

Washoe County Board of Adjustment



WAC22-0003

**(Extension of Time for WSUP19-0003,
Vya Monopole)**

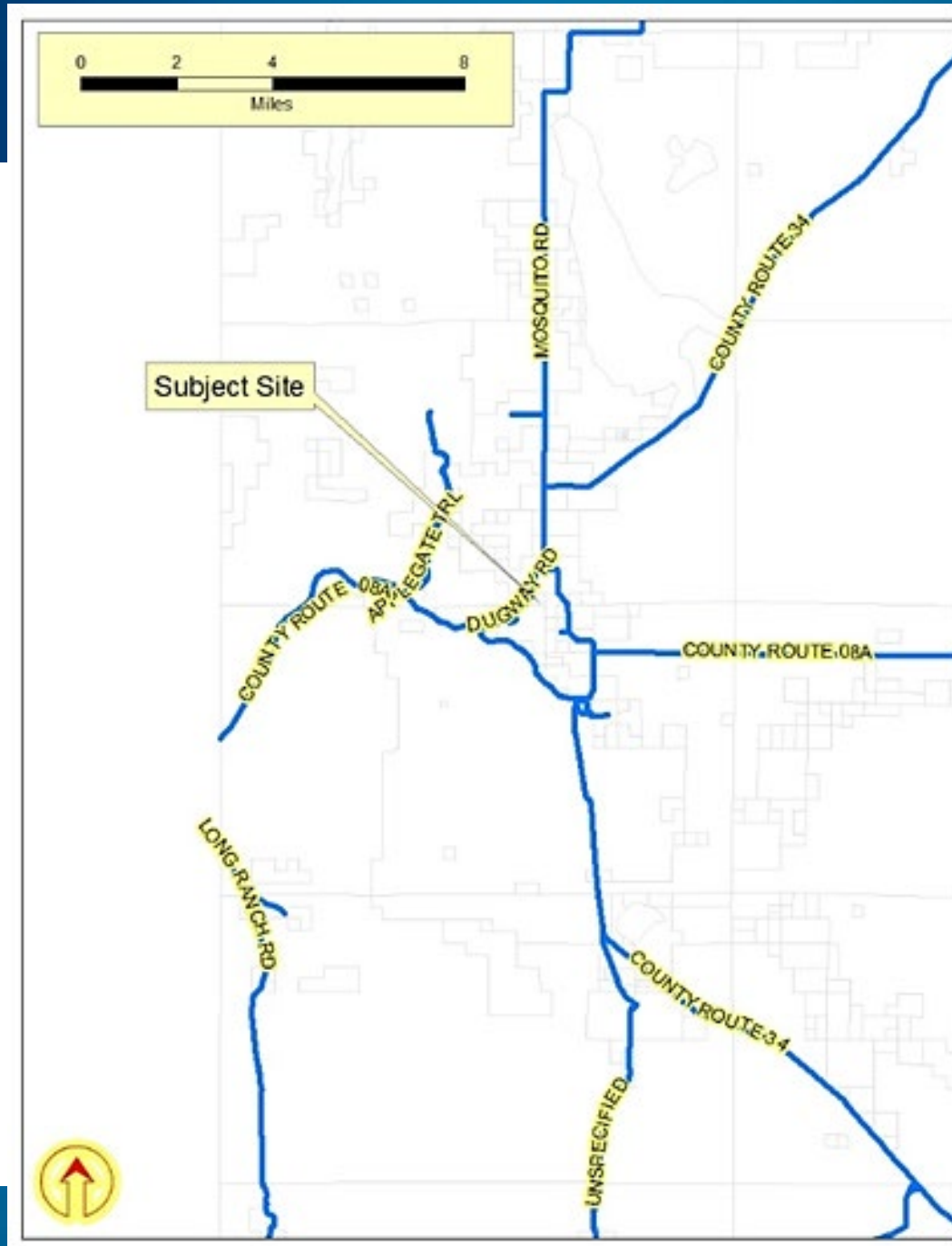
May 5, 2022

Case Description

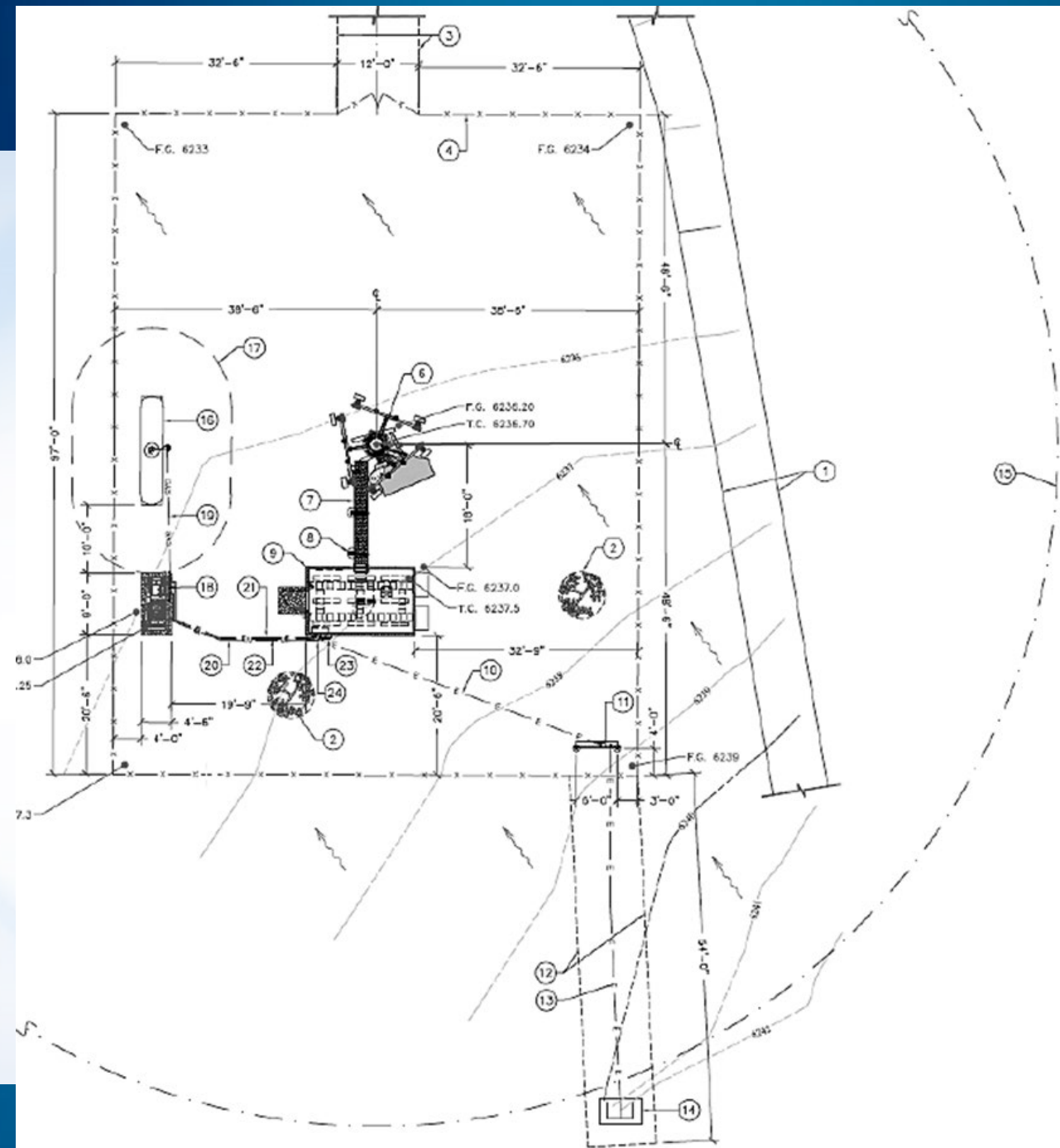


For hearing, discussion and possible action to approve an amendment of conditions to extend the approval of Special Use Permit Case Number WSUP19-0003 for two additional years, until June 6, 2024. The original approval was for a new wireless cellular facility consisting of a 150-foot-high monopole structure, equipment shelter, outdoor generator and LP tank.

