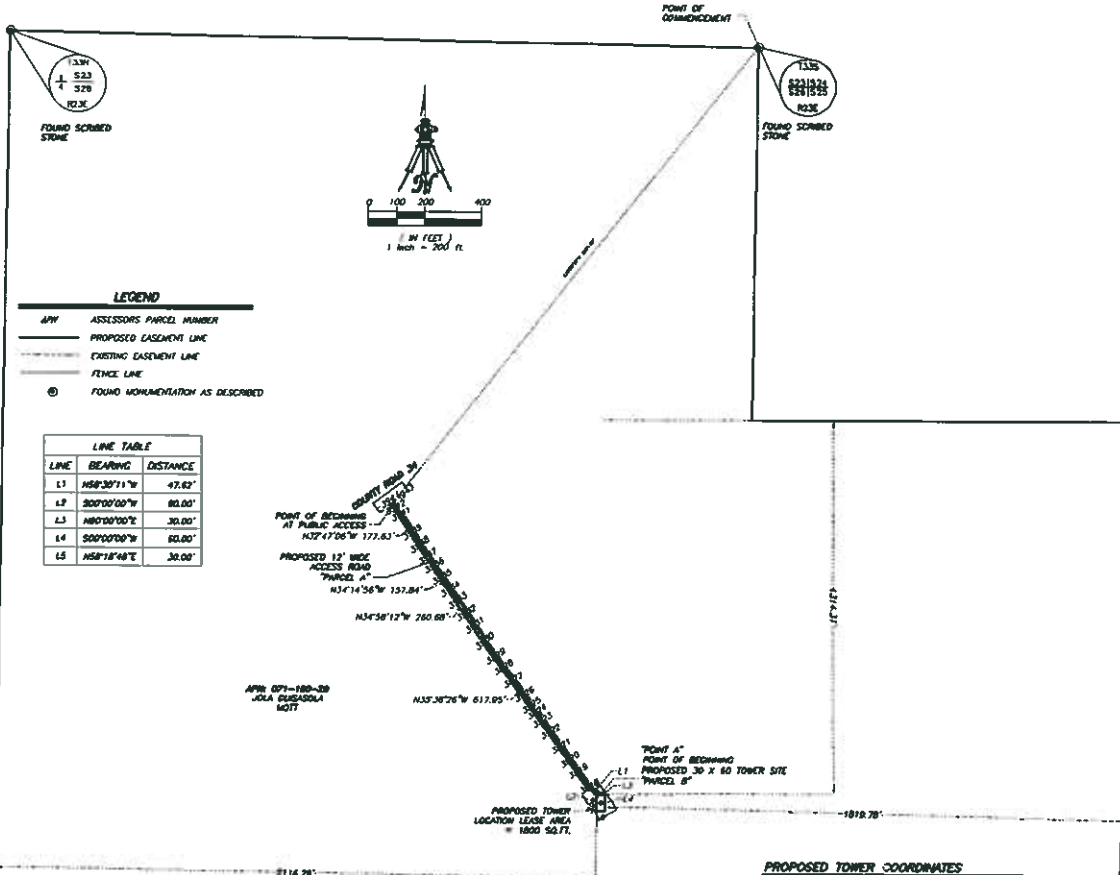
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 23 EAST, M.4.N., WISCONSIN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

PARCEL 'A':
 BEING A STRIP OF LAND 12.00 FEET IN WIDTH LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4);
 THENCE SOUTH 38°38'27" WEST, 2,081.88 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 37°47'04" EAST, 172.63 FEET;
 THENCE SOUTH 34°14'36" EAST, 157.84 FEET;
 THENCE SOUTH 34°58'12" EAST, 260.86 FEET;
 THENCE SOUTH 35°38'26" EAST, 617.95 FEET;
 THENCE SOUTH 58°30'11" EAST, 35.70 FEET TO THE POINT OF TERMINATION.
 THE SIDELINES OF SAID STRIP OF LAND ARE TO BE SHORTENED OR LENGTHENED TO BEGIN ON THE SOUTHEASTERLY BOUNDARY LINE OF COUNTY ROAD 34, TO MEET AT ALL ANGLE POINTS, AND TO TERMINATE ON THE NORTHWESTERLY LINE OF THE HEREINAFTER REFERRED TO AS PARCEL 'B'. SAID POINT HEREINAFTER REFERRED TO AS POINT 'A'.

