



**Mail**

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**Location**

128 Market Street  
Stateline, NV 89449

**Contact**

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www.trpa.org

MEMORANDUM

Date: July 5, 2016

To: TRPA Hearings Officer

From: TRPA Staff

Subject: T-Mobile Antenna Replacement, Uppaway Common Area, Douglas County, Nevada; Assessor's Parcel No: 1418-15-511-022, TRPA File No: ERSP2016-0662

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Requested Action: Hearings Officer action on the proposed project and a finding of no significant environmental effect.

Staff Recommendation: Staff recommends that the Hearings Officer make the required findings and approve the proposed project.

Required Motions: In order to approve the proposed project, the Hearings Officer must make the following motions, based on this staff summary and the evidence in the record:

1) A motion to approve the required findings (see Attachment A), including a finding of no significant effect; and 2) A motion to approve the proposed project subject to the conditions contained in the draft permit (see Attachment B).

Project Description:

T-Mobile is proposing to replace an existing lattice pole tower with a new monopole tower. The existing tower has been found to have some structural issues that need immediate attention. The existing tower has three panel antennas attached to the top of the pole at a total height of approximately 44-feet, 7 ½-inches.

The new monopole will be disguised as a pine tree. Three new panel antennas will be placed on the monopole at height of 45 feet, with additional height to approximately 50-feet for disguising tree branches. All new equipment will be placed on the existing raised platform adjacent to the pole.

The existing lattice tower has a concrete foundation of 24 square feet, and the new foundation for the monopole will have a foundation of 28 square feet. Past projects have not included the existing concrete foundation in the land coverage calculations by mistake. This antenna has existed for quite some time, and over time, dirt and duff have fallen and covered the foundation making it not readily apparent. As a condition of project approval, the existing foundation coverage shall be added to the land coverage calculations and the applicant shall relocate four square feet of existing coverage to offset the slightly larger proposed foundation footprint.

During construction of the new monopole, the applicant has proposed to erect a temporary pole so as not to disrupt existing service. The existing antenna panels on the tower pole will be moved to the temporary pole to allow for service while construction occurs. Once construction has been completed on the new monopole, the temporary pole shall be removed and the area returned to a natural condition.

The project has received a Soils/Hydrologic Report approval (TRPA File LCAP2016-0133) to excavate to a depth of 20 feet for the new foundation.

Issues/Concerns: The proposed project (transmission and receiving facilities) is a special use within Plan Area Statement 059 – Shakespeare Point and is requesting 24 feet of additional height, and therefore requires Hearings Officer review in accordance with Section 2.2.2, of the TRPA Code of Ordinances.

Regional Plan Compliance: The proposed project complies with all requirements of the TRPA Goals and Policies, Plan Area Statements, and Code of Ordinances, including all required findings in Chapters 4 and 21 of the TRPA Code of Ordinances (see Attachments A and C for details).

Environmental Documentation: TRPA staff completed “Project Review Conformance Checklist and Article V(g) Findings” and an Initial Environmental Checklist in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.

Contact Information: If you have any questions, please contact Tiffany Good at tgood@trpa.org or 775-589-5283.

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Regional Plan Compliance Analysis
- D. Site Plan

Attachment A

Required Findings/Rationale

## Required Findings/Rationale

The following is a list of the required findings as set forth in Chapters 4, 21, 30, 33 and 37 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

The proposed project will replace an existing lattice pole that has structural issues with a monopole structure. The new pole will be disguised as a pine tree and will be placed in the same location as the existing pole. Transmission and Receiving facilities are a special use for the Plan Area. The project, as proposed and as conditioned in the draft permit, is consistent with TRPA regulations.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on the checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer meeting and at TRPA.

- (c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

(Refer to paragraph (b), above.)

2. Chapter 21 – Special Uses:

- (a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The proposed project is a replacement of an existing antenna structure. The new structure will be disguised to look like a pine tree and blend with the natural surroundings. The monopole structure is located adjacent to an existing water tank and another antenna structure.

- (b) The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the

neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

The proposed structure will replace an existing structurally deficient lattice tower. The antenna provides wireless communication services to the surrounding area. The new antenna will be disguised as a pine tree and will blend with the natural surroundings of the area.

- (c) The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The proposed project replaces an existing lattice pole. All area disturbed by construction will be revegetated. This project is not considered an additional public service facility as defined in Section 33.5 and is not required to be on the list of additional public service facilities.

