

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 25, 2015

FILE NO: SUP-15-011

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Modification of Special Use Permit U-99/00-17 to allow construction and operation of a new monopole and antenna with an overall height of 93 feet on property zoned Single Family 6,000 (SF6).

OWNER: Sierra Pacific Power Company dba Nevada Energy

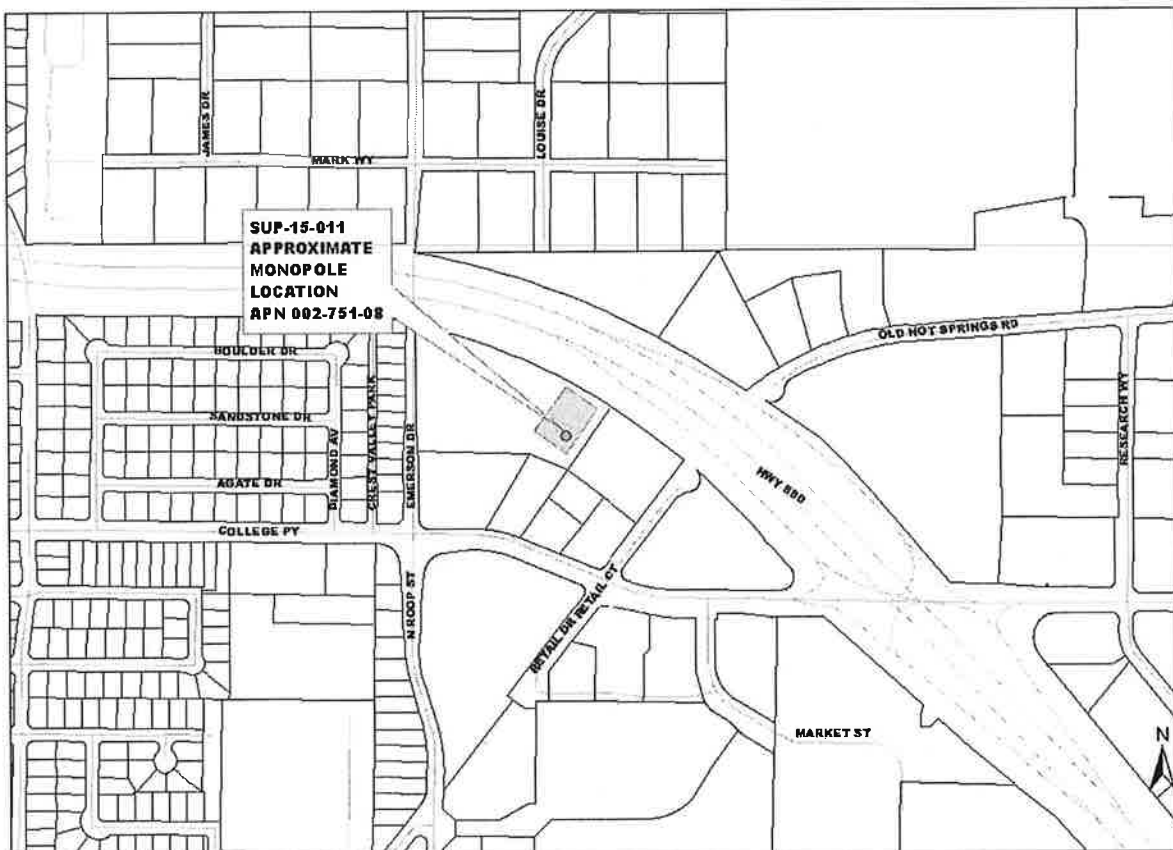
APPLICANT: Sierra Pacific Power Company dba Nevada Energy

AGENT: Mark Sullivan

LOCATION: Emerson Drive

APN: 002-751-08

RECOMMENDED MOTION: "I move to approve SUP-15-011, a request to modify Special Use Permit U-99/00-17 to allow construction and operation of a new monopole and antenna with an overall height of 93 feet on property zoned Single Family 6,000, located on Emerson Drive, APN 002-751-08, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building Division for any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with any Building Permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
7. The monopole shall not be lighted unless required by Federal Aviation Administration.
8. The monopole shall be painted a non-glossy color that matches or closely resembles the existing color of the other monopoles on site. Provide a proposed color sample for review with the Building Permit.
9. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
10. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
11. All Contractors are required to carry State and local license.

The following applies to the site throughout the life of the project:

12. This permit shall become null and void and the monopole shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.

13. Original conditions of approval from the Notice of Decision of U-99/00-17 continue to be in effect.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.075.3 (Single Family 6,000 Conditional Uses) and 18.04.090 Residential Districts Intensity and Dimensional Standards

MASTER PLAN DESIGNATION: Public/Quasi-Public (P/QP)

PRESENT ZONING: Single Family 6,000 (SF6)

KEY ISSUES: Will the proposed monopole with a 93 foot overall height be in keeping with the standards of the Carson City Municipal Code? Is this location appropriate for the monopole?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6,000/vacant then freeway
EAST: Single Family 6,000/vacant
SOUTHEAST: Tourist Commercial/business offices
SOUTH: Tourist Commercial/vacant then veterinary
SOUTHWEST: Single Family 6,000/church
WEST: Single Family 6,000/vacant

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X, areas of minimal flooding
2. EARTHQUAKE FAULT: Beyond 500 feet, Zone II
3. SLOPE/DRAINAGE: Flat
4. SOILS: 74 vamp fine sandy loam, slightly saline-alkali

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: .68 acres/29,620 square feet
2. PROPOSED STRUCTURE: Monopole with an overall height of 93 feet, within an existing utility substation facility
3. PROPOSED STRUCTURE HEIGHT: Monopole with an overall height of 93 feet
4. PARKING: No change
5. SETBACKS (required/provided in feet): front (west) 20/119, left side (north) 5/170, right side (south) 5/35, rear (east) 20/26
6. VARIANCES REQUESTED: none

PREVIOUS REVIEWS:

- U-99/00-17, a request to allow a utility substation in Single Family 6,000 (SF6) zoning

BACKGROUND: A Special Use Permit request from Sierra Pacific Power Company was reviewed and approved November 22, 1999 under U-99/00-17 for a utility substation to be placed at this location. This site was 6.18 acres of undeveloped land when approved. The parcel has since been divided and the substation now occupies an area of only .68 acres, with the remaining surrounding property being undeveloped. It is noted a condition of approval of the Special Use Permit was the requirement that a document be recorded stating that a notification of the existence of the utility substation must be placed on all proposed land sales within a 1,000 feet diameter of this location. This document was recorded as document number 246962 on April 4, 2000 and notification was sent to the property owners within a radius of 500

feet of the proposed utility substation.

Approval of U-99/00-17 included two 52 foot overall height monopoles on the site as well as development of the site with review of specific equipment and materials in support of electric service to be provided to the community. This site has since been developed with a utility substation, monopoles and supporting equipment. This site has been active for approximately 15 years, with no concerns or complaints being noted. The utility substation use and height of proposed equipment was also reviewed and approved by the Airport Authority and Federal Aviation Authority (FAA) in 1999. It was again reviewed with both of these agencies for this submission and no concerns related to the proposed height of the project were noted. The applicant included the information from the FAA in the application and an e-mail was sent from the Airport Authority.

DISCUSSION:

A Special Use Permit is required for the following reasons:

A Utility Substation is a conditional use in the Single Family 6,000 (SF6) zoning district. Proposed height which would exceed the limitation of 26 feet in this residential zoning district is also conditional, requiring prior review and approval of a Special Use Permit by the Planning Commission.

While the site was approved including two monopoles with a height of 52 feet, there are actually no monopoles within the masonry walled area which is now the utility substation parcel. The two approved monopoles are located north of the utility substation parcel, between the substation and the raised freeway, as a continuation of the existing utility poles running adjacent to the freeway. These poles are utilized by Nevada Energy as an extension of the utility substation, but they are not located within the substation site.

There are a total of six monopoles between Emerson Drive and Retail Circle, south of the raised freeway. None of these poles are within the utility substation parcel, although they are in the immediate vicinity. The height of four of the monopoles in this area is shown on the submission by the applicant as 55 feet. There are two monopoles, one just west of the intersection of Emerson Drive and south of the raised freeway and a second at the north end of Retail Circle, which are taller monopoles, with an overall height of 85 feet. These monopoles have electric cable lines which extend north across the freeway. Monopoles or telephone poles which are overhead and provide electric or telephone service are common throughout Carson City and have been placed in this specific area for quite some time.

This proposal is to add one monopole with an overall above-ground height of 93 feet, including 83 feet of pole length and an additional 10 foot length antenna at the top. The monopole would be placed in the southwest portion of the utility substation site, inside the existing masonry block wall. The materials which would be placed on the monopole and within the utility substation are proposed to be used for "smart reading" of electric meters in Carson City, not for telephone service or wireless telecommunications systems. New electric service meters have previously been installed in the region at customer locations in preparation for the use of this technology. These meters are designed to be read remotely. This is a new technique which is proposed primarily to be used to eliminate or significantly reduce the need for a technician to read the electric meter at individual business and residential locations.

An additional benefit of the placement of this "smart reading" monopole would be faster

notification to the utility company of power interruptions and the need for attention to problems in the system, which can often be corrected remotely, thereby providing better service to customers and also reducing costs. The technology provided on the monopole is designed to improve the electric service provided to all the citizens of Carson City and the surrounding vicinity and will provide a benefit to customers as well as the company.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners on March 6, 2015 within 655 feet of the subject site. At the writing of this report no written comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 25, 2015, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Fire Department: No concerns

Engineering Department: No preference or objection

Health and Human Services: No concerns

Parks and Recreation Department: No comments received

Environmental Control: No concerns

Airport Authority: Tim Rowe, C. M., Airport Manager, states he has no objections

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. **Will be consistent with the master plan elements.**

Chapter 3: A Balanced Land Use Pattern

1.1f - Energy Conservation – Encourage the use of new and emerging technologies that lead to increased energy conservation for non-residential uses.

The monopole will facilitate use of a new technology to read customer electric meters remotely

each month, by using "smart meters" which were previously installed at each location. The monopole will reduce or eliminate the need for an employee to visit the site of each customer to determine electric energy used each billing period. This automation of the reading of meters will be a cost savings to the electric company and may generate savings to the customers as well. This technology is anticipated to eventually be used throughout the system.

1.5e – Sierra Pacific Power and Southwest Gas – The City shall coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.

The proposed monopole would be placed in an existing utility substation, which has been determined by Sierra Pacific Power dba Nevada Energy as the best location to continue to provide optimum service to the citizens of Carson City. The use of radio frequencies to read "smart meters" remotely is state of the art technology that will improve future customer service in this area.

2. **Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed modification of the existing Special Use Permit to allow another monopole at the utility substation will not be detrimental to the use, peaceful enjoyment, economic value or development of the surrounding properties or the general neighborhood. The utility substation has been on the site approximately 15 years, with two monopoles on the site with an overall height of 52 feet each. While the proposed monopole is taller, there should be no negative effect on the surrounding properties after the pole is installed. Customers throughout Carson City will benefit from improvement to the method of reading customer meters, as well as the likelihood of easier and faster repair of interruptions or problems with electric service. No additional noise, vibrations, fumes, odors, dust, glare or physical activity will occur. The time needed for preparation and installation of the monopole will be brief. Once the monopole is installed, no objectionable situations should occur.