PARCEL 'B':
 BEGINNING AT AFOREMENTIONED POINT 'A';
 THENCE NORTH 80°00'00" EAST, 15.00 FEET;
 THENCE SOUTH 00°00'00" EAST, 60.00 FEET;
 THENCE SOUTH 80°00'00" WEST, 30.00 FEET;
 THENCE NORTH 00°00'00" WEST, 60.00 FEET;
 THENCE NORTH 80°00'00" EAST, 15.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 18,000 SQUARE FEET MORE OR LESS.

PARENT PARCEL LEGAL DESCRIPTION

TOWNSHIP 33 NORTH, RANGE 23 EAST, M.4.E. & M. SECTION 25: SW 1/4 OF NW 1/4, NW 1/4 OF SW 1/4.
 SECTION 26: S 1/2 OF NE 1/4, NE 1/4 OF SE 1/4, NW 1/4 OF SE 1/4, NE 1/4 OF SW 1/4, N 1/2 OF NE 1/4.
 AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CLAUDEPPE SELM AND ANN SELM FROM JACQ WENHOFF CLARK BY DEED DATED JANUARY 31, 1897 AND RECORDED JANUARY 22, 1897 IN DEED BOOK 517, PAGE 447, CLAUDEPPE SELM HAVING DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 22, 1902 LEAVING ANN SELM AND THE SOLE REMAINING JOINT TENANT AND FURTHER CONVEYED TO SHERILL DON BUSASOLA FROM ANN SELM BY DEED DATED JULY 14, 1986 AND RECORDED JULY 14, 1986 IN DEED BOOK 4574, PAGE 0333 AND FURTHER CONVEYED TO SHERILL DON BUSASOLA, TRUSTEE FOR THE BENEFIT OF JOEL R. THURBOW FROM SHERILL DON BUSASOLA BY DEED DATED OCTOBER 14, 1994 AND RECORDED OCTOBER 28, 1994 IN DEED BOOK 4704, PAGE 0242, AND FURTHER CONVEYED TO JOEL R. THURBOW FROM SHERILL DON BUSASOLA, TRUSTEE FOR THE BENEFIT OF JOEL R. THURBOW BY OUTLAWED DEED DATED JULY 15, 2005 AND RECORDED JULY 15, 2005 BY INSTRUMENT NO. 2345726 AND FURTHER CONVEYED TO JOEL BUSASOLA MOTT FROM JOEL R. THURBOW BY OUTLAWED DEED DATED SEPTEMBER 14, 2005 AND RECORDED SEPTEMBER 22, 2005 BY INSTRUMENT NO. 3281115.



LEGEND

- ASSASSORS PARCEL NUMBER
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- FENCE LINE
- ⊗ FOUND MONUMENTATION AS DESCRIBED

LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°30'11"W	47.63'
L2	S00°00'00"W	60.00'
L3	N00°00'00"E	30.00'
L4	S00°00'00"W	60.00'
L5	N58°18'48"E	30.00'

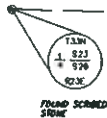
PROPOSED TOWER COORDINATES

NAD 83 LATITUDE =	47°47'30.714" N
LONGITUDE =	119°00'00.00000" W
SITE GROUND ELEVATION =	3916.89'
STATE PLANE COORDINATES NAD 83, WISCONSIN WEST ZONE	
METERS (GROUND) =	NORTHING = 4862081.77
	EASTING = 73815.64
FEET (GROUND) =	NORTHING = 15295313.27
	EASTING = 2418713.18

