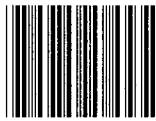


Deed



D E E D

Separator Sheet

20060601-0004909

Fee: \$18.00 RPTT: EX#003
N/C Fee: \$0.00

06/01/2006 14:09:42

T20060096968

Requestor:
NEVADA TITLE COMPANY

Frances Deane DOM
Clark County Recorder Pas: 7

A.P.N#: 125-06-002-006
Escrow #: 06-01-0330-KR

Return to:

Kyle Canyon Gateway Center, LLC
7935 W. Sahara Avenue, #103
Las Vegas, NV 89117

RE-RECORDED

GRANT BARGAIN SALE DEED

Originally Recorded 7/13/06 Book 20060113 Document No. 0003023

***THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT SCRIBNERS
ERROR***

This page added to provide additional information required by NRS
111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

A.P. N.: 125-06-002-006
R.P.T.T.: \$3,317.01

Escrow #06-01-0330-KR

Mail tax bill to and
When recorded mail to:
Kyle Canyon Gateway Center, LLC
7935 W. Sahara Avenue, #103
Las Vegas, NV 89117

COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That BP Management, LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Kyle Canyon Gateway Center, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

20060113-0003023

Fee: \$16.00 RPTT: \$3,317.55
A/R Fee: \$0.00

01/13/2006 14:03:36

T200600008870

Requestor:
NEVADA TITLE COMPANY

Frances Deane ARO
Clark County Recorder Pgs: 4

A.P.N.: 125-06-002-006
R.P.T.T.: \$3,317.01

Escrow #06-01-0330-KR

Mail tax bill to and
When recorded mail to:
Kyle Canyon Gateway, LLC
7935 W. Sahara Avenue, #103
Las Vegas, NV 89117

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That BP Management, LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Kyle Canyon Gateway, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this January day of 2006

BP Management, LLC, a Nevada limited liability company

By: [Signature]

Print Name: Joseph Bonifacio

Title: Manager

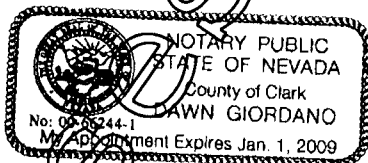
State of NEVADA

County of Clark

This instrument was acknowledged before me on January 11, 2006
by _____ as _____
of BP Management, LLC, a Nevada limited liability company

[Signature]
NOTARY PUBLIC

My Commission Expires: Jan 1, 2009



State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-06-002-006
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BP Management, LLC, a Nevada
limited liability company

Address: 7935 W. Sahara #103

City/State/Zip: LV NV 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kyle Canyon Gateway, LLC, a
Nevada limited liability company

Address: 7935 W. Sahara #103

City/State/Zip: LV NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-01-0330-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

COPY

AS CO \$

3/27

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-06-002-006
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

3. Total Value/Sales Price of Property

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Exempt 3
Section: _____

- b. Explain Reason for Exemption: Re-record to correct scribners error
Book 20060113 - 0003023

5. Partial Interest. Percentage being transferred: 100.00 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owned.

Signature: K Ravelo

Capacity: ESCROW AGENT
GRANTOR/SELLER

Signature: K Ravelo

Capacity: ESCROW AGENT
GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BP Management, LLC, a Nevada
limited liability company

Print Name: Kyle Canyon Gateway, LLC, a
Nevada limited liability company

Address: 7935 W. Sahara Ave, #103

Address: 7935 W. Sahara Ave, #103

City/State/Zip: LV NV 89117

City/State/Zip: LV NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-01-0330-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

COPY

EXHIBIT "A"

THE EAST HALF (E ½) OF THE WEST HALF (W ½) OF THE SOUTHEAST
QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., LYING SOUTH OF THE
SOUTHWESTERLY LINE OF U.S. HIGHWAY 95.