3. **Will have little or no detrimental effect on vehicular or pedestrian traffic.**

A service technician will visit the facility occasionally. Adequate on-site parking and access is already available to accommodate this maintenance and repair activity. The location of the monopole and equipment is proposed in the southeast area of the existing utility substation site. No modification to the exterior of the site is required. Access would continue to be through an existing gate and road. The substation itself is already surrounded by a masonry wall. No additional traffic will be generated in conjunction with the monopole which would adversely impact vehicular or pedestrian circulation in the area.

4. **Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The proposal will provide an expansion of public utility electric service to the area, and thereby improve an existing service. No new requirements will be generated for public services or facilities as a result of the installation of a monopole at the site.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

A utility substation is a conditional use in the Single Family 6,000 zoning district. Improvement of the electric service to all the residents of Carson City is an anticipated result of the approval of the addition of a monopole to facilitate "smart meter" reading of customer's meters. Upon approval of the Special Use Permit, with the recommended conditions of approval, the expansion of the utility substation will be in conformance with the requirements of the Carson City Municipal Code and the Development Standards relating to utility substation facilities.

6. Will not be detrimental to the public health, safety, convenience and welfare.

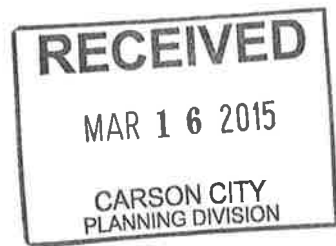
The proposed monopole will not be detrimental to the public health, safety, convenience and welfare, and will cause no adverse impacts to surrounding properties. The monopole would provide the means to improve the electric service provided to the citizens of Carson City and would thereby improve public safety, convenience and welfare by providing a more automated reading of electric service meters and provide better response time to power outages in the area. The applicant has provided information regarding Federal Communications Commission requirements for Radiofrequency Electromagnetic energy fields and has shown the proposed tower is in compliance with these requirements.

7. Will not result in material damage or prejudice to other property in the vicinity.

As noted above, the impacts of the proposed facility, with the recommended conditions of approval, will be minimal and will not result in material damage or prejudice to other property in the vicinity, as the proposed facility will be within an existing utility substation, on a site with two other monopoles and will be painted to match the color of the existing monopoles on the site.

Attachments:

Building Department comments
Fire Department comments
Engineering Department comments
Health Department comments
Environment Control comments
Airport Authority comments
Application (SUP-15-011)
Recorded Document #246962
Site Photos



March 16, 2015

SUP-15-011:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating, Building

February 23, 2015

No comments for SUP 15-011

Dave Ruben

Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

**Engineering Division
Planning Commission Report
File Number SUP 15-011**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: February 20, 2015

MEETING DATE: March 25, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from NV Energy to put a new tower on their existing substation on Emerson Dr. just south of the freeway, apn 02-751-08.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

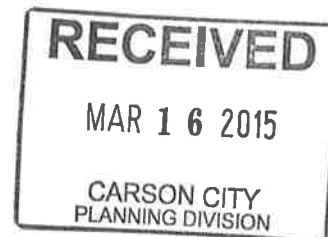
The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.



March 16, 2015

SUP-15-011

Carson City Health and Human Services

Has no concerns with the application as submitted.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220



February 18, 2015

Major Project Review Committee

Re: # SUP – 15-011

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the NV Energy SUP 15-011 request:

1. ECA has no comments for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

March 1, 2015

SUP-15-011

Email from Tim Rowe on NV Energy Emerson monopole project

From: Tim Rowe [cxp-mgr@att.net]
Sent: Friday, February 27, 2015 2:50 PM
To: Sullivan, Mark
Subject: Proposed Tower

Mark,

I stopped by and looked at the area that NV Energy proposes to place the tower. Since you have a FAA Part 77 Study that finds no obstruction to navigation or danger to aircraft, I have no objections to the placement of the tower.

Regards,

Tim A. Rowe C.M.
Airport Manager
Carson City Airport Authority
2600 College Parkway #6
Carson City, NV 89706
Office: (775) 841-2255
Cell: (775) 233-8008
cxp-mgr@att.net

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Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:
 CCMC 18.02

FILE # SUP - 15 *SUP - 15 - 011*

SPECIAL USE PERMIT
FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee

APPLICANT **PHONE #**
 NV Energy 775 834 3467

- SUBMITTAL PACKET**
- 8 Completed Application Packets (1 Original + 7 Copies) including:
 - Application Form
 - Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)
 - Project Impact Reports (Engineering) (4 copies)
 - CD containing application digital data (to be submitted once the application is deemed complete by staff)

MAILING ADDRESS, CITY, STATE, ZIP
 6100 Neil Road M/S S4B20 Reno NV 89511

EMAIL ADDRESS
 Marksullivan@nvenergy.com

PROPERTY OWNER **PHONE #**
 NV Energy 775 834 3467

MAILING ADDRESS, CITY, STATE, ZIP
 6100 Neil Road M/S S4B20 Reno NV 89511

EMAIL ADDRESS
 Marksullivan@nvenergy.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Mark Sullivan 775 834 3467

Application Reviewed and Received By:

MAILING ADDRESS, CITY STATE, ZIP
 6100 Neil Road M/S S4B20 Reno NV 89511

Submittal Deadline: See attached PC application submittal schedule.
Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

EMAIL ADDRESS
 Marksullivan@nvenergy.com

<u>Project's Assessor Parcel Number(s):</u> 002-751-08	<u>Street Address</u> none	<u>ZIP Code</u>
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<u>Project's Master Plan Designation</u> Public/Quasi Public	<u>Project's Current Zoning</u> SF 6	<u>Nearest Major Cross Street(s)</u> E. College and Emerson
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Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.15, and 18.16, or Development Standards, Division 1, Section 9, a request to allow as a conditional use is as follows:

Permit is to allow for the installation of a 83 foot monopole with a 10 foot antenna mast for a total height of 93 feet above ground in an existing substation.

PROPERTY OWNER'S AFFIDAVIT

I, Mark Sullivan, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of and I agree to the filing of this application.

Signature: [Signature] Address: 6100 Neil Road, Reno, NV 89511 Date: 2-12-15

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
 COUNTY)

On February 12, 2015, Mark Sullivan personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and he/she acknowledged to me that he/she executed the foregoing document.

[Signature]
 Notary Public

Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 13-11036-2 - Expires May 29, 2017

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

Emerson Substation Monopole Special Use Permit

Question 1.

How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Please see attached Supported Master Plan Themes.

Question 2.

Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).

The general types of land uses and zoning designations adjoining the property are commercial land uses and zoning. The subject site is used as a substation and master planned public / quasi-public. Immediately north of the site is 395 freeway, to the south and south west are commercial space(s) that support uses like an animal hospital and a geotechnical firm; the lots to the East and West are vacant but master planned commercial

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed project is similar to existing development on the subject parcel; this type of development is anticipated in the public / quasi-public master plan designation so it won't adversely impact property values. The proposed use will not cause any increase in noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners excepting construction that occurs with any project. The dust control for ingress and egress to the site will be with normal construction measures (watering access roads or use of dust palliative) the actual site of construction is already gravel and will not create dust. The installation of the project will take less than one week. There will not be any additional buildings only a free standing monopole of approximately 93 feet in height. I am unaware of any other properties in the area having obtained approval of a similar request although the existing street traffic lights and existing power poles are similar in that they will have used the same type of construction methods and time frames as well as having similar visual impacts.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

We do not anticipate the project being a detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood due to its placement in an appropriately master planned and zoned area and the use will actual benefit the area in reducing vehicular traffic of metering reading (done monthly) and line fault repairs (done on as needed basis). With approval of this project those functions will be performed remotely so as to reduce or eliminate the previous traffic cause by the service.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making

left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The facility is not open to the public; we don't anticipate any of the items contemplated under this question will change when the site is successfully operating.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

Approval of the proposed metering pole will allow for remote reading of electric meters which will remove meter reader vehicles from the roads (reducing traffic) and decreasing costs associated with labor and equipment to read meters. Those cost savings are directly translated into lower monthly electric bills. The automation of the distribution system will be provided by the antenna on the pole which will allow for the ability to quickly detect faults and get the power back on. Currently a trouble-man must physically visit the site to "reconnect" the system. It will also provide a higher level of customer service in that power connect and disconnects can be done remotely making it more timely and easier on Carson City residents.

Question 3.

Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

No anticipated impacts

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

No anticipated impacts

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to Public Works for the required information.

No anticipated impacts

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.

No anticipated impacts

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

No anticipated impacts

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

No anticipated impacts

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

No additional outdoor lighting is to be a part of the project

H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

No additional landscaping is proposed.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided. We don't anticipate any effect on the school district or the Sheriff's Office. The site is graveled pervious surface and allows for rain to infiltrate into the ground. No increase in water is needed for the project. no additional sewer capacity is required. No road improvements are proposed or needed to accommodate the proposal. The conclusions are either fact from presentations made to the Public Utility Commission of Nevada or obvious due to the nature of the use.

No additional parking is needed. Except for landscape maintenance and site maintenance all parking is done inside existing block wall /fencing.

Additional information:

The pole location is outside of the airport glide slope. We received and FAA permit and will receive and FCC permit.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant

Date

Kathe Green

From: Sullivan, Mark <MarkSullivan@nverenergy.com>
Sent: Friday, March 06, 2015 11:28 AM
To: Kathe Green
Subject: RE: SUP-15-011 Monopole

Hi Kathe,

The heights of the poles that fold into Emerson substation are as follows; The fold pole is 85' above ground. This is the pole that supports one span over the freeway.

The smaller poles that go over to Emerson sub are 55' above ground.

Let me know if you need anything else.

Thank you,

Mark Sullivan | Land Use Advisor | NV Energy
6100 Neil Rd | Reno, NV 89511 | ☎: 775.834.3467 | 📠: 775.636.0014 | 📠: 775.834.4189 | www.nverenergy.com

 Please consider the environment before printing this e-mail.

"The Person Who Never Makes a Mistake, Will Never Make Anything"

From: Kathe Green [<mailto:KGreen@carson.org>]
Sent: Friday, March 06, 2015 8:57 AM
To: Sullivan, Mark
Subject: SUP-15-011 Monopole

Mark, can you tell me what the height is of the existing poles that are placed south of the freeway, shown on the attached map? Your documents said the height of the two just north of the utility substation are 55 feet, but there are three more in the immediate vicinity. I'd like to be able to state what the comparative height is of the existing poles near your site. Thanks,

Kathe Green
Assistant Planner
108 E. Proctor St.
Carson City, NV 89701
(775) 283-7071
KGreen@carson.org

NOTICE: The information contained in this electronic transmission is intended only for the use of the individual or entity named above. ANY DISTRIBUTION OR COPYING OF THIS MESSAGE IS PROHIBITED, except by the intended recipient(s). Attempts to intercept this message are in violation of 18 U.S.C. 2511(1) of the Electronic Communications Privacy Act, which subjects the interceptor to fines, imprisonment and/or civil damages. If you are not the intended recipient(s), please delete it and notify me.

Engineering Impacts

No known impacts to Traffic, Drainage, Water or Sewer are anticipated from the project other than temporary construction impacts that are so minimal no additional permits will be required.