BASIS OF BEARINGS
 GRID NORTH BASED UPON THE NORTH AMERICAN DATUM OF 1885/84, WISCONSIN WEST ZONE (2702).
 KURT F. ORBAN
 PROFESSIONAL LAND SURVEYOR
 WISCONSIN LICENSE NO. 17268



OWNERSHIP INFORMATION
 OWNER = JOEL BUSASOLA MOTT
 CONTACT = 262 W. SUNSET, P.O. BOX 183
 GEDLACH, WY 82412
 ASSESSOR'S PARCEL NUMBER = 071-180-29
 VESTING DOCUMENT = DOC NO. 3345726



FOUND SCRIBED STONE



FOUND SCRIBED STONE

TITLE REPORT DATA AND EXCEPTIONS

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
4. ANY LIEN, OR PRIORITY TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPROVED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, INFRINGEMENT, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOT PLOTTABLE)
6. TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
7. TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT PLOTTABLE)
8. TERMS PROVIDING CONDITIONS, CONDITIONS, RESTRICTIONS, REVERSIONS, EASEMENTS, CHANGES, ASSESSMENTS AND LIENS PROVIDED BY A DEED OR COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 517, PAGE 417, BUT OBTAINING ANY EASEMENTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, HANDEDNESS, DISABILITY, HOMOSEXUAL, BISEXUAL, GAY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (NOT PLOTTABLE)
9. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS PEXEY SHALL NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 517, PAGE 417. (NOT PLOTTABLE)

16,831 SQ.FT. LEASE AREA AND ACCESS ROAD LEGAL DESCRIPTION

3. A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 33 EAST, N.M.S. BURNING COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL "A" BEING A STRIP OF LAND 12.00 FEET BY WIDTH LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CORNERLINE:

CORNERLINE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4):

THENCE SOUTH 38°36'37" WEST, 2,061.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 32°47'08" EAST, 177.83 FEET;

THENCE SOUTH 3°11'38" EAST, 157.84 FEET;

THENCE SOUTH 3°58'13" EAST, 380.88 FEET;

THENCE SOUTH 33°36'38" EAST, 817.85 FEET;

THENCE SOUTH 45°40'28" EAST, 35.76 FEET TO THE POINT OF TERMINATION.

THE CORNERLINES OF SAID STRIP OF LAND ARE TO BE SHORTENED OR LENGTHENED TO BEGIN ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 3A, TO MEET AT ALL ANGLE POINTS, AND TO TERMINATE ON THE NORTHWESTERLY LINE OF THE HERETOFORE REFERRED TO AS PARCEL "B", SAID POINT HEREAFTER REFERRED TO AS POINT "A".

PARCEL "B" BEGINNING AT AFORESAID POINT "A":

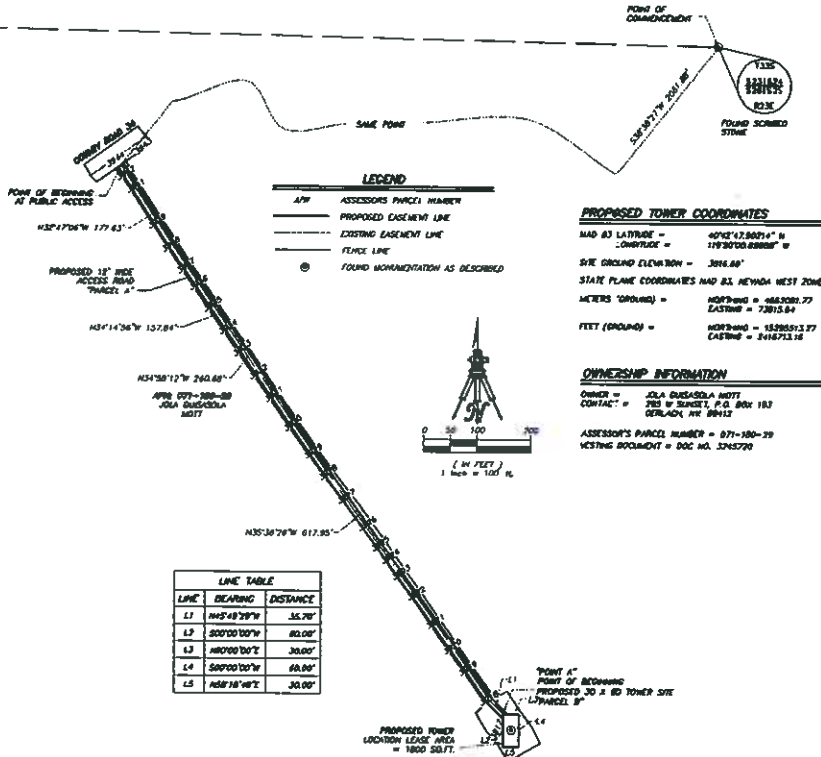
THENCE NORTH 80°00'00" EAST, 30.00 FEET;