3. Chapter 30 – Land Coverage:

- (a) The relocation is to an equal or superior portion of the parcel or project area.

The project requires the relocation of four square feet of existing land coverage. All relocated land coverage will be within Class 1a land. The relocated land coverage will be utilized in the foundation footprint for the new monopole.

- (b) The area from which the land coverage was removed for relocation is restored in accordance with Subsection 30.5.3.

All relocated land coverage will be restored to a natural condition.

- (c) The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.

All land coverage will be relocated within Class 1a land.

4. Chapter 33 – Grading Standards:

- (a) A soils/hydrologic report prepared by a qualified professional has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation.

TRPA staff have reviewed and approved a soils/hydrologic report for this project, TRPA File LCAP2016-0133.

- (b) The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to subsection 33.6.5.

The proposed excavation will be located in the spot as the existing excavation for the foundation of the existing lattice tower. No trees will be impacted as part of the excavation.

- c. Excavated material is disposed of pursuant to subsection 33.3.4; *Disposal of Materials*, and the project area's natural topography is maintained pursuant to subparagraph 36.5.1.A.

All material not utilized as backfill will be removed from the site.

5. Chapter 37 – Height:

- a. The function of the structure requires a greater maximum height than otherwise proved for in this chapter.

The proposed project will add approximately 4 ½ inches in height to the top of the 44 foot existing antenna. The additional height beyond the 26 feet in height permitted by the TRPA Code of Ordinances is needed to provide transmission and receiving of cell signals. The new pole will be disguised as a pine tree and an additional five feet in height is being utilized with branches to mimic the shape of a real tree for a total of 50 feet.

- b. The additional building height is the minimum necessary to feasibly implement the project and there are no feasible alternatives required less additional height.

The additional height is needed to allow for the transmission and receiving antennas to function with other antennas in the region. The new antenna will be 4 ½ inches higher than what exists today. The added pieces of tree branches are proposed to mimic the shape of a tree while hiding the antenna and pole and require the additional height in order to be similar looking to adjacent trees.

Attachment B

Draft Permit

**DRAFT PERMIT**

PROJECT DESCRIPTION: T-Mobile Antenna Tower Replacement

Assessor's Parcel:1418-15-511-022

FILE # ERSP2016-0662

PERMITTEE(S): T-Mobile, Crown Castle/Uppaway Estates, Inc.

COUNTY/LOCATION: Douglas/ Uppaway Estates Subdivision, South Point Place

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on July 12, 2016, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on July 12, 2019 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

**NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:**

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee	Date

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PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

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Signature of Permittee(s)	Date

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PERMIT CONTINUED ON NEXT PAGE



**APN 1418-15-511-022  
FILE NO. ERSP2016-0662**

Excess Coverage Mitigation Fee (1): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Posted (2): Amount \$ 3,000 Type \_\_\_\_ Paid \_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (3): Amount \$ \_\_\_\_\_ Paid \_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) To be determined, see Special Condition 3.D, below
- (2) See Special Condition 3.E, below.
- (3) \$152 if a cash security is posted, or \$135 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county permit:

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. The permit authorizes the replacement of an existing lattice tower pole, with three attached panel antennas. The replacement will be a monopole with three panel antennas, and the pole disguised as a pine tree. The new antenna panels will be 4 ½ inches taller than the existing 44 foot antenna, and the total height of the new structure will be 50 feet including tree branches. The project will relocate four square feet of land coverage associated with additional width for the monopole foundation. A temporary pole and panel antennas will be installed to eliminate disruption of service during the construction activities. The temporary pole shall be removed upon completion of the proposed monopole project.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
  - A. The site plan shall be revised to include:
    - (1) Existing land coverage calculations shall be revised to include the 24 square feet of land coverage associated with the existing lattice tower foundation. This permit recognizes a total of 6,542 square feet of existing land coverage within the project area.