The site will not use any traffic control as it will not adversely affect any traffic during construction or subsequent to construction.

The addition of the pole will not change any drainage, the site is already graveled and drainage will remain as it has been since the original SUP was approved in 1999.

The Site will not use any additional water or sewer due to this application.

DESCRIPTION -JUSTIFICATION

EMERSON MONOPOLE SPECIAL USE PERMIT-

Emerson substation has been chosen as a second radio base station for our distribution automation pilot project planned for implementation in the Carson Valley. The radiation center for the transmitting antenna was determined using an RF modeling software program that specified a bottom antenna position of 80 feet above ground level. The antenna length is 10 feet giving a total height of 90 feet. The pole length used is 95 feet and the portion of the pole below ground is specified at 12 feet. Subtracting 12 from 95 provides a height above ground of 83 feet. Once the antenna length is added to the length of the pole that is above ground the results is a total structural height of 93 feet.

The project is still in the RFP (Request for Proposal) process therefore a final materials list is not available. The proposed steel pole is a similar to the existing transmission line poles currently in place at the substation.

The location was chosen based on the physical characteristics of the substation and the RF propagation study provided by the partnering vendor on the project, Sensus (see enclosed propagation maps). The Sensus technology requires that each field radio, connected to an NVE energy delivery asset, communicate with at least two radio base stations at any one time. Having two base stations within coverage for all end points requires additional coverage that was not achievable with NVE's current communication infrastructure in the Carson area.

The frequencies in use for the project are within the same band of spectrum licensed and used for NVE's current smart meter communication. The frequencies are licensed by Sensus and leased to NVE.

The Frequencies licenses can be retrieved using the FCC website accessible through the following URL:

<http://www.fcc.gov>

The Frequencies in use are as follows:

901.30MHz – 901.35MHz

901.85MHz – 901.90MHz

NV Energy is not a service provider of radio communications and will use the proposed facility for proprietary operational use only. The base stations deployed will require a certain amount of physical separation and a second pole or tower structure with adequate coverage isn't available in the Carson area.

Thank you,

Jeff Maze

IT/Telecom Engineer
Jmaze @nvenergy.com
775.834.4183

Supported Master Plan Themes- Emerson Substation Monopole Antenna

While the proposed project isn't necessarily a leader in any of the Master Plan themes it is a backbone component of the necessary infrastructure that serves the Carson City population. The addition of the antenna to the substation is planned to be the underpinning of technological electric system upgrade that will be more responsive to electrical needs of the community and ultimately will provide cost savings that translate into lower costs passed on to end users. The themes and goals in the Master Plan that the project supports are as follows.

1.1f—Energy Conservation-Encourage the use of new and emerging technologies that lead to increased energy conservation for non-residential uses.

This is a new technology; this site is a part of the pilot project that will assist in the development of the technology that we anticipate being fully integrated across our system.

Goal 1.5 (e) —Sierra Pacific Power and Southwest Gas- The City shall coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.

GOAL 3.3a—Coordination Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.

Faster response times through electronic means of detection of faults and resetting will minimize impact of outages during emergencies.

GOAL 5.5e—Public Facilities Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment. Consider obtaining additional information directly from business operators to better define these services.

Quicker identification of faults and corrections on the system increase quality of electric service and by extension quality of life and confidence in the business community furthering business investment.

GOAL 5.7g—Adequate Infrastructure Recognize the importance of adequate infrastructure in economic development and long-run economic stability.

This project proposes to assist in providing state of the art communication with our distribution system/electric infrastructure that supports economic development and long term economic stability.

GOAL 6.1a—Durable Materials- Require the use of durable, long-lasting building materials for all new development.

Materials used on our projects are of the highest quality with long duration of service in mind, many of our projects that were built nearly 100 years ago are still in service today.

GOAL 9.2c—Energy-Related Housing Costs-

While in the definition this type of enhancement isn't specifically listed, that is likely because the technology is just now being proven commercially viable. Certainly the exclusion of a technology like this isn't intended when it will accomplish the goal of reducing energy costs for Carson City Residents.

Thank you,

Mark Sullivan | Land Use Advisor | NV Energy

6100 Neil Rd | Reno, NV 89511 | ☎: 775.834.3467 | 📠: 775.636.0014 | 📠: 775.834.4189 | www.nvenergy.com



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-AWP-9696-OE

Issued Date: 02/05/2015

Lee Onsager
 NV Energy
 7155 Lindell Rd
 Las Vegas, NV 89118

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

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

Structure:	Monopole Emerson Substation-Antenna Pole
Location:	Carson City, NV
Latitude:	39-11-29.98N NAD 83
Longitude:	119-45-01.12W
Heights:	4719 feet site elevation (SE)
	95 feet above ground level (AGL)
	4814 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 08/05/2016 unless:

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

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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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

If we can be of further assistance, please contact our office at (310) 725-6591. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-9696-OE.

Signature Control No: 238143592-242677803

(DNE)

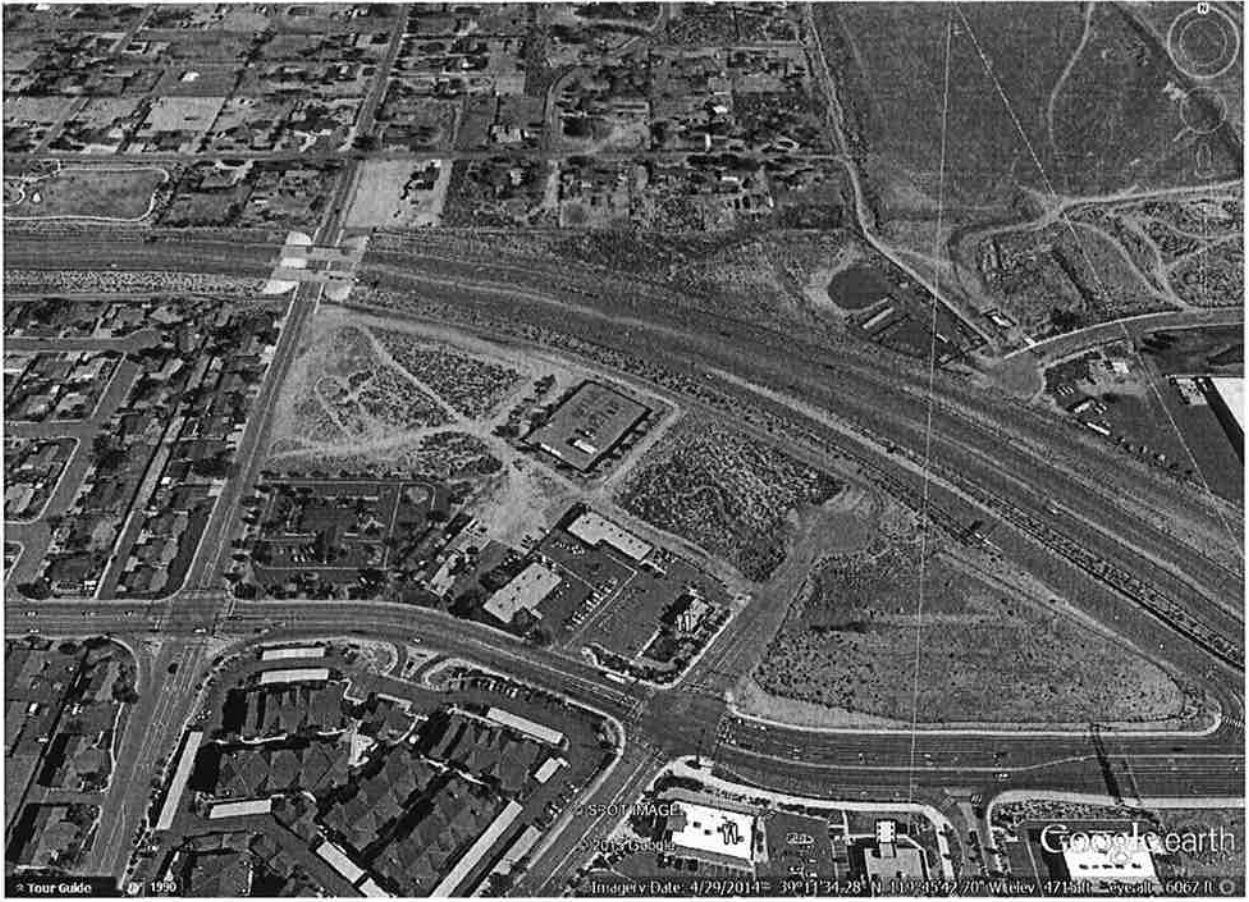
Tameria Burch
Technician

Attachment(s)
Frequency Data

cc: FCC

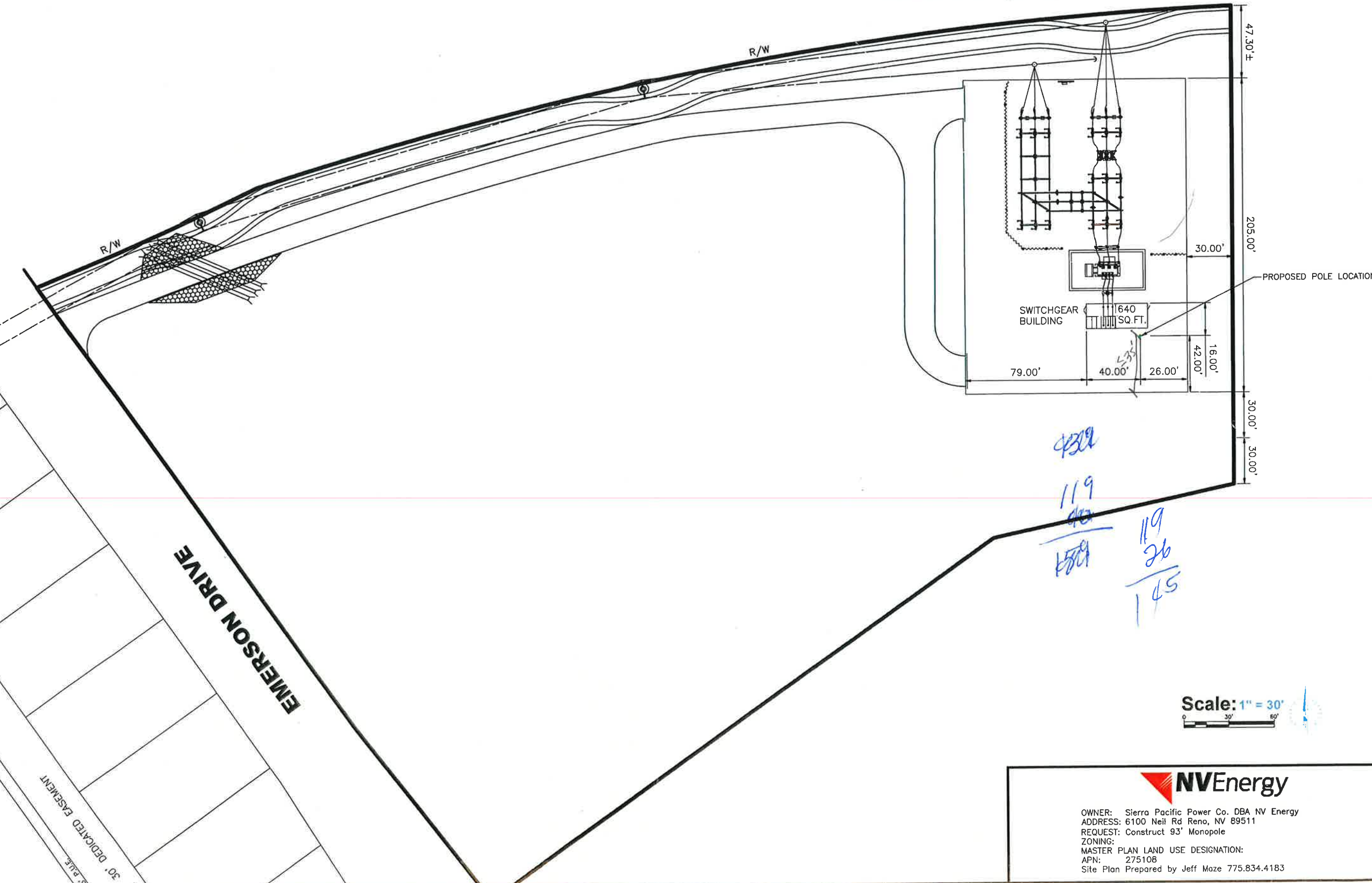
Frequency Data for ASN 2014-AWP-9696-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
901	902	MHz	7	W