THENCE SOUTH 00°00'00" EAST, 80.00 FEET;

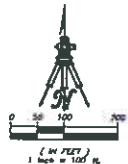
THENCE SOUTH 80°00'00" WEST, 30.00 FEET;

THENCE NORTH 00°00'00" WEST, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,831 SQUARE FEET MORE OR LESS.



LINE	BEARING	DISTANCE
L1	N32°47'08\"/>	



BASIS OF BEARINGS

800 NORTH BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEVADA WEST ZONE (2100).

KURT E. GIBSON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17889



PARENT PARCEL LEGAL DESCRIPTION

TOWNSHIP 33 NORTH, RANGE 33 EAST, N.M.S. & M. SECTION 26, SW 1/4 OF NE 1/4, NW 1/4 OF SW 1/4, SECTION 26, S 1/2 OF NE 1/4, NE 1/4 OF SE 1/4, NW 1/4 OF SE 1/4 OF SW 1/4, N 1/2 OF NE 1/4, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SUSANNE SELAN AND JIM SELAN FROM JACK WILSON CLARK BY DEED DATED JANUARY 21, 1971 AND RECORDED JANUARY 22, 1971 IN DEED BOOK 517, PAGE 417; SUSANNE SELAN HAVING DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 23, 1982 LEAVING ANNE SELAN AND THE SAID WILSON TRUST, AND FURTHER CONVEYED TO SHERILL DON GUSASOLA FROM ANNE SELAN BY DEED DATED MAY 14, 1988 AND RECORDED MAY 14, 1988 IN DEED BOOK 437, PAGE 633; AND FURTHER CONVEYED TO SHERILL DON GUSASOLA, TRUSTEE FOR THE BENEFIT OF JOE R. BURBOW FROM SHERILL DON GUSASOLA BY DEED DATED OCTOBER 14, 1988 AND RECORDED OCTOBER 18, 1988 IN DEED BOOK 470, PAGE 684; AND FURTHER CONVEYED TO JOE R. BURBOW FROM SHERILL DON GUSASOLA, TRUSTEE FOR THE BENEFIT OF JOE R. BURBOW BY QUILTERAN DEED DATED MAY 15, 2005 AND RECORDED JULY 15, 2005 IN INSTRUMENT NO. 3248270; AND FURTHER CONVEYED TO JOLA GUSASOLA MOTT FROM JOE R. BURBOW BY QUILTERAN DEED DATED SEPTEMBER 14, 2005 AND RECORDED SEPTEMBER 22, 2005 BY INSTRUMENT NO. 3381115.