- (2) Proposed land coverage calculations shall be revised to document the proposed 28 square feet of land coverage associated with the monopole foundation and the reduction of 4 square feet of land coverage. The total onsite land coverage shall not exceed 6,542 square feet.
  - (3) Identification of the location from where four square feet of existing land coverage will be relocated. Identification of the removal and revegetation of the location shall be provided. If the land coverage is to be removed from the existing driveway, documentation as to how the land coverage will be protected from future disturbance (such as vehicle barriers) shall be provided.
- B. The permittee shall submit a revegetation plan for all areas disturbed by construction activities, including the revegetation of the temporary pole location.
  - C. The permittee shall demonstrate that all utilities associated with this project are placed underground.
  - D. The affected property has 3,912 square feet of unmitigated excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 3 (Cave Rock) or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 1.5% (as identified in 30.6.1.C.3 of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$25.00 for projects within Hydrologic Transfer Area 3. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- E. The security required under Standard Condition I.B of Attachment Q shall be \$3,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. This security shall be released upon completion of the

project, removal of the temporary antenna and associated pole and restoration of all disturbed areas.

- F. The permittee shall submit color samples for the proposed monopole and pine tree design demonstrating the proposed tree disguise shall blend with the natural surroundings.
  - G. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
4. This permit does not authorize the removal of any trees.
  5. Any unused material not utilized as backfill shall be removed from the site to a location acceptable to TRPA.
  6. The permittee shall submit a projected construction completion schedule to TRPA prior to or at the TRPA pre-grade inspection. Said schedule shall include completion dates for each item of construction, as well as temporary BMP installation and estimated temporary pole removal.
  7. By acceptance of this permit, the permittee acknowledges that the special conditions of approval outlined in the TRPA approval for the associated Soils/Hydrologic Report (TRPA File LCAP 2016-0133) apply to this permit.
  8. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

END OF PERMIT

Attachment C

Regional Plan Compliance Analysis

**Regional Plan Compliance Analysis**

A. Plan Area Statement/Community Plan: The project is located within the Shakespeare Point Plan Area 059. Transmission and Receiving Facilities are a special use. The Special Use Findings can be found in Attachment A. Agency staff has reviewed the Plan Area and has determined that the project, as conditioned in the attached permit, is consistent with the Plan Area.

B. Land Coverage: TRPA has recognized the project area and land coverage calculations most recently in TRPA File ERSP2009—0433, in which the TRPA Hearings Officer approved the reconstruction of a Douglas County water tank within the project area. The land coverage calculations are based on the approved figures, with one modification. The existing lattice pole structure has a concrete foundation of approximately 24 square feet. Over the years the foundation has been covered with duff and dirt so as to not be readily apparent. This 24 square feet was never accounted for in the calculations, although this antenna has been in existence prior to any TRPA proposed projects on the site and TRPA has recognized this antenna as having been legally established. The following coverage calculations have been modified from TRPA File ERSP2009-0433 to include the 24 square foot foundation.

(1) Project Area\*: 19,185 square feet. \*This project area is a portion of the Uppaway Common Area that has a separate project area calculation based on Section 30.4.1.C.2 of the TRPA Code of Ordinances.

(2) Allowable Coverage: 19,185 x 1`% = 192 s.f.

(3) Existing Coverage:

Water Tank:	1,590 s.f.
AC Drive:	3,812 s.f.
Concrete:	47 s.f.
Pump Building:	202 s.f.
Telecom:	53 s.f.
Utility boxes:	29 s.f.
Tank Sidewall:	785 s.f.
<u>Lattice Tower:</u>	<u>24 s.f.*</u>
Total Onsite:	6,542 s.f.

\*Added to existing calculations with this permit.

(4) Proposed Coverage:

Proposed coverage shall not exceed 6,542 square feet onsite. As the new monopole will replace the lattice tower and will be 28 square feet, the permittee will be required to remove and additional 4 square feet from another location within the project area.

(5) The previous TRPA File ERSP2009-0433 identified 4,603 square feet of unmitigated excess land coverage. That project mitigated 715 square feet, leaving an unmitigated land coverage of 3,888 square feet. Adding the 24 square feet to the excess coverage

calculations, the total unmitigated excess coverage for this project area is 3,912 square feet.

- C. Height: TRPA limits the height of structures other than buildings to a maximum of 26 feet unless specific findings can be made. These findings for additional height can be found in Attachment A of this staff summary.

The additional height is needed for the antenna to receive and send cell signals. The proposed project will add 4 ½ inches in height to the existing 44 foot antenna panel height, which is negligible when viewed from any distance. The project does change from being a lattice tower to a monopole being disguised as a tree. To mimic the appearance of the surrounding trees, the project proposed an additional five feet of height on top of the tower with artificial tree branches to make the antenna 50 ft. These branches serve no purpose other than to mimic the tree shape. Surrounding trees are higher than the proposed monopole, so the monopole with blend with the natural surroundings.