U:\SPPC\Telecomm\AutoCAD\SPPC Project Folder 2015\3000542433_Distribution Automation-Permit_Drawing\EMERSON SUB Design\331 EMN E30 15-1.dwg

FREEWAY (580)



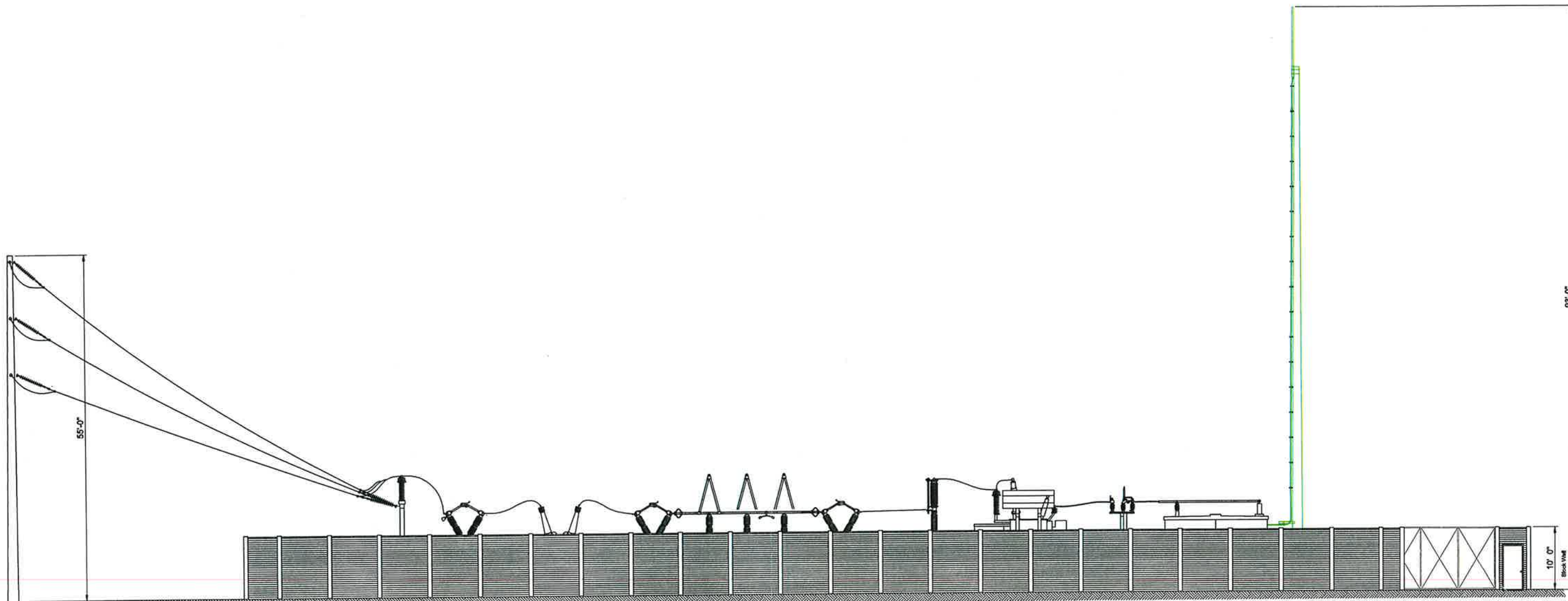
4322
 119
 40
 1582
 119
 26
 145

Scale: 1" = 30'



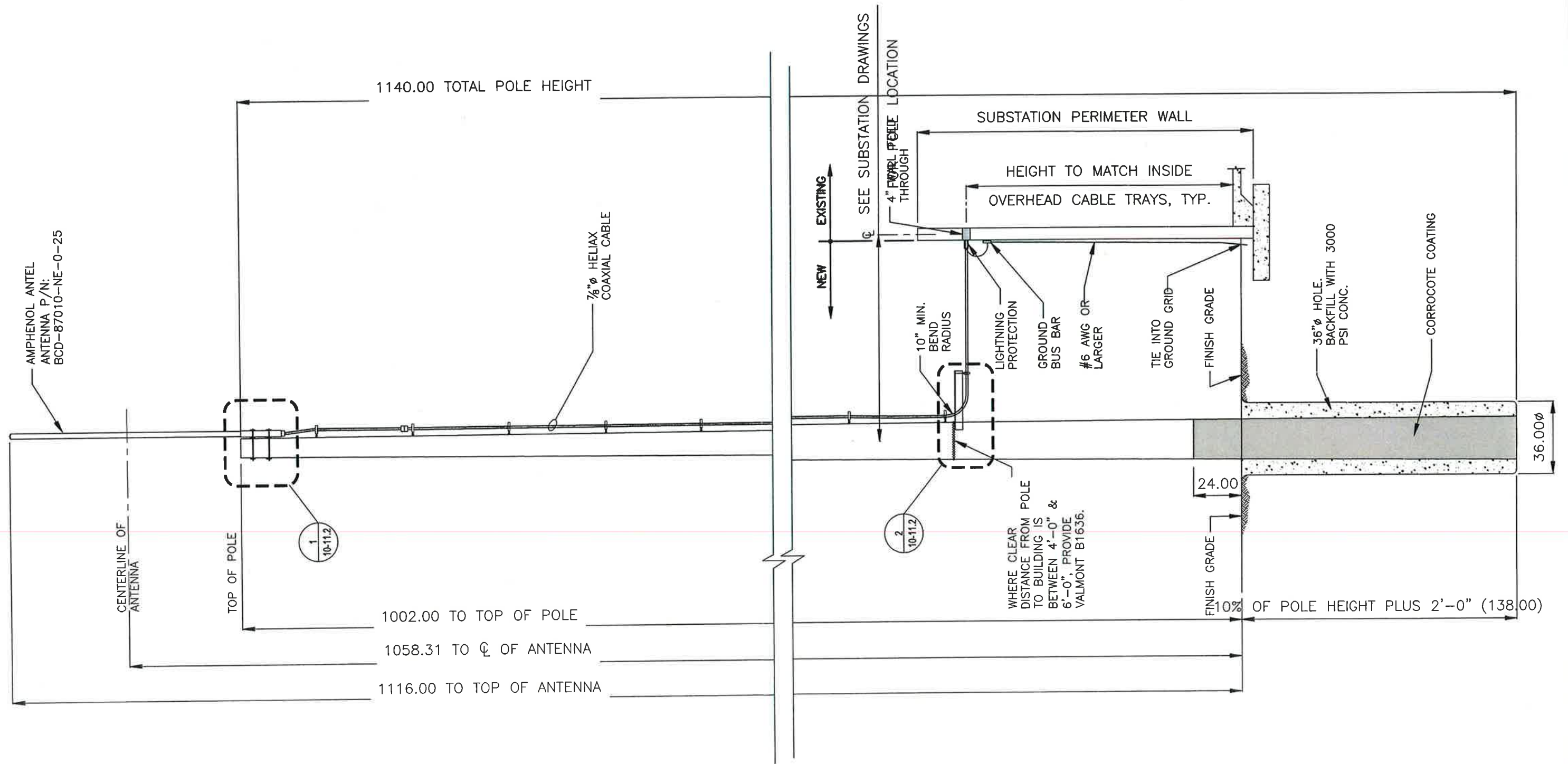
OWNER: Sierra Pacific Power Co. DBA NV Energy
 ADDRESS: 6100 Neil Rd Reno, NV 89511
 REQUEST: Construct 93' Monopole
 ZONING:
 MASTER PLAN LAND USE DESIGNATION:
 APN: 275108
 Site Plan Prepared by Jeff Maze 775.834.4183

U:\SPEC\telecomm\Autod\Autod\SPEC Project Folder\2019\3000542433_Distribution Automation-Permit Drawings\EMERSON SUB\Design\Emerson-Site Elevation.dwg



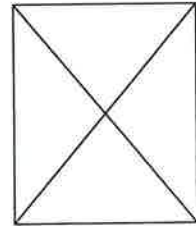
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REQUEST: Construct 93' Monopole
ZONING:
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Site Plan Prepared by Jeff Maze 775.834.4183

U:\SPPC\Telecom\AutoCAD\SPPC Project Folder\2015\3000542433_Distribution Automation-Permit Drawings\EMERSON SUB\Design\331.EANN.E30.10-31-4-1.dwg



OWNER: Sierra Pacific Power Co. DBA NV Energy
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 ZONING:
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 APN: 275108
 Site Plan Prepared by Jeff Maze 775.834.4183

CARSON
CITY
FWY
(580)



EMERSON
SUBSTATION

RETAIL
CT

E
COLLEGE
PKWY

EMERSON
DR

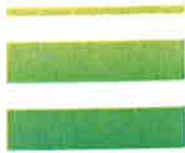
Location Sketch
Scale: NTS



OWNER: Sierra Pacific Power Co. DBA NV Energy
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MASTER PLAN LAND USE DESIGNATION:
APN: 275108
Site Plan Prepared by Jeff Maze 775.834.4183

FlexNet™ Base Station Channel Upgrade Kit

Expanded Bandwidth



Empowering Utility Networks

The current vision of a truly smart grid offers a great opportunity for utility modernization and advancement in part through a vast growth in the numbers and types of connected devices in a utility network. This migration to an intelligent grid that features connected devices is driving the need for increased network bandwidth, strong security and mission-critical network reliability. And as the need for greater data capacity and smart grid applications grows, the smart utility FlexNet™ system continues to evolve to meet demands for the next generation. There is a new sense of urgency among utilities to invest in a network that can meet these challenges.

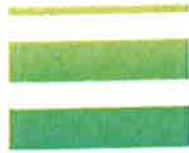
The smart utility FlexNet system gives utilities the peace of mind that the solution they deploy today will provide a clear path to the utility network needs of tomorrow. Sensus offers utilities the unique capability of physically segregating FlexNet endpoint communications for mission critical, time sensitive smart grid applications such as distribution automation (DA) and SCADA from less time sensitive, and high density AMI network endpoint applications while sharing the same infrastructure—an industry first.