WALLACE - MORRIS
SURVEYING, INC.
LAND SURVEYING CONSULTING
1100 N. WASHINGTON AVE., SUITE 100
LAS VEGAS, NEVADA 89101
PH: 702-731-6870 FAX: 702-731-0079



PROPOSED TOWER COORDINATES

MAD 83 LATITUDE = 40°14'2.80214" N
LONGITUDE = 119°30'00.88888" W

SITE GROUND ELEVATION = 3044.68'

STATE PLANE COORDINATES MAD 83, NEVADA WEST ZONE

METERS (GROUND) = NORTHING = 483288.77
EASTING = 72815.84

FEET (GROUND) = NORTHING = 158951.177
EASTING = 241673.12

OWNERSHIP INFORMATION

OWNER = JOLA GUSASOLA MOTT
CONTACT = JES W BURBOW, P.O. BOX 187
DEPTLAND, NEVADA

ASSESSOR'S PARCEL NUMBER = 071-180-29
VESTING DOCUMENT = DOC NO. 3245270

DESCRIPTION:

REVISION DATE:

DATE:

CONTRACT NO:

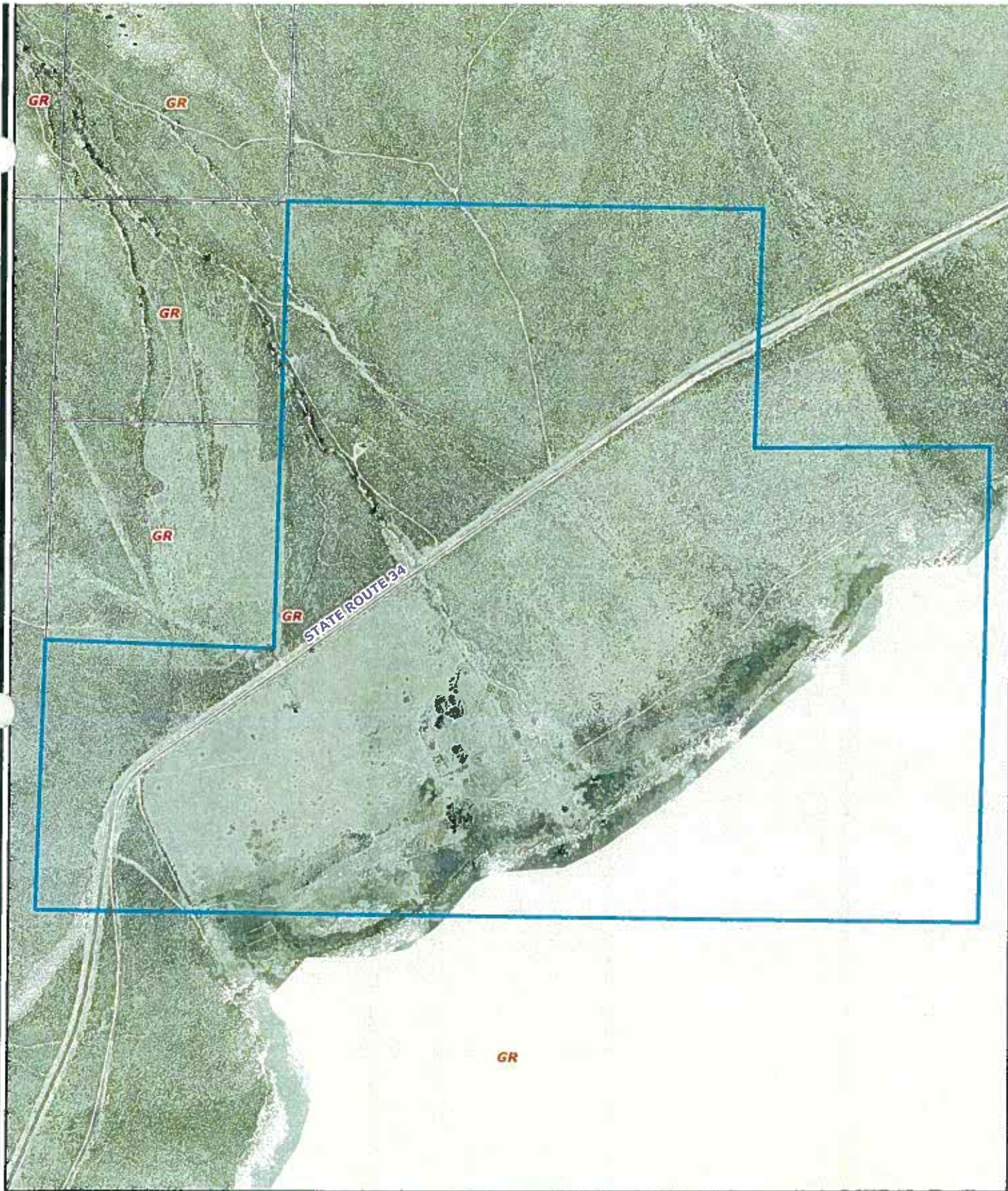
FIELD NO:

DATE:

JOB NO
(004-15033.1)

SHEET
1
OF 1 SHEETS

COMMNET WIRELESS, LLC
BURNING MAN, NV
071-180-29
TOPOGRAPHY MAP



Department of
Community
Development

**WASHOE COUNTY
NEVADA**

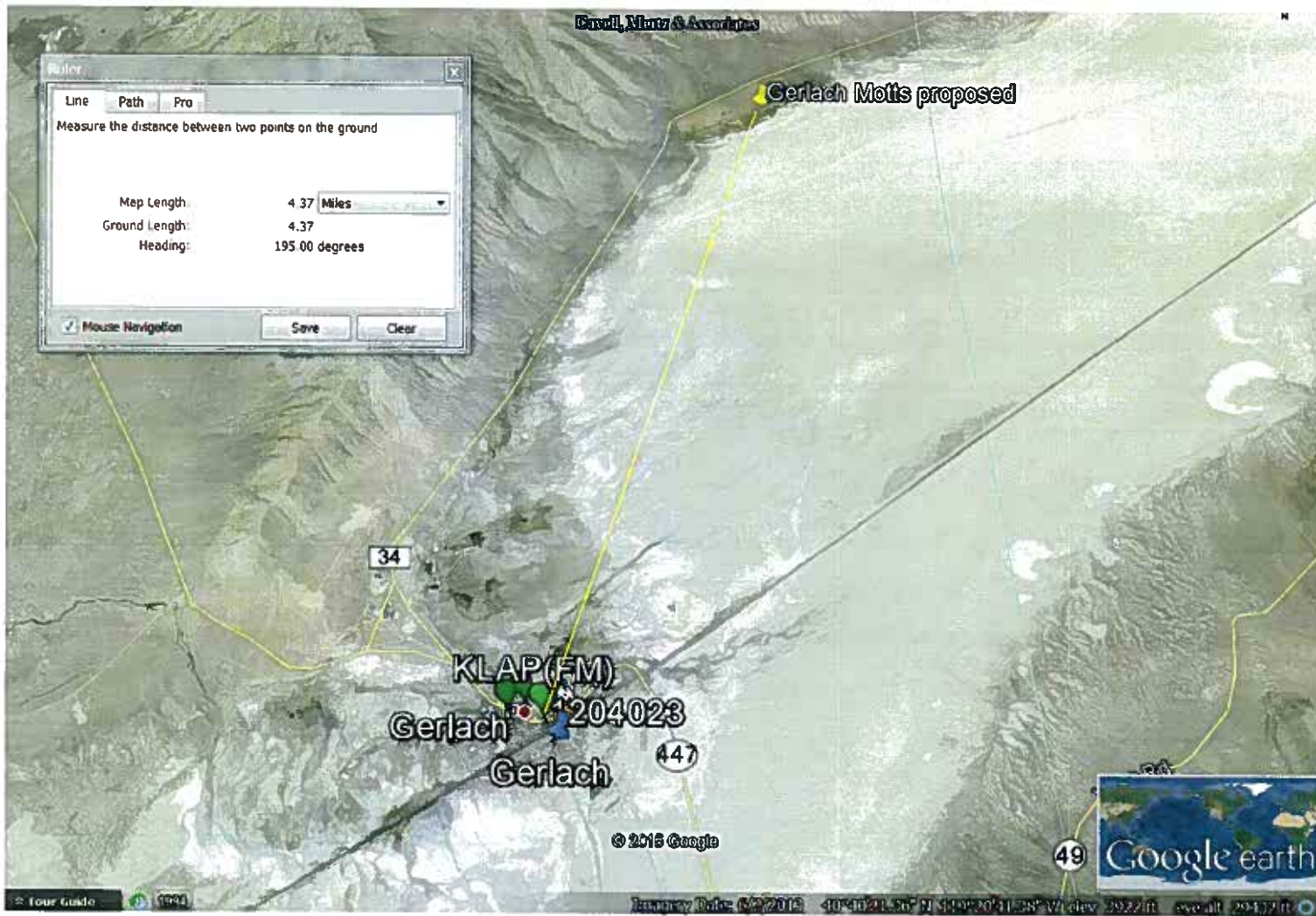
Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600