Attachment D

Site Plans

# AS-BUILT SURVEY

FOR: CROWN CASTLE

SITE: SOUTH POINT  
 BUN: 827213  
 ADDRESS: 1 SOUTHBROOK PLACE,  
 GLENBROOK, NV 89413  
 DOUGLAS COUNTY



3530 Torrington Way, Suite 300, Charlotte, NC 28277

## CALVADA

### SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92880  
 Phone: 951-280-9860 Fax: 951-280-9746  
 Toll Free: 800-CALVADA www.calvada.com

JOB NO. 15863

#### SURVEYOR'S NOTES

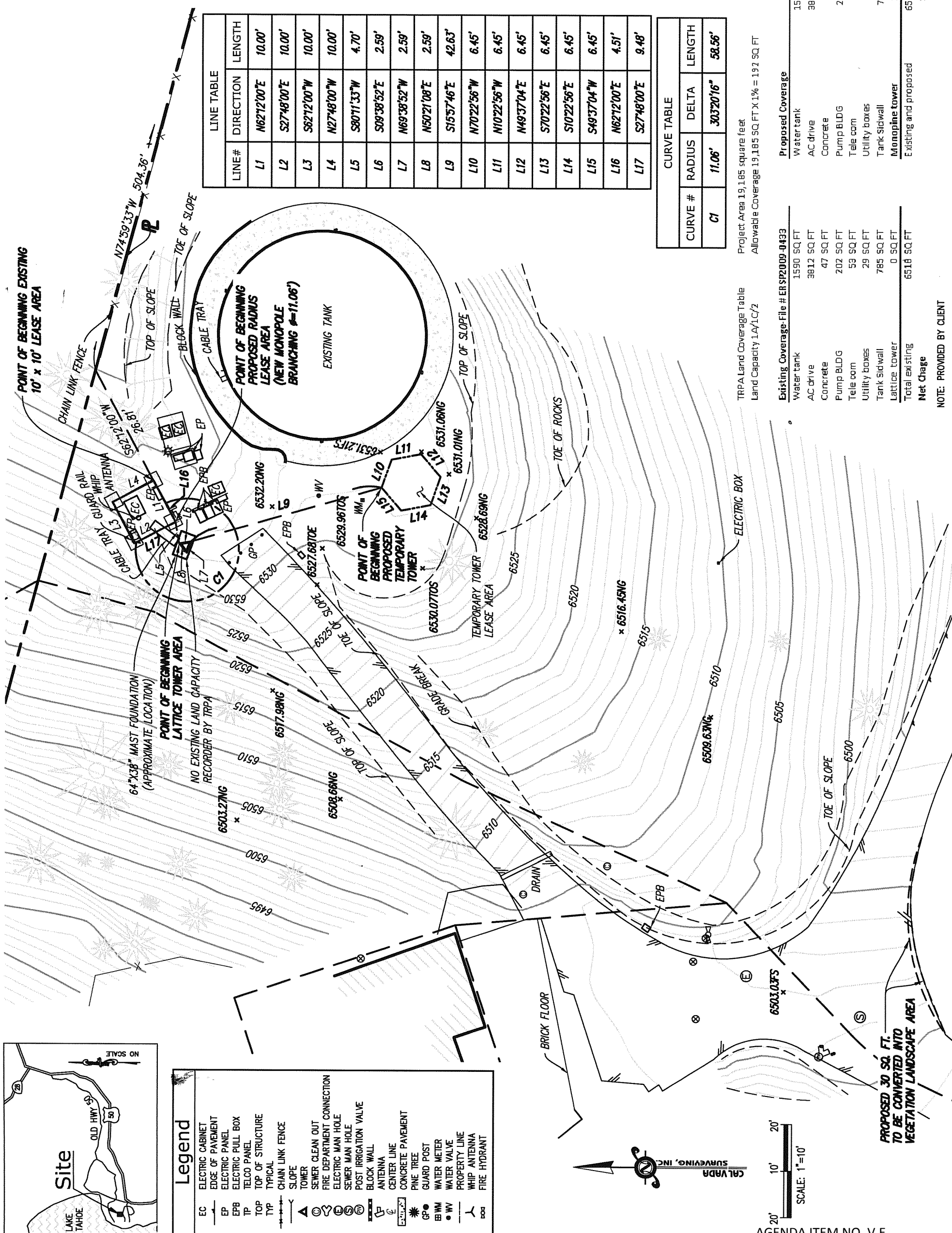
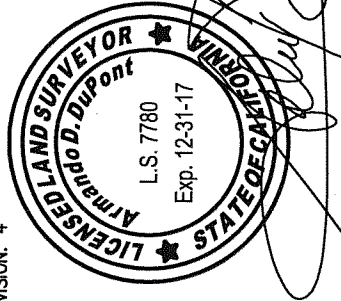
1. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
2. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
4. AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32005C0030G, DATED JANUARY 20, 2010 AND PER SAID MAP: ZONE A, AREAS WHICH FLOOD HAZARDS ARE UNDETERMINED.
5. R-RESIDENTIAL