Unlike unlicensed systems that must share the same spectrum for more time critical, low latency automation applications on the AMI network, the smart utility FlexNet system provides clear, unencumbered channels strictly for mission critical automation traffic. The Sensus FlexNet Base Station Channel Upgrade Kit allows an easy upgrade path for existing AMI only customers who now need to expand their network capability to support mission critical, time sensitive smart grid applications. Integration of the enhanced network functionality allows interoperability with virtually all vendor distribution automation apparatus including reclosers, capacitor controls, switch controls, faulted circuit indicators, voltage regulators, breakers, and other SCADA status monitoring applications such as event alarming and reporting.

FlexNet™ Base Station Channel Upgrade Kit

Expanded Bandwidth



Network Features

Flexible multi-application network for Smart Metering (AMI), Distribution Automation, Demand Response, SCADA, and more

- Licensed spectrum
- Dedicated channels for mission critical smart grid applications
- Simple RF architecture (endpoint to base station)
- High-performance reliability, availability and scalability
- Low latency required to support mission critical smart grid applications
- Over-the-air upgrades
- Open standards network architecture

For companies that want to expand and enhance their existing FlexNet Base Station AMI systems to leverage their FlexNet infrastructure investment, Sensus offers a base station channel upgrade kit for their most popular S50/S100 and Metro50/100 models.

Kits Include

- Dedicated RF S50 transceiver for mission critical automation RF channel management
- All necessary RF integration hardware for

seamlessly integrating existing AMI and enhanced automation RF networks

- FlexNet base station firmware upgrade
- GPS receiver with 1 ms sampling
- Single antenna use
- Low-noise receiver amplifier (LNA)
- Ethernet switch for remote IP access
- Battery charger
- 8-hour battery backup
- Alarms and reporting capability
- Backhaul via Ethernet/IP
- RF performance same as existing FlexNet D50 base stations (see the Configurations table on page 3)
- Extended warranty that covers both new and existing base station hardware
- Installation by trained and certified Sensus RF technicians

Applications

- Advanced Meter Infrastructure (AMI) - electric, water, and gas
- Distribution Automation (DA)
- Demand Response (DR)
- Lighting Control Automation
- Smart grid SCADA – electric, water, and gas
- Home Area Networks (HAN)

Models and Kit Descriptions

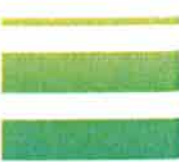
S50/S100	FREQUENCY ALLOCATION	TYPE	ADDED RF BANDWIDTH
539.63.555.00015*	PCS (N1-N5) + PCS (N1-N5)	Outdoor	50 kHz
539.63.555.00016**	MAS1 + PCS (N1-N5)	Outdoor	50 kHz
539.63.555.00017	PCS (N19/N25) + PCS (N1-N5)	Outdoor	50 kHz
539.63.555.00018*	PCS (N1-N5) + PCS (N1-N5)	Indoor (4 foot)	50 kHz
539.63.555.00019**	MAS1 + PCS (N1-N5)	Indoor (4 foot)	50 kHz
539.63.555.00021	PCS (N19/N25) + PCS (N1-N5)	Indoor (4 foot)	50 kHz
Metro50/Metro100	FREQUENCY ALLOCATION	TYPE	ADDED RF BANDWIDTH
539.63.555.00022*	PCS (N1-N5) + PCS (N1-N5)	Metro	50 kHz
539.63.555.00023**	MAS1 + PCS (N1-N5)	Metro	50 kHz

*Also used for Canadian PCS situations.

**Also used for Canadian MCS situations.

FlexNet™ Base Station Channel Upgrade Kit

Expanded Bandwidth



Configurations

General (all models)			
Bandwidth	50 or 100 kHz		
Transceivers	Two		
Spectrum	Licensed PCS/MAS		
Receiver Sensitivity (all models)			
Normal	-122 dBm		
1/2 Baud Rate	-125 dBm		
Boost	-132 dBm		
Demodulation (all models)			
Normal Mode	7 FSK, 8 kbps		
C&I Mode	7 FSK, 4 kbps		
Priority Mode	13 FSK, 8 kbps		
Boost Mode	7 FSK, 0.8 kbps		
Double Density Mode	13 FSK, 16 kbps		
Transmitter			
	PCS+PCS	MAS1+PCS	N19/N25+PCS
Output Power (per freq block)	9W/39.5 dBm ±1db	8W/39 dBm ±1db	23W/43.5 dBm ±1db
Modulation	2 FSK (5/10 kbps)	2 FSK (5/10 kbps)	2 FSK (5/10 kbps)
FCC Type Acceptance	Parts 15, 24, 90, 101	Parts 15, 24, 90, 101	Parts 15, 24, 90, 101
Enclosures			
	D50 Indoor - Short	D50 Outdoor	Metro
Height	48 in. (122 cm)	58 in. (147 cm)	37 in. (94 cm)
Width	24 in. (61 cm)	24 in. (61 cm)	24 in. (61 cm)
Depth	28 in. (71 cm)	28 in. (71 cm)	23 in. (58 cm)
Max. Capacity	2 transceivers	2 transceivers	2 transceivers
Voltage	120 VAC	120/240 VAC	120 VAC

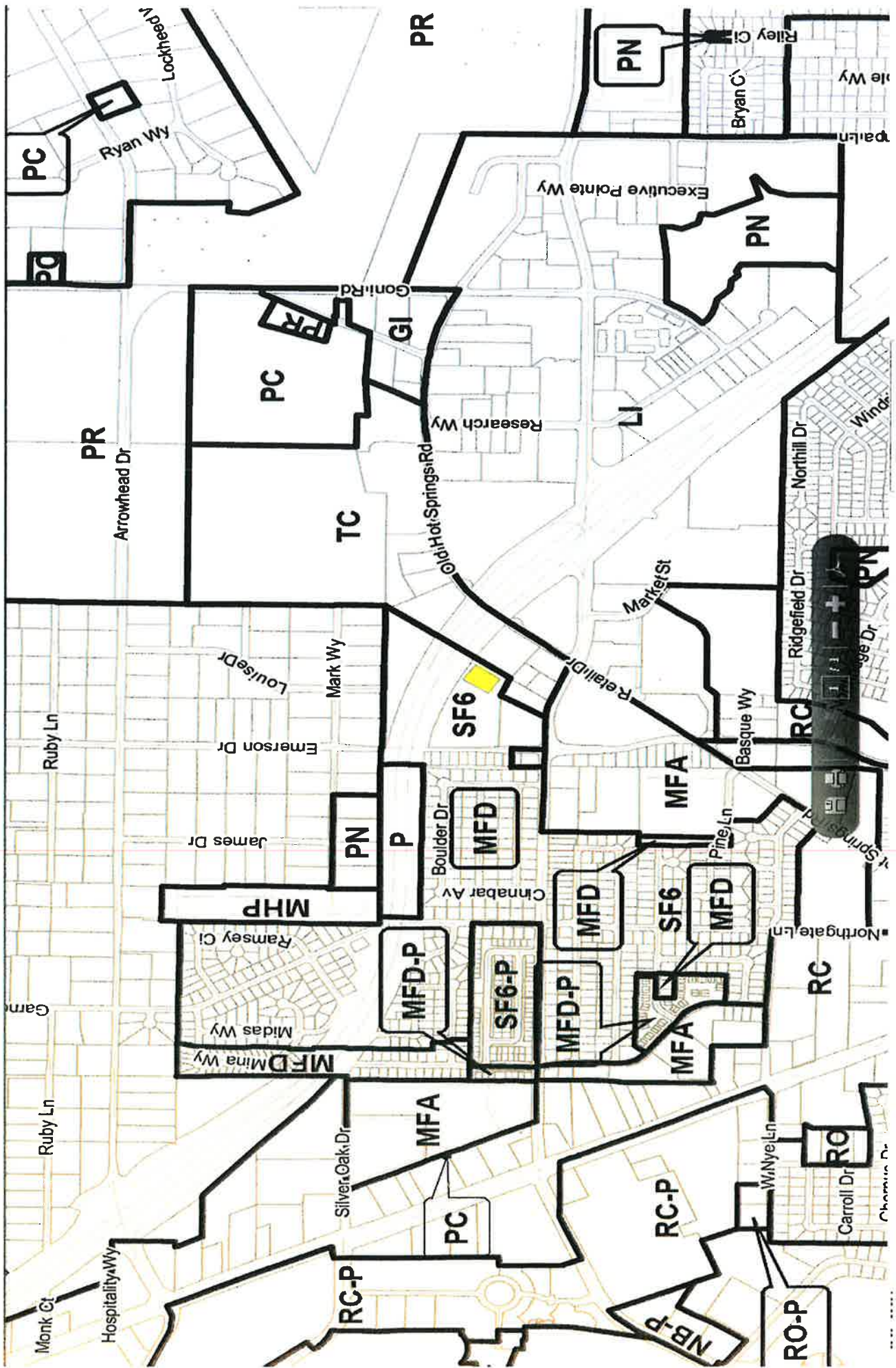
© 2013 Sensus. FlexNet and SmartPoint are trademarks of Sensus. The Sensus logo is a registered trademark of Sensus.

This product is licensed by IntusIQ under one or more of the following patents: 6,249,516; 6,437,692; 6,914,893; 7,054,271; 7,103,511; 7,468,661; 7,697,492 and 6,891,838.