ASSESSOR'S

KYLE CANYON GATEWAY CENTER, LLC

Business Entity Information

Status:	Active	File Date:	7/28/2005 4:00:28 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0490462005-5
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information

Name:	JOSEPH BONIFATTO	Address 1:	9811 W CHARLESTON #2-395
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - BP MANAGEMENT, LLC			
Address 1:	9811 W. CHARLESTON # 2-395	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20050293600-77	# of Pages:	1
File Date:	07/28/2005	Effective Date:	
FILED,REG MAIL,EXPEDITE,072905JMV			
Action Type:	Initial List		
Document Number:	20050293601-88	# of Pages:	1
File Date:	07/28/2005	Effective Date:	
LIST 2005-2006-1FS,REG MAIL,EXPEDITE,072905JMV			
Action Type:	Amended List		
Document Number:	20050451431-85	# of Pages:	1
File Date:	10/03/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	20050465653-56	# of Pages:	1
File Date:	10/03/2005	Effective Date:	
RAC FILED 101805JMV			
Action Type:	Annual List		
Document Number:	20060423689-10	# of Pages:	1
File Date:	06/30/2006	Effective Date:	
(No Notes for this action)			

VAR-16153
SUP-16154
10/05/06 PC

GENERAL INFORMATION	
PARCEL NO.	125-06-002-006
OWNER AND MAILING ADDRESS	KYLE CANYON GATEWAY CENTER L L C 9811 W CHARLESTON #2-395 LAS VEGAS NV 89117-7528
LOCATION ADDRESS CITY/TOWNSHIP	9213 OSO BLANCA RD LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 SW4 SEC 06 19 60
RECORDED DOCUMENT NO.	* 20060601:04909
RECORDED DATE	06/01/2006
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2005
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	227638	238477
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	227638	238477
TAXABLE VALUE LAND+IMP	650394	681363

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.37 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	650394 01/06
LAND USE	VACANT
DWELLING UNITS	0

BP MANAGEMENT, LLC**Business Entity Information**

Status:	Active	File Date:	6/23/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC13863-2004
Qualifying State:	NV	List of Officers Due:	6/30/2007
Managed By:	Managers	Expiration Date:	6/23/2504

Resident Agent Information

Name:	JOSEPH BONIFATTO	Address 1:	9811 W CHARLESTON #2-395
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - JOSEPH BONIFATTO			
Address 1:	9811 W CHARLESTON #2-395	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC13863-2004-001	# of Pages:	2
File Date:	06/23/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	LLC13863-2004-002	# of Pages:	1
File Date:	07/02/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050241077-38	# of Pages:	1
File Date:	06/20/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	20050241078-49	# of Pages:	1
File Date:	06/20/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060423687-98	# of Pages:	1
File Date:	06/30/2006	Effective Date:	
(No Notes for this action)			

Justification Letter



Separator Sheet

**Sprint Nextel**

750 East Warm Springs Road, Suite 280
Las Vegas, Nevada 89119
(702) 985-1964 Telephone
(702) 543-3806 Facsimile

Tracy Cline

Site Development Consultant
contracted to Sprint Nextel by
Strategic Real Estate Services, Inc.

August 21, 2006

City of Las Vegas, Planning & Development
Attn: Margo Wheeler, Director
731 South Fourth Street
Las Vegas, Nevada 89101

Re: request for Special Use Permit and Variance; APN 125-06-002-006
Sprint Nextel site no. NV5264D - N. Durango

Ms. Wheeler:

Enclosed please find Special Use Permit and Variance applications in connection with the referenced project.

Essentially, the project consists of a "monopalm"-type communications tower eighty-five (85) feet in height. The purpose of the tower is to provide enhanced wireless communications services to Nextel customers who will live, work, do business, or commute in the surrounding area. The immediate, primary objective of the facility is to provide coverage during construction and development in the area.

A Variance is requested because Nextel's equipment shelter would be approximately three (3) feet from the rear property line where twenty (20) feet is required, and approximately three (3) feet from the side property line where ten (10) feet is required. The owner of the property desires to place the shelter as proposed so as to maximize available parking for the principal use. It may be relevant to consider that if the equipment shelter was not attached to the proposed tower, it would be an accessory use that would meet applicable setbacks.

Please contact me if I may assist your consideration in any way.