#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND PLACER TITLE COMPANY

ARMANDO D. DUPONT  
 L.S. 7780

DATE: MAY 23, 2016  
 REVISION: 4



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N62°12'00"E	10.00'
L2	S27°48'00"E	10.00'
L3	S82°12'00"W	10.00'
L4	N27°48'00"W	10.00'
L5	S80°11'33"W	4.70'
L6	S09°38'52"E	2.59'
L7	N69°38'52"W	2.59'
L8	N50°21'08"E	2.59'
L9	S15°57'46"E	42.63'
L10	N70°22'56"W	6.45'
L11	N10°22'56"W	6.45'
L12	N49°37'04"E	6.45'
L13	S70°22'56"E	6.45'
L14	S10°22'56"E	6.45'
L15	S49°37'04"W	6.45'
L16	N62°12'00"E	4.51'
L17	S27°48'00"E	9.48'

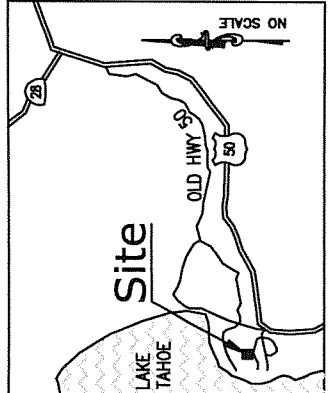
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	11.06'	303°20'16"	58.56'

Project Area 19,185 square feet  
 Allowable Coverage 19,185 SQ.FT X 1% = 192 SQ.FT

Existing Coverage-File # ERSP2009-0493		Proposed Coverage	
Water tank	1590 SQ.FT	Water tank	1590
AC drive	9812 SQ.FT	AC drive	9812
Concrete	47 SQ.FT	Concrete	47
Pump BLDG	202 SQ.FT	Pump BLDG	202
Tele com	59 SQ.FT	Tele com	59
Utility boxes	29 SQ.FT	Utility boxes	29
Tank Siltwall	785 SQ.FT	Tank Siltwall	785
Lattice tower	0 SQ.FT	Monopine tower	30
Total existing	6516 SQ.FT	Existing and proposed	6548
Net Change			30

TRPA Land Coverage Table  
 Land Capacity 1.41C/2

NOTE: PROVIDED BY CLIENT



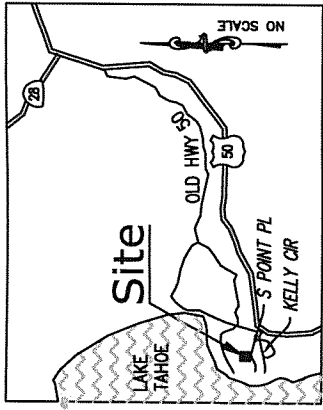
Legend	
EC	ELECTRIC CABINET
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
TP	TELCO PANEL
TOP	TOP OF STRUCTURE
TYP	TYPICAL
---	CHAIN LINK FENCE
---	SLOPE
▲	TOWER
○	SEWER CLEAN OUT
○	FIRE DEPARTMENT CONNECTION
○	ELECTRIC MAN HOLE
○	SEWER MAN HOLE
○	POST IRRIGATION VALVE
---	BLOCK WALL
○	ANTENNA
---	CENTER LINE
---	CONCRETE PAVEMENT
○	PINE TREE
○	GUARD POST
○	WATER METER
○	WATER VALVE
---	PROPERTY LINE
○	WHIP ANTENNA
○	FIRE HYDRANT



SCALE: 1"=10'