For more information, visit us at sensus.com

8601 Six Forks Road, Suite 700
Raleigh, NC 27615
1-800-638-3748

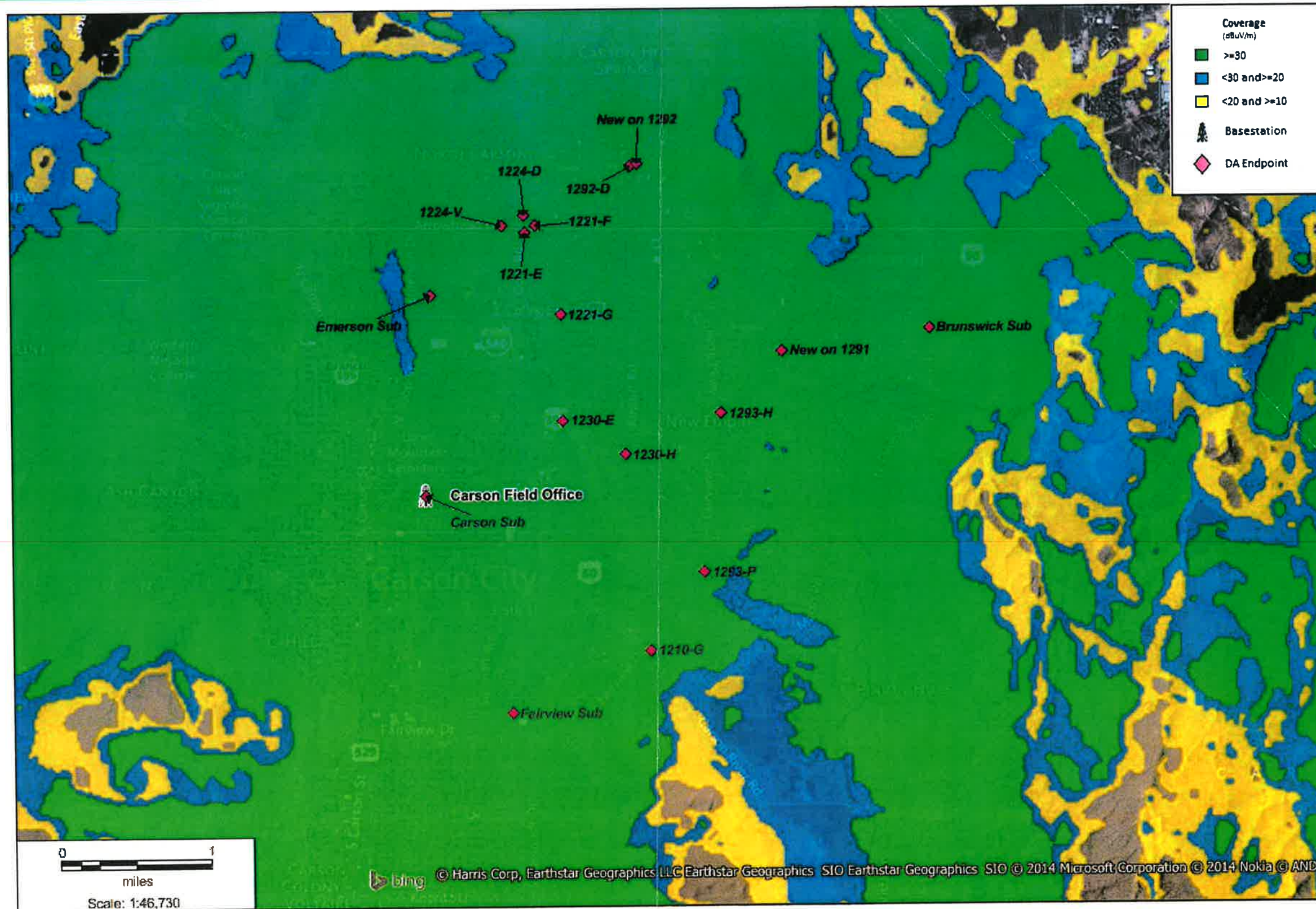






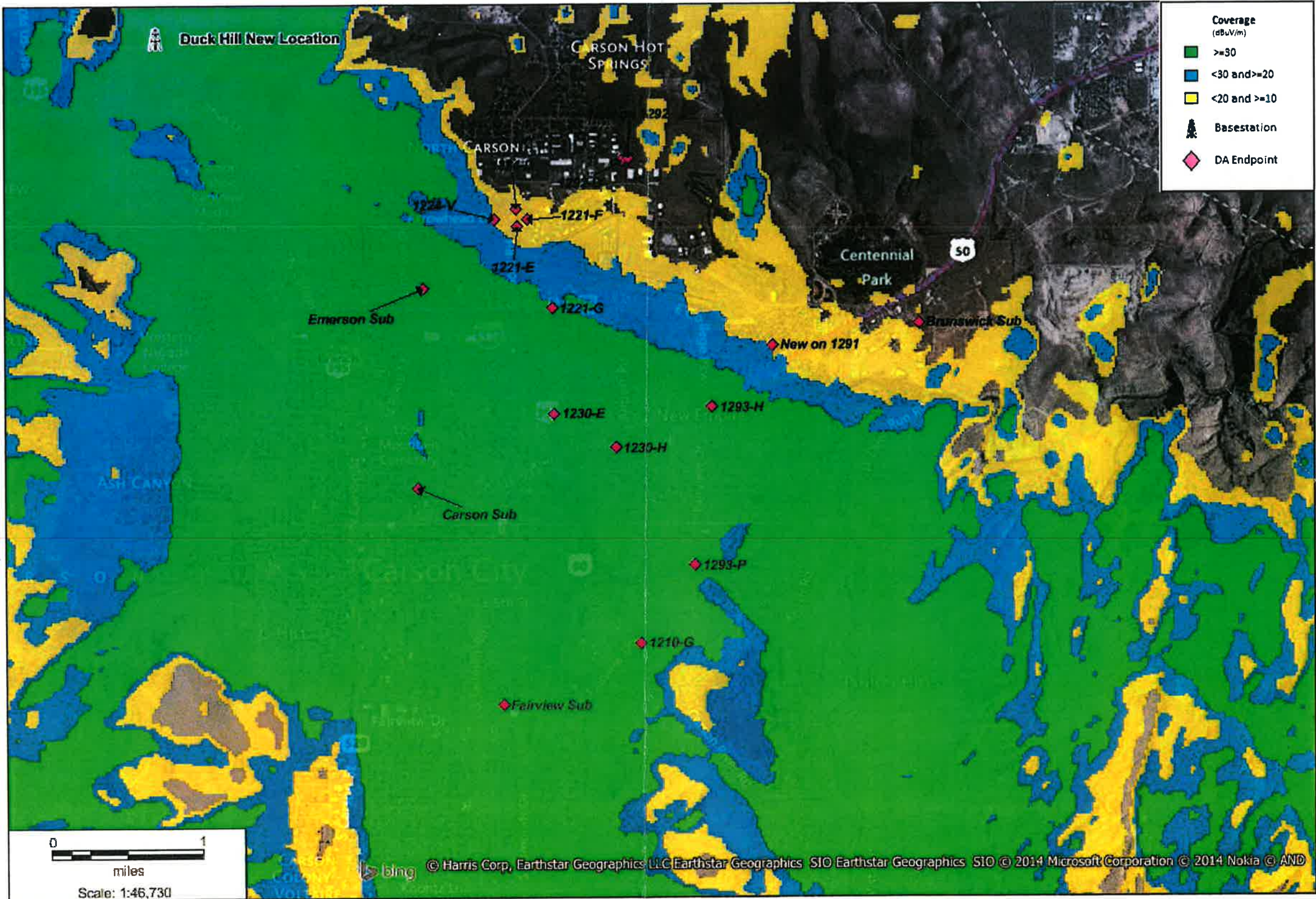
Carson Field Office Coverage

Signal Threshold Plot



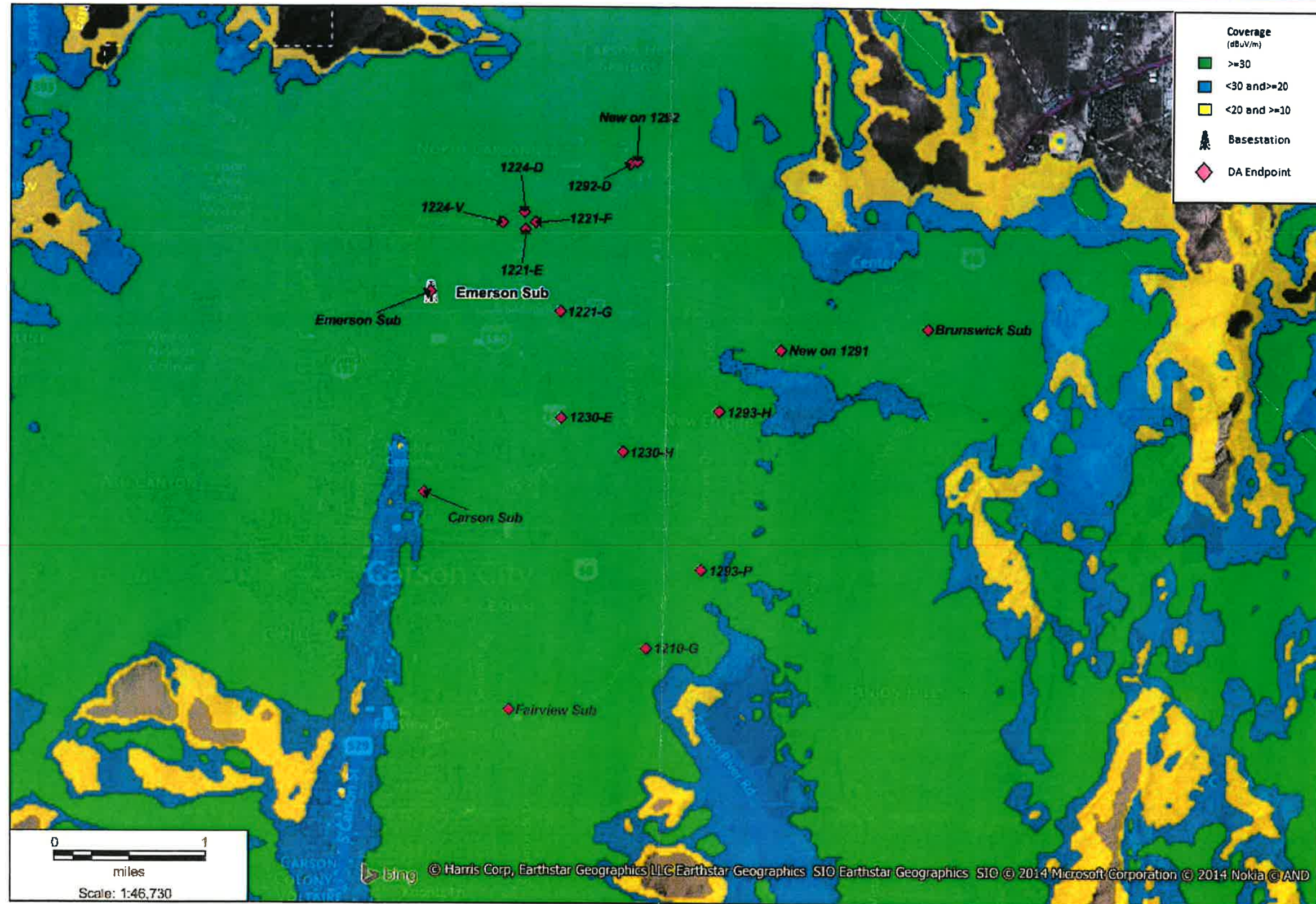
Duck Hill Coverage

Signal Threshold Plot



Emerson Sub Coverage

Signal Threshold Plot



April 3, 2000

STATEMENT OF DISCLOSURE

To Whom It May Concern:

Sierra Pacific Power Company will be developing a utility substation located on the northeast corner of Emerson and East College Parkway on a portion of APN 8-123-16 (See attached map). The parcel currently consists of approximately 6.1 acres of undeveloped land directly surrounded by land uses including Single Family 6000 to the north, south and west and Tourist Commercial to the east. The site is currently zoned Single Family 6000 (SF6000) and has a Master Plan designation of High Density Residential (HDR).

The proposed substation will be built to supply growing industrial and residential loads at the north end of Carson City as well as assist in the support of reliability of the entire system. The Brunswick and Carson substations presently serve this area. The addition of the proposed Emerson Substation will allow substantial rearrangement of loads on Carson and Brunswick transformers thereby alleviating current overload problems in those substations. The development of the Emerson Substation will also provide backup capability for those existing substations, and provide electrical capacity for present and future growth.

The proposed substation will be 120kV with 25 MVA of capacity. The development of the additional substation will provide service to approximately 6,000 customers in the Carson City area. The substation will be fed by an overhead line fold of the existing 120kV transmission line (No. 107) which currently crosses north/south approximately 640 feet to the west of the proposed site. The substation will reduce the voltage down to 12.5kV and tie into four existing distribution feeders that serve the northern Carson City area.