Sincerely,

Tracy Cline
Tracy.Cline@Sprint.com

**VAR-16153
SUP-16154
10/05/06 PC**

SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16154**

APN: 125-06-002-006

Name of Property Owner: Kyle Canyon Gateway Center, LLC

Name of Applicant: Sprint Nextel

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Kyle Canyon Gateway Center, LLC, by BP Management, LLC, its Manager

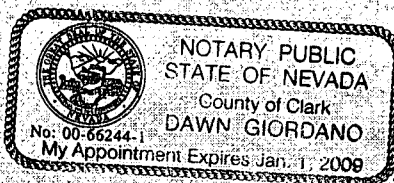
Signature of Property Owner: _____

Print Name: Joseph Bonifatto, Manager of BP Management, LLC

Subscribed and sworn before me

This 18th day of July, 2006

Dawn Giordano
Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 08/22/2006 11:52 AM

Submitted By

Page 1

A/P # 16154 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/22/2006 09:08	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SUP-16154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPRINT NEXTEL - OWNER: KYLE CANYON GATEWAY, LLC - Request for a Special Use Permit FOR A WIRELESS COMMUNICATIONS FACILITY; STEALTH DESIGN on 2.37 acres at 9213 Oso Blanca Road (125-06-002-006), Ward 6 (Ross).

Parent A/P

Project # 16154 Project/Phase Name KYLE CANYON GATEWAY WIRELESS C Phase #
 Size/Area 2.37 ACRE Size Description Subdivision Code
 Proposed Start Proposed Stop % Completed 0.00
 % Complete Formula

Property/Site Information

Parcel 12506002006

Location

Owner/Tenant

Contact ID AC1258102 Name KYLE CANYON GATEWAY CENTER L L C
 Organization Position Profession
 Mailing Address 9811 W CHARLESTON #2-395
 City LAS VEGAS State/Province NV ZIP/PC 89117
 Country ☐ Foreign
 Day Phone Evening Phone Reference #
 Pager PIN # Fax
 E-Mail Mobile #
 Owner From 08/17/2006 To ☒ Primary 100.00 %

Contact ID AC1205373 Name KYLE CANYON GATEWAY CENTER L L C
 Organization Position Profession
 Mailing Address 7935 W SAHARA AVE #103
 City LAS VEGAS State/Province NV ZIP/PC 89117-7909
 Country ☐ Foreign
 Day Phone (702)242-5615 x Evening Phone Reference #
 Pager PIN # Fax (702)920-8282
 E-Mail Mobile #
 Owner From 06/22/2006 To 08/17/2006 ☐ Primary 0.00 %

Contact ID AC1123304 Name KYLE CANYON GATEWAY L L C
 Organization Position Profession
 Mailing Address 7935 W SAHARA AVE #103
 City LAS VEGAS State/Province NV ZIP/PC 89117-7909
 Country ☐ Foreign
 Day Phone (702)242-5615 x Evening Phone Reference #
 Pager PIN # Fax (702)920-8282
 E-Mail Mobile #
 Owner From 01/26/2006 To 06/22/2006 ☐ Primary 0.00 %

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 08/22/2006 11:52 AM**Submitted By**

Page 2

Owner/Tenant

Contact ID AC1062642 **Name** B P MANAGEMENT L L C
Organization **Position** **Profession**
Mailing Address 9811 W CHARLESTON BLVD #2-395
City LAS VEGAS **State/Province NV** **ZIP/PC** 89117-7528
Country ☐ **Foreign** **Reference #**
Day Phone **Evening Phone** **Fax**
Pager **PIN #** **Mobile #**
E-Mail
Owner From 10/20/2005 **To** 01/26/2006 ☐ **Primary** 0.00 %

Contact ID AC947079 **Name** OSO BLANCA L L C
Organization **Position** **Profession**
Mailing Address 9811 W CHARLESTON BLVD #2-395
City LAS VEGAS **State/Province NV** **ZIP/PC** 89117-7528
Country ☐ **Foreign** **Reference #**
Day Phone **Evening Phone** **Fax**
Pager **PIN #** **Mobile #**
E-Mail
Owner From 04/21/2005 **To** 10/20/2005 ☐ **Primary** 0.00 %