PROPOSED 30 SQ. FT. TO BE CONVERTED INTO VEGETATION LANDSCAPE AREA





**TITLE REPORT**

PREPARED BY: OLD REPUBLIC TITLE RESIDENTIAL INFORMATION SERVICES  
 ORDER NO.: 01-13052465-015  
 DATED: NOVEMBER 27, 2013

**EASEMENTS**

1. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 05/21/1976 AS BOOK 576, PAGE 1054 OF DOUGLAS COUNTY RECORDS. (BLANKET IN NATURE)
3. GRANT OF EASEMENT IN FAVOR OF CAVE ROCK WATER, CO., A NEVADA CORPORATION, RECORDED 09/19/1979, AS BOOK 979, PAGE 1568 OF DOUGLAS COUNTY RECORDS. (CANNOT BE LOCATED FROM RECORD)
8. GRANT OF EASEMENT IN FAVOR OF CLIFFORD R. GIACOBINE, AN UNMARRIED MAN AND SALLY J. GIACOBINE, AN UNMARRIED WOMAN, RECORDED 03/13/1990, AS BOOK 390, PAGE 1823 OF DOUGLAS COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
9. GRANT OF EASEMENT IN FAVOR OF UPPAWAY DEVELOPMENT COMPANY, A NEVADA CORPORATION, RECORDED 07/27/1990, AS BOOK 790, PAGE 3962 OF DOUGLAS COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
10. GRANT OF EASEMENT IN FAVOR OF UPPAWAY DEVELOPMENT COMPANY, A NEVADA CORPORATION, RECORDED 07/27/1990, AS BOOK 790, PAGE 3966 OF DOUGLAS COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
11. GRANT OF EASEMENT IN FAVOR OF WILLIAM CODY KELLY AND PATRICK L. KELLY, TRUSTEES, RECORDED 07/27/1990, AS BOOK 790, PAGE 3970 OF DOUGLAS COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
12. NOTICE OF RESERVATION OF EASEMENT IN FAVOR OF UPPAWAY ESTATES SUBDIVISION, RECORDED 07/27/1990, AS BOOK 790, PAGE 4072 OF DOUGLAS COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
13. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 08/02/1990 AS BOOK 890, PAGE 307 OF DOUGLAS COUNTY RECORDS. (BLANKET IN NATURE)

THE FOLLOWING LIST IS A COMPILATION OF ITEMS BASED ON CROWN CASTLE'S CHECK LIST THAT DO NOT APPLY TO THIS SURVEY. THE NUMBERS SHOWN HEREON ARE BASED UPON SAID CHECK LIST:

- 12B - LEASE AREA CORNERS WERE NOT FOUND NOR SET.
- 13C - THERE ARE NO (TOWER) GUY WIRES ON SITE.
- 14A - ACTUAL BUFFER AREA REQUIRED BY ZONING (NOT PROVIDED).
- 16E1 - THERE IS NO SELF-SUPPORT TOWER ON SITE.
- 19 - THERE ARE NO (TOWER) GUY WIRES ON SITE.
- 20 - THERE ARE NO WOODLANDS SURROUNDING THE LEASE AREA WITHIN 50' RADIUS.
- 23 - THERE ARE NO DETENTION/RETENTION PONDS NEAR THE SITE.
- 24 - THERE ARE NO MARSH AREAS NEAR THE SITE.

AGENDA ITEM NO. V.E.

**AS-BUILT SURVEY**

FOR: CROWN CASTLE  
 SITE: SOUTH POINT  
 BUN: 827213  
 ADDRESS: 1 SOUTHBROOK PLACE,  
 GLENBROOK, NV 89413  
 DOUGLAS COUNTY



3530 Toringdon Way, Suite 300, Charlotte, NC 28277

**CAL VADA SURVEYING, INC.**

411 Jenks Cir., Suite 205, Corona, CA 92680  
 Phone: 951-280-9980 Fax: 951-280-9746  
 Toll Free: 800-CALVADA www.calvada.com  
 JOB NO. 15863