The substation will be constructed on a compacted aggregate pad within a fenced area approximately 205 by 145 feet in size. It will be situated toward the eastern corner of the lot, approximately 450 feet east of Emerson Drive and 30 feet from the north property line. The substation will be fenced by a 10' tall textured concrete wall and will be surrounded by approximately 20,350 square feet of landscaping.

In accordance with the Notice of Decision for Special Use Permit application #U-99/00-17, Condition #6, this document shall be acknowledged as a notice in the sale or purchase of any of the surrounding property owners within a radius of 500' feet listed on the attached pages.

**PROPERTY OWNERS WITHIN 1000'
DIAMETER OF APN 8-123-16**

002-511-01
Sammie Sueann Bawden
7 Scarlet Circle
Carson City, NV. 89706

002-511-02
Sammie Sueann Bawden
7 Scarlet Circle
Carson City, NV 89706

002-511-03
Seferino & Pita Griego
3558 Emerson Drive
Carson city, NV 89706

002-511-04
Roy & Kathleen Owens
3584 Emerson Drive
Carson City, NV 89706

002-511-05
Larsen Family Trust
c/o 3610 Emerson Drive
Carson City, NV 89706

002-511-06
Catherine M. Stephens Trust
2252 Waterford Place
Carson City, NV 89703

002-511-07
Les & Carmen Frey
3662 Emerson Drive
Carson City, NV 89706

002-511-08
Stephen D. Mond
3688 Emerson Drive
Carson City, NV 89706

002-511-09
Shawn M. Locatelli
3714 Emerson Drive
Carson City, NV 89706

002-511-10
Randolph & Peggy Kearns
3740 Emerson Drive
Carson City, NV 89706

002-511-11
David A. Meligan
3766 Emerson Drive
Carson City, NV 89706

002-511-12
Nevada Dept of Trans.
1263 S. Stewart Street #303
Carson City, NV 89712

002-511-13
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89712

002-511-14
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89712

002-511-15
Nevada Dept of Trans.
1263 S. Stewart Street #303
Carson City, NV 89712

002-511-16
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89712

8-125-40
Bernhard Family Trust
6000 Inus Road
Carson City, NV 89706

8-125-30
Nevada Dept of Trans
c/o Steve P Schick
13328 SW Gallop Court
Beaverton, OR 97008

08-125-17
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

08-125-13
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

08-125-14
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

08-125-15
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

08-125-16
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

8-126-01
Parkway Manor Inc.
258 W. Winnie Lane #67
Carson City, NV 89703

08-123-09
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

8-123-10
Michele G. Langson
P.O. Box 5636
Reno, NV 89513

8-123-11
Don & Toni Langson
1987 N. Carson Street #25
Carson City, NV 89701

8-123-12
Nevada Ventures
180 Lotus Circle
Carson City, NV 89703

8-123-13
Nevada Ventures
180 Lotus Circle
Carson City, NV 89703

8-123-14
John H. Margolin
780 E. College Parkway
Carson City, NV 89706

08-123-15
Silver Hills Jehovah Witness
c/o George Poland
2209 Utah Street
Carson City, NV 89701

08-123-17
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

08-129-03
Nevada Dept. of Trans.
1263 S. Stewart Street #303
Carson City, NV 89706

08-118-04
Carson City Parks Dept.
3303 Butti Way #9
Carson City, NV 89701

8-118-05
Clayton & Barbara Foster
561 Mark Way
Carson City, NV 89706

8-118-06
Charles D. Steele
5213 Briarwood Drive
San Angelo, TX 76903

8-117-01
Don & Toni Langson
1987 N. Carson Street #25
Carson City, NV 89701

8-117-02
Robert Scanland
819 Mark Way
Carson City, NV 89706

8-116-01
Carolyn & Carol Garrett
909 Mark Way
Carson City, NV 89706

8-116-02
Antonio Pagliaro
969 Mark Way
Carson City, NV 89706

8-112-06
Darryl & Sharon Peterson
490 Mark Way
Carson City, NV 89706

8-112-07
Carl & Kim Hull
560 Mark Way
Carson City, NV 89706

8-112-08
Aloise, Rosemarie & Aloise Trust
c/o Vince Aloise
355 Los Santos Drive
Bodega Bay, CA 94923

002-411-27
Marguerite Brady
422 East Adams Street
Carson City, NV 89703

002-411-28
Harold W. & Betty Milner
504 Boulder Drive
Carson City, NV 89706

002-411-29
Elwood B. & D.M. Davis Trust
508 Boulder Drive
Carson City, NV 89706

002-411-30
Paul Lalonde & Sally Gentile
3705 Diamond Avenue
Carson City, NV 89706

002-411-31
Clair & Grace Becker
5435 Whitney Blvd.
Rocklin, CA

002-411-32
Richard & Alice Leuthauser
3609 Diamond Avenue
Carson City, NV 89706

002-411-33
Raymond Ross & Carol Hoe-Ross
432 Ilikaiii Street
Lahaina, HI

002-411-34
Mauricio & Sylvia Perez
3601 Diamond Avenue
Carson City, NV 89706

002-411-35
George Soetje Family Trust
P.O. Box 1439
Carson City, NV 89702

002-411-36
Delbert & Patricia Coyner
3505 Diamond Avenue
Carson City, NV 89706

002-411-37
George Soetje Family Trust
P.O. Box 1439
Carson City, NV 89702

002-412-09
Ronald & Rochelle Thomsen
501 Boulder Drive
Carson City, NV 89706

002-412-10
Victor & Alecia Fellman
505 Boulder Drive
Carson City, NV 89706

002-412-11
Robert & Theresa Thompson
504 Sandstone Drive
Carson City, NV 89706

002-412-12
Fred M. Jahn
500 Sandstone Drive
Carson City, NV 89706

002-413-09
Burt & Diane Shirley
501 Sandstone Drive
Carson City, NV 89706

002-413-10
Franklin & Mary Ann Pistone
505 Sandstone Drive
Carson City, NV 89706

002-413-11
Jerry & Susan Dyke
504 Agate Drive
Carson City, NV 89706

002-413-12
Fred Jr. & Susan Vasquez
104 Mountain Street
Carson city, NV 89706

002-414-09
Howard & Ilene Chaix
P.O. Box 2146
Carson City, NV 89702

002-414-10
Filiberto Lopez & Maria
Ahumada
505 Agate Road
Carson City, NV 89706

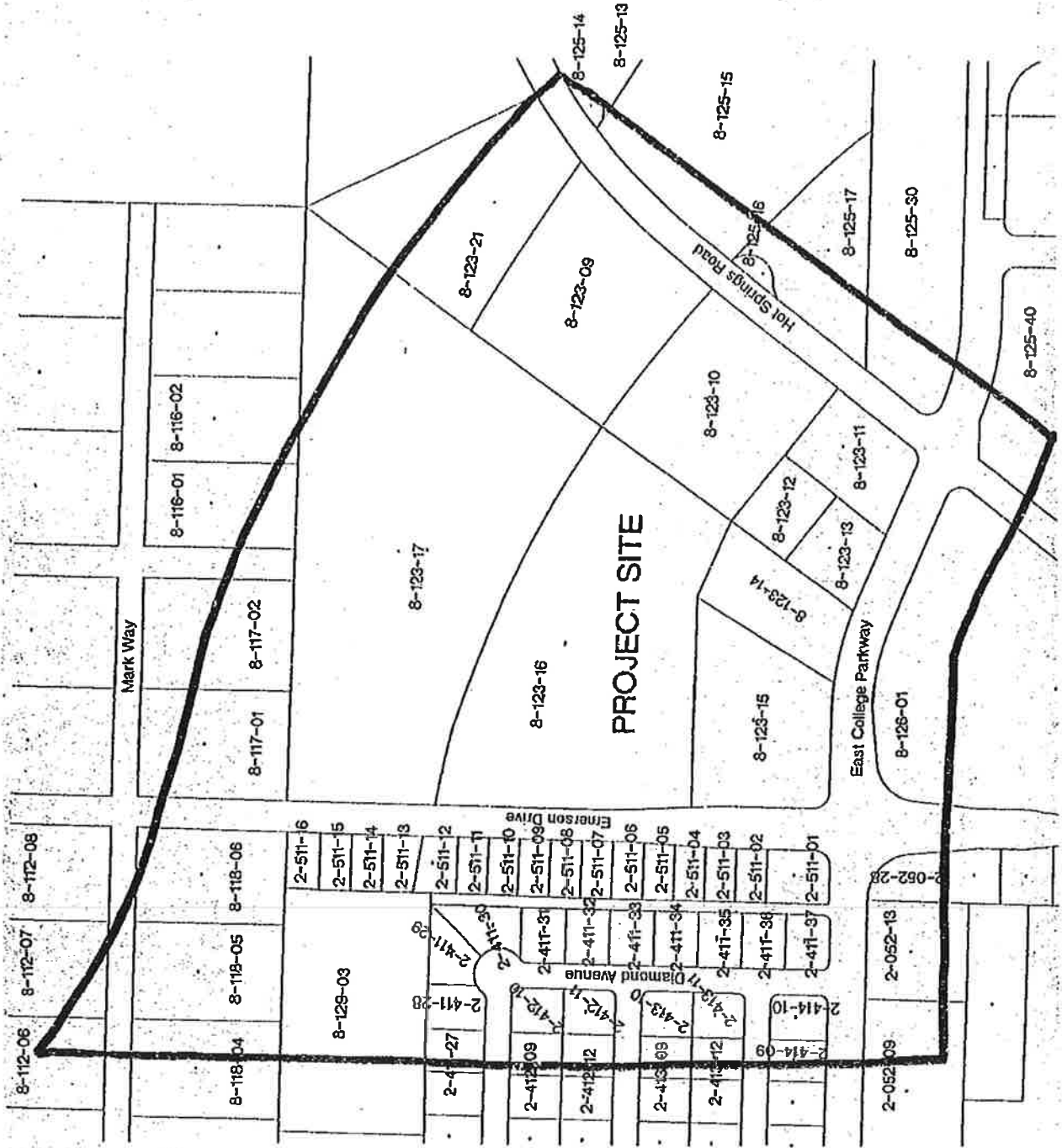
002-052-09
Nevada Utah Association of 7th
Day Adventists
P.O. Box 10730
Reno, NV

002-052-13
JCK Trust
%Jim Kingsbury
101 Esmeralda Drive
Carson City, NV

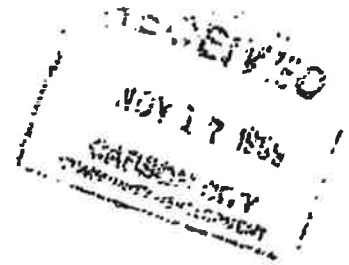
002-052-28
Modoco, LLC
%Henry Butler
3272 North Roop
Carson city, NV 89706

FOR REFERENCE ONLY

NOT TO SCALE



**Carson City Development Engineering
Planning Commission Report
File Number U-99/00-17**



TO: Planning Commission

FROM: John P. Givlin, P.E., Development Engineering *JG*

DATE: November 17, 1999

MEETING DATE: October 22, 1999

SUBJECT TITLE: Request to allow as a conditional use a utility substation on either of two proposed sites.