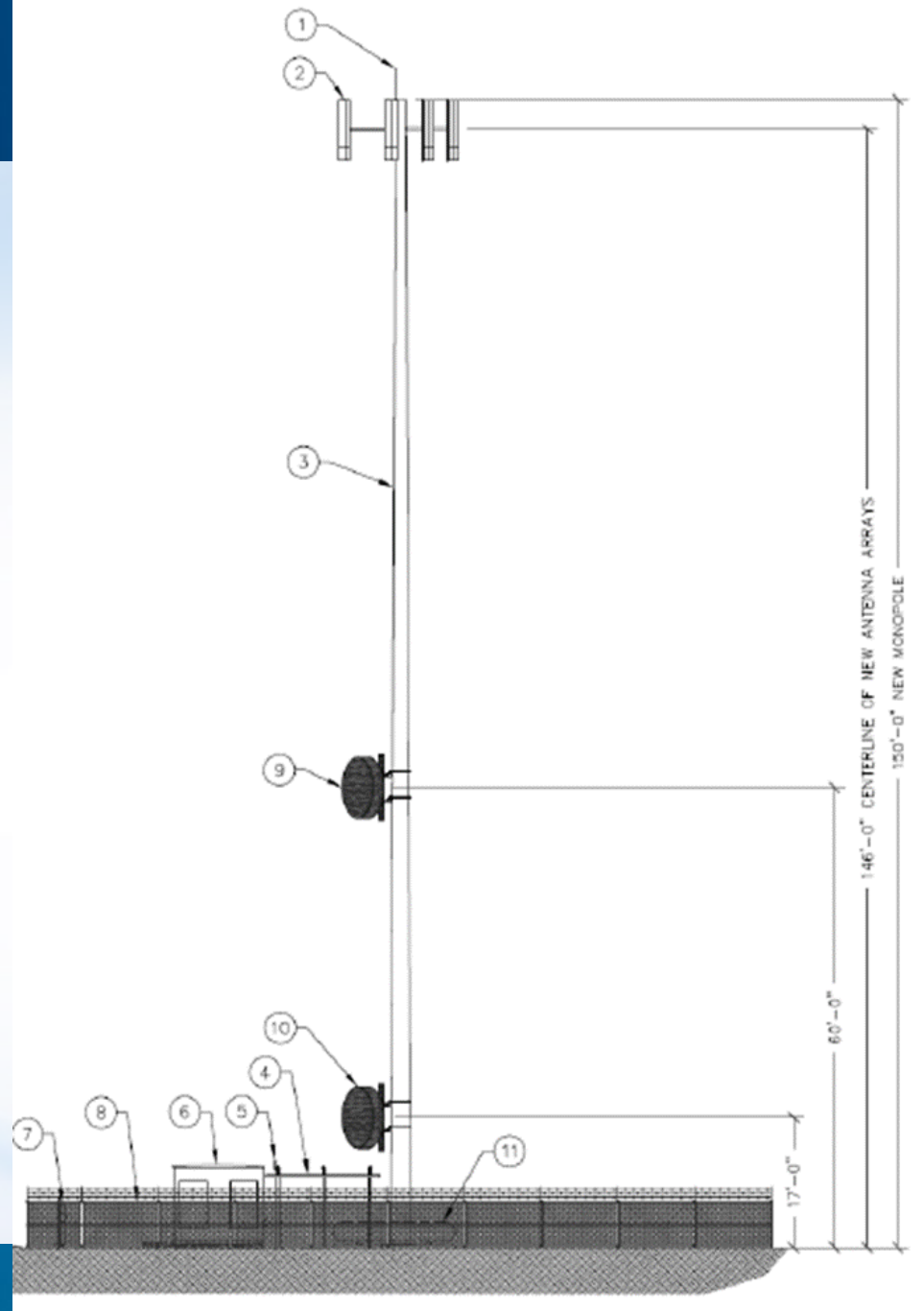
Vicinity Map



Site Plan



Proposed Elevation





Case Description

Special Use Permit Case Number WSUP19-0003 was approved in June of 2019. The application materials indicate that delays occurred in obtaining final approval from:

- the US Bureau of Land Management (BLM) caused by forest fires
- COVID-19
- Lack of staff.

For these reasons, the applicant is seeking an extension of two years to obtain the necessary permits and approvals from Washoe County and the BLM for construction of the facility. It is the opinion of Planning Staff that there have been no significant changes to the situation, that the original evaluation remains valid and that approval of the extension of time is reasonable.

Findings



1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert 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;
3. Site Suitability. That the site is physically suitable for a telecommunications facility (monopole), and for the intensity of such a development;
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;
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.
6. High Desert Area Plan Policy 2.3. The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts

Recommendation



After a thorough review and analysis, Amendment of Conditions Case Number WAC22 0003 is being recommended for approval with conditions



Possible 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 Board of Adjustment approve Amendment of Conditions Case Number WAC21-0002 for Commnet of Nevada with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and in accordance with the High Desert Area Plan.

Thank you

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