**SURVEYOR'S NOTES**

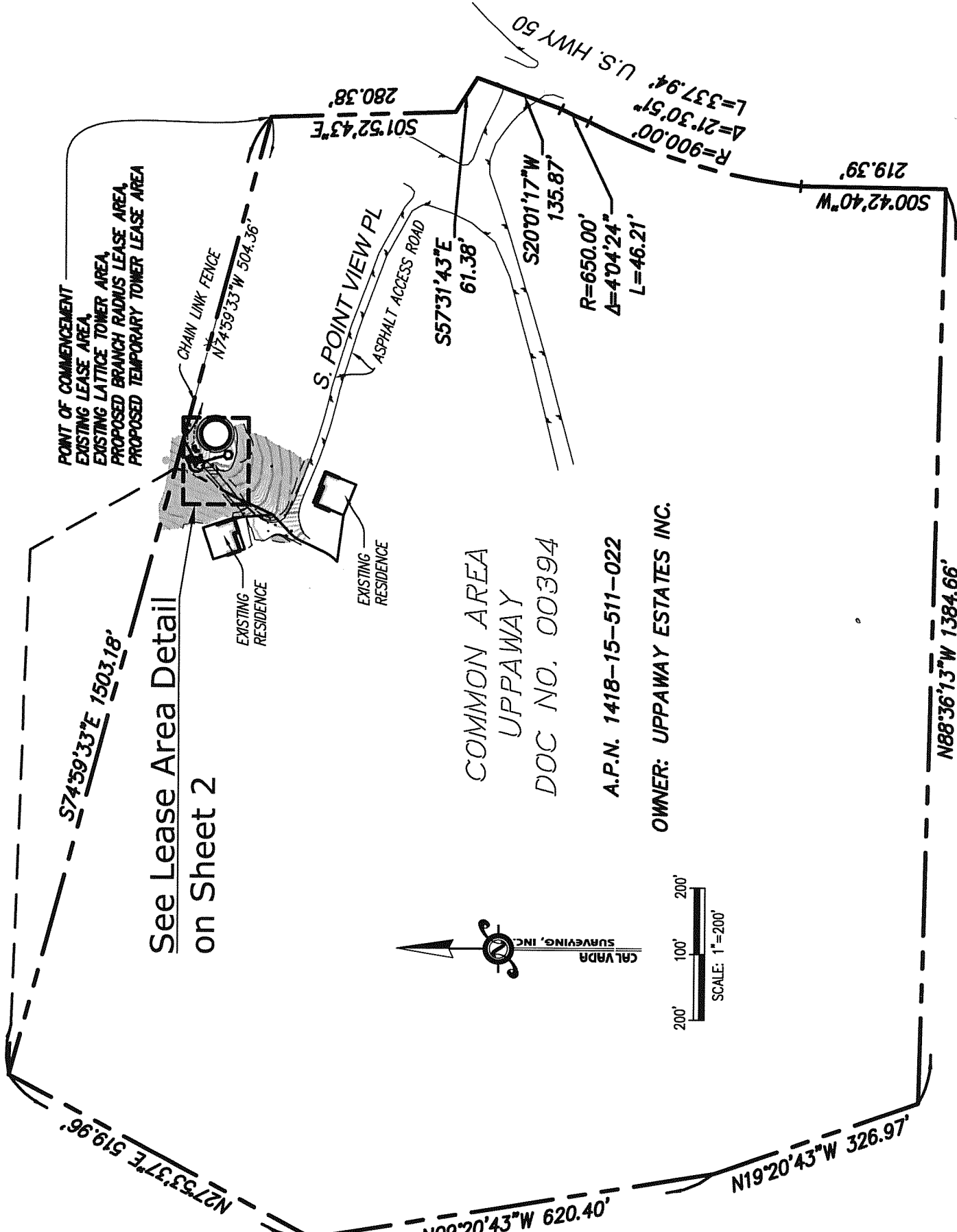
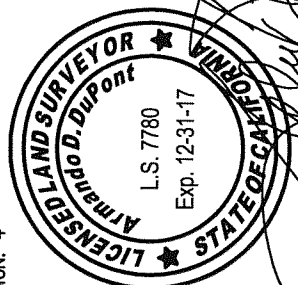
1. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
2. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
4. AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32005C00306, DATED JANUARY 20, 2010 AND PER SAID MAP: ZONE X, AREAS WHICH FLOOD HAZARDS ARE UNDETERMINED.
5. ZONING: R-RESIDENTIAL

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO CROWN CASTLE AND PLACER TITLE COMPANY

ARMANDO D. DUPONT  
 L.S. 7780

DATE: MAY 23, 2016  
 REVISION: 4



AREA	SQ. FT.	ACRES
PARENT PARCEL	1914615	43.95