RECOMMENDATION: Development Engineering has no objection to the request to construct an electrical sub-station at either of the proposed locations on Emerson Drive, subject to the following conditions:

Emerson Drive Substation: (Located at the southeast corner of Emerson Drive and Mark Way, on APN 08-117-01)

1. The applicant shall be required to construct one-half street improvements along both the Emerson Drive and Mark Way frontages of the property, including concrete curb & gutter, sidewalk, tie-in paving, wheelchair ramp(s) at the curb return and storm drainage, as necessary.
2. The applicant shall be required to construct a water main extension along the full frontages of the property on both Emerson Drive and Mark Way.
3. Development of this site must comply with all requirements of Development Engineering and Carson City Utilities, including the "Design Standards for Water, Sewer, and Reclaimed Water" and the "Standard Details and Specifications for Public Works Construction" as adopted by Carson City.

(Alternate Site #1): (Located on the east side of Emerson Drive adjacent to the south boundary of the Carson City Freeway, on APN 08-123-16)

1. The applicant shall be required to construct one-half street improvements along the Emerson Drive frontage of the property, including concrete curb and gutter, sidewalk, tie-in paving, and storm drain, as necessary.
2. Development of this site must comply with all requirements of Development Engineering and Carson City Utilities, including the "Design Standards for Water, Sewer, and Reclaimed Water" and the "Standard Details and Specifications for Public Works Construction" as adopted by Carson City.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

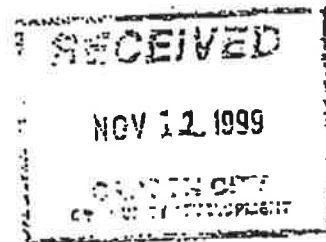
MEMORANDUM

TO: Planning Commission

FROM: Steve Mihelic
Assistant Fire Chief

DATE: November 9, 1999

SUBJECT: AGENDA ITEMS FOR PLANNING COMMISSION MEETING
NOVEMBER 22, 1999



We reviewed the agenda items submitted for the November 22, 1999 meeting of the Carson City Planning Commission and have the following comments:

- U-98/99-61 Bob McFadden. We have no concern with the continuance of this special use permit.
- U-98/99-60 Bret Sheldon. We have no significant concern with the previously approved special use permit.
- U-98/99-57 Kasandra Shepard. We have no significant comment relative to the special use permit.
- Z-99/00-3 Mark Palmer. The applicant(s) will need to meet all appropriate codes as they relate to the future uses of the properties involved. At a point in time when a single family residence is converted to a commercial occupancies, the fire flows and other aspects of the Uniform Fire Code will be required. Beyond those concerns the request for the change of land use is acceptable by this department.
- V-99/00-9 Reed and Gloria Dopf. The applicants will need to meet any codes relative to the building that is within the rear-yard setback, beyond that we have no significant concern.
- U-99/00-18 Margaret Spears, Lisa Rudy K. The applicants will need to meet the appropriate codes as they relate to the specific uses. We have no other significant concerns at this time.

FIRE DEPARTMENT • 711 SOUTH STEWART STREET • CARSON CITY, NEVADA 89701
 ADMINISTRATION (775) 887-2210 • FIRE PREVENTION (775) 887-2220 • INFORMATION (775) 887-2210
 web site: www.carson-city.nv.us/CCFD • e-mail: cefd@cl.carson-city.nv.us.

246962

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November 9, 1999
Page 2

- U-99/00-19 State Public Works. The applicant will need to meet all appropriate codes as it relates to the development of this property. These issues can be addressed during the construction plan review stage.
- U-99/00-20 Nancy C. Davis. The applicant will need to meet the appropriate codes as they relate to child care facilities, to include those requirements imposed by the Nevada State Fire Marshall's Office.
- U-99/00-22 Fr. Jerry Hanley. The applicant will need to meet all appropriate codes it they relate to this project. Beyond that, we have no concern with the height variance.
- V-99/00-11 John Barlow. We have no significant concern with this project. The applicant will need to meet the appropriate codes.
- U-99/00-21 James Foley. We have no significant concern with the 10 ft. fence surrounding this particular project.
- V-99/00-10 James Foley. The applicant will need to meet all appropriate codes as they relate to this project. The site plan submitted has not been formally reviewed for a building permit, however, any issues that arise can be addressed at the construction review stage.
- U-99/00-17 Sierra Pacific Power Company. We have no significant concern with the amendment of the special use permit. The applicant will need to meet all appropriate codes as they relate to the particular project.

If you need additional information or we can be of further assistance, please feel free to contact our office at 887-2220.

SGM/MSJ

3:10p

K. King

CITY OF CARSON, STATE OF NEVADA
PLANNING COMMISSION
NOVEMBER 22, 1999

NOTICE OF DECISION

A special use permit application, U-99/00-17, was received from Carol Dotson and Glen Martel of Lumos & Associates, representing Sierra Pacific Power Company, (property owner, Don and Toni Langson, and Bruce Langson), to allow construction of a 125kV substation on one of two parcels of land: the first site is zoned Single Family One Acre (SF1A) (CCMC 18.06.029), and is located on the southeast corner of Emerson Drive and Mark Way Intersection, APN 8-117-01. The second site is zoned Single Family 6,000 (SF6000) (CCMC 18.06.059), APN 8-123-16, and is located 300 feet north of the intersection of Emerson Drive and East College Parkway, and approximately 300 feet east of the edge of Emerson Drive, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on November 22, 1999, in conformance with City and State legal requirements. At the public hearing, Mr. Glen Martel withdrew from consideration the portion of the application regarding the northern site (APN 8-117-01). The Planning Commission approved U-99/00-22, a special use permit for Sierra Pacific Power Company for the development of the 125Kv substation on APN 8-123-16, known as Alternative Site No. 1, and based its decision subject to the following amended conditions of approval:

CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with the attached site development plan. Any deviations will require the approval of the Community Development Director, who may refer it to the Planning Commission for a substantial change or revisions in the development plans.
2. All on and off-site improvements shall conform to City standards and requirements, including the securing of an approval on the City Engineer's permit.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. A single, one-year extension of time must be requested in writing to the Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.

U-P200-17
Notice of Decision
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Page 2

4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
5. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of approval contained in this report.
6. Sierra Pacific Power Company/Lumos and Associates must record a document, in Carson City, that clearly acknowledges the location of the substation for a diameter of 1,000 feet, in order for title companies to note this fact on property transfers inside of the 1,000 foot diameter. This requirement is required to be completed prior to the issuance of the engineer's permit.
7. All landscaping shall be the responsibility of Sierra Pacific Power Company including maintenance, landscaping and the care of the landscaping.

The decision was made on a vote of 6 ayes, 0 nays, 1 abstaining, and 0 absent.



Walter A. Sullivan, Director
Community Development Department

WAS/mj

Mailed 12/21/99 By WAS

PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN TEN DAYS OF RECEIPT.

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

APPLICANT

DATE

U.S. 900-17
Notice of Decision
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Page 3

PLEASE PRINT YOUR NAME HERE

RETURN TO:

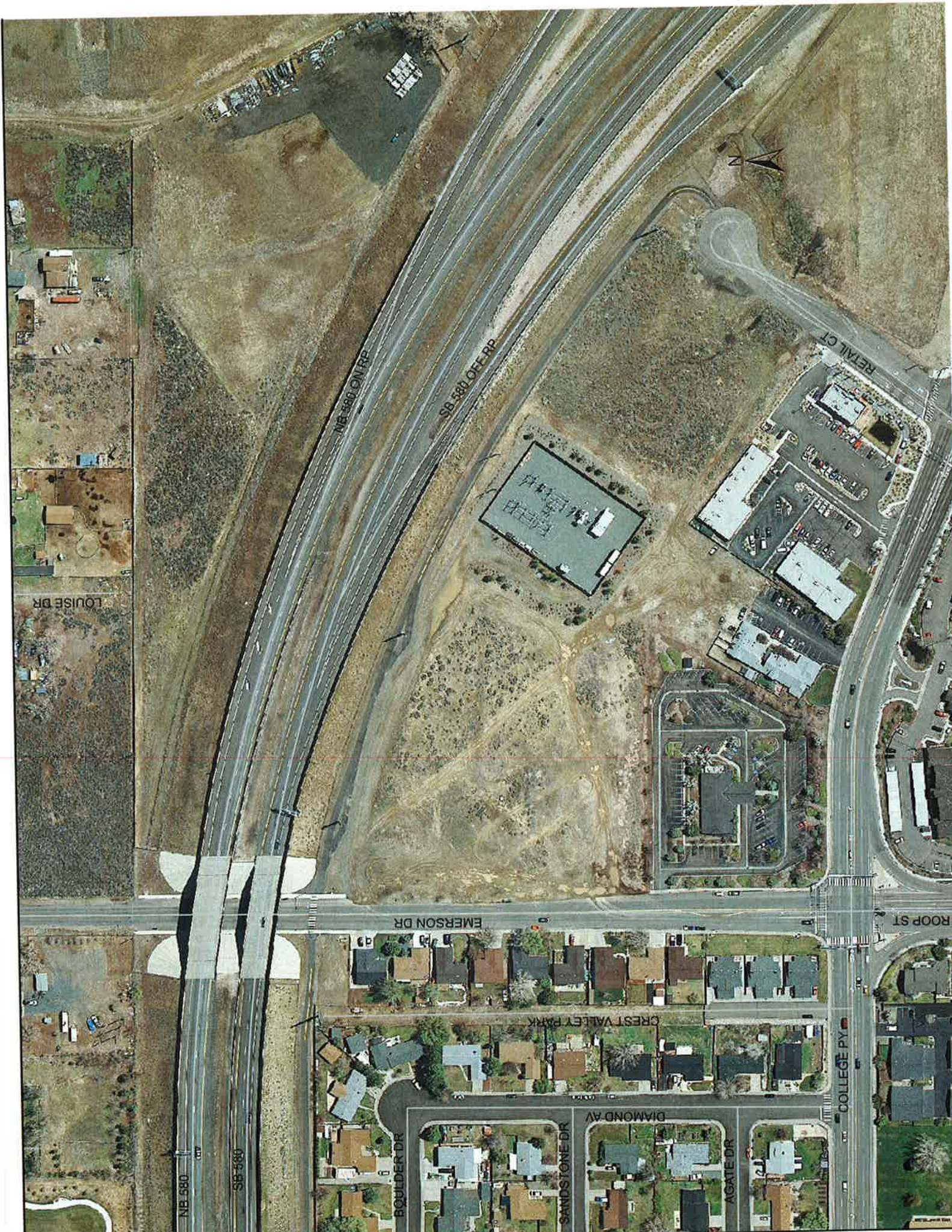
Carson City Community Development Department
2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
ATTN: Rose Mary Johnson

Enclosures: Planning Commission Notice of Decision (2 copies - Please sign and return only one; the second copy is for your records)
Self-addressed envelope

FILED FOR RECORD
AT THE REQUEST OF
LUMMA'S ASSOC
APR -4 10:37

FILE NO. 246962
FILED IN GLOVER
CARSON CITY READER
FILES 1/10/00

Case # 246962



LOUISE DR

NB 580 ON RP

SB 580 OFF RP

EMERSON DR

CREST VALLEY PARK

BOULDER DR

SANDSTONE DR

DIAMOND AV

AGATE DR

COLLEGE PY

RETAIL CT

NB 580

SB 580

SB 580