MAP OF EXISTING TOWERS

The closest tower to our proposed site is registered by KLAP (FM) Facility ID 174022 40-39-06.0 N 119-21-14.0 which is 4.37 miles away. In order to meet our coverage objectives the location we are proposing is critical and no other existing towers were close enough to utilize. Commnet qualifies for construction of a new facility due to significant gap in coverage and the location being rural.





FCC REGISTRATION

Attached is a copy of the FCC TOWAIR results, which confirm that registration with the FCC is not required as the proposed tower is less than 200' and there are no airports located within five miles of the tower location.

We have run the communications location through the FAA's Notice Criteria Tool and confirmed that it does not exceed the FAA's Notice Criteria and that a FAA filing is not required. A copy of the FAA's notice criteria results are also attached.

Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)

[New Search](#) [Printable Page](#)

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results	
Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.	
Your Specifications	
NAD83 Coordinates	
Latitude	40-42-47.9 north
Longitude	119-20-00.7 west
Measurements (Meters)	
Overall Structure Height (AGL)	15.2
Support Structure Height (AGL)	15.2
Site Elevation (AMSL)	1194.8
Structure Type	
MTOWER - Monopole	

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ASR Help	ASR License Glossary - FAQ - Online Help - Documentation - Technical Support
ASR Online Systems	TOWAIR - CORES - ASR Online Filing - Application Search - Registration Search
About ASR	Privacy Statement - About ASR - ASR Home



Federal Aviation Administration

<< OE/AAA

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2014 2 0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction

The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	40	Deg	42	M	47.9	S	N
Longitude:	119	Deg	20	M	00.7	S	W
Horizontal Datum:	NAD83						
Site Elevation (SE):	3920 (nearest foot)						
Structure Height (AGL):	50 (nearest foot)						
Traverseway:	No Traverseway						
(Additional height is added to certain structures under 77.9(c))							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes						

Results

You do not exceed Notice Criteria.

1247



GRADING

The location we have selected is ideal due to the flat surface and remote surroundings, therefore we have identified that no grading is required. Light clearing will be necessary.



ACCESS ROUTE

The communications facility will be accessed from existing County Rd 34 heading north from Gerlach. Landlord has an existing dirt access road off of County Rd 34 that will be utilized. See drawings page Z-2. There will not be no significant amount of traffic on this private parcel therefore Traffic Impact Report is not applicable.