Contact ID AC936059 **Name** OSO BLANCA L L C
Organization **Position** **Profession**
Mailing Address 8350 W SAHARA #290
City LAS VEGAS **State/Province NV** **ZIP/PC** 89117-8941
Country ☐ **Foreign** **Reference #**
Day Phone **Evening Phone** **Fax**
Pager **PIN #** **Mobile #**
E-Mail
Owner From 03/31/2005 **To** 04/21/2005 ☐ **Primary** 0.00 %

Contact ID AC915665 **Name** OSO BLANCA L L C
Organization **Position** **Profession**
Mailing Address 9811 W SAHARA #395
City LAS VEGAS **State/Province NV** **ZIP/PC** 89117
Country ☐ **Foreign** **Reference #**
Day Phone (702)491-0472 x **Evening Phone** **Fax** (702)920-8282
Pager **PIN #** **Mobile #**
E-Mail
Owner From 02/24/2005 **To** 03/31/2005 ☐ **Primary** 0.00 %

Contact ID AC826765 **Name** OSO BLANCA L L C
Organization BONIFATTO PROPERTIES L L C **Position** **Profession**
Mailing Address 8350 W SAHARA AVE #290
City LAS VEGAS **State/Province NV** **ZIP/PC** 89117-8941
Country ☐ **Foreign** **Reference #**
Day Phone **Evening Phone** **Fax**
Pager **PIN #** **Mobile #**
E-Mail
Owner From 09/23/2004 **To** 02/24/2005 ☐ **Primary** 0.00 %

Contact ID AC417324 **Name** CLARK MARTHA GRAHAM ETAL
Organization **Position** **Profession**
Mailing Address 6516 108TH AVE NE
City KIRKLAND **State/Province WA** **ZIP/PC** 98033-7190
Country ☐ **Foreign** **Reference #**
Day Phone **Evening Phone** **Fax**
Pager **PIN #** **Mobile #**
E-Mail
Owner From 08/21/2002 **To** 09/23/2004 ☐ **Primary** 0.00 %

Report Date 08/22/2006 11:52 AM

Submitted By

Page 3

Owner/Tenant

Contact ID AC414450 Name COVIN MARTHA GRAHAM ETAL
Organization Position Profession
Mailing Address 6516 108TH AVE NE
City KIRKLAND State/Province WA ZIP/PC 98033-7190
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/14/2002 To 08/21/2002 ☐ Primary 0.00 %

Contact ID AC23543 Name KATZ 1979 TRUST ETAL
Organization Position Profession
Mailing Address 8612 CANYON VIEW DR
City LAS VEGAS State/Province NV ZIP/PC 89117-5820
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 08/14/2002 ☐ Primary 0.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

9213 OSO BLANCA RD
LAS VEGAS, 89166-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12506002006

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 08/22/2006 11:52 AM

Submitted By

Page 4

SPECIAL USE PERMIT

N DINA Required? Final City Council letter received
N Project of Regional Significance? Annotated minutes received
N Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?

CELLULAR COMMUNICATION TOWERS

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
10/05/2006	PC	SCHEDULED	0	0	0
FSOLIS	08/22/2006				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee				
Employee ID	Last	First	MI	Comments

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT CK NAME, # WHO PICKED UP PERMIT 984018 08/22/2006 09:35 0.00
Tracy Clind, Sprint Nextel ck #10064280, 985-1964

Application



Separator Sheet



APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 9213 Oso Blanca Road, Las Vegas, Nevada 89166
Project Name Sprint Nextel site no. NV5264D - N. Durango Proposed Use wireless communications facility: ~~stealth~~ stealth design
Assessor's Parcel #(s) 125-06-002-006 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage n/a Floor Area Ratio n/a
Gross Acres 2.37 Lots/Units n/a Density n/a
Additional Information A ~~stealth~~ stealth design is proposed, to maximize shared use of the tower.

PROPERTY OWNER Kyle Canyon Gateway Center, LLC Contact Joseph Bonifatto
Address 7935 West Sahara Avenue, Suite 103 Phone: 252-5615 Fax: _____
City Las Vegas State Nevada Zip 89117

APPLICANT Sprint Nextel Contact Tracy Cline
Address 750 East Warm Springs Road, Suite 280