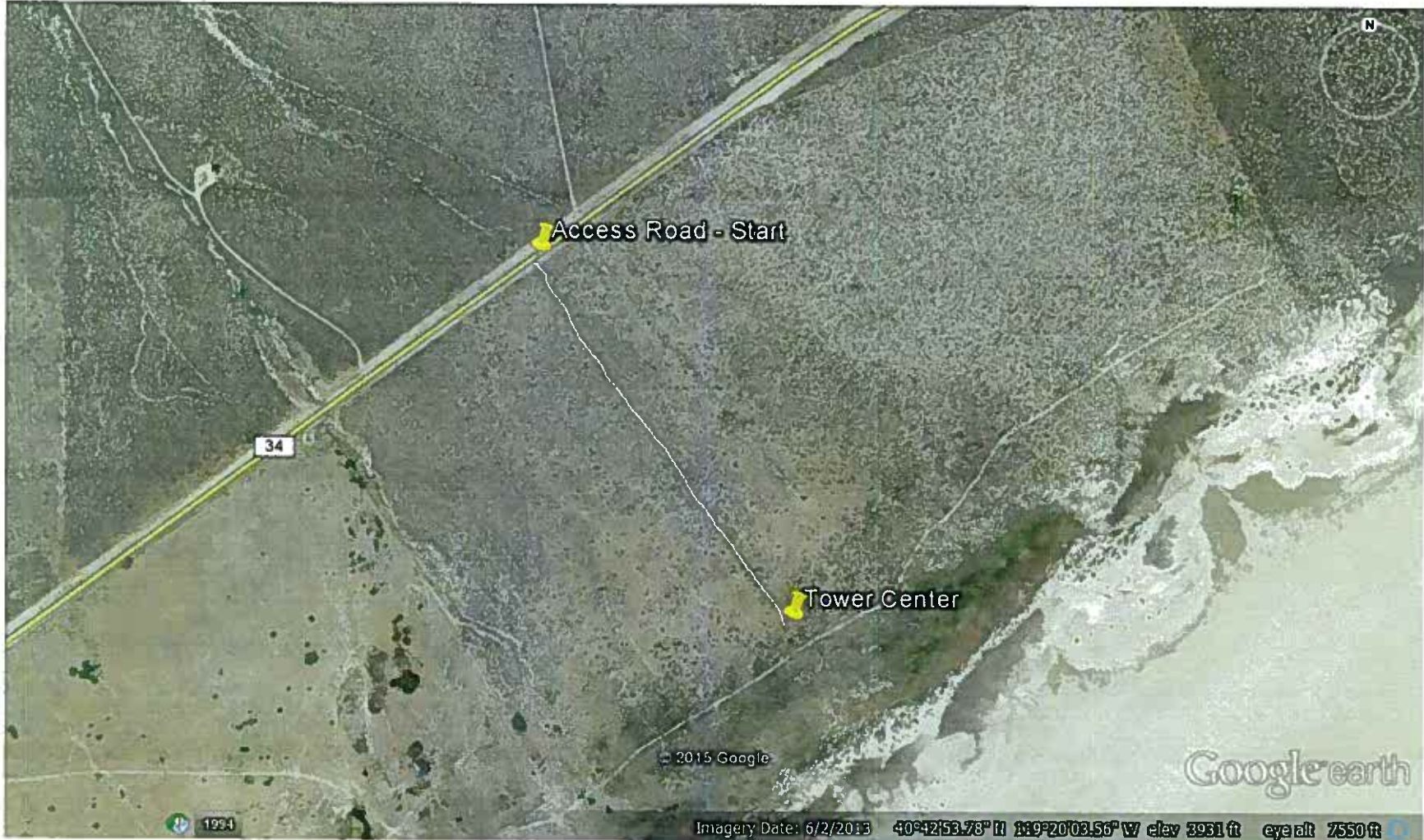


PHOTO SIMS

BEFORE: View of tower site from County Road 34 looking East



AFTER: View of tower from County Road 34 looking East



BEFORE: View at tower site looking North



AFTER: View at tower looking North



From Hwy 34
looking South





FROM HWY 34 Looking East



From Hwy 34 Due East

FROM HWY 34
LOOKING SOUTHWEST





FROM HWY 34 Looking
NorthEast

From HWY 34 looking
North



FROM SITE LOCATION
LOOKING NORTH

04/01/2015

FROM SITE LOCATION
LOOKING SOUTH

04/01/2015

FROM SITE LOCATION
LOOKING WEST

04/01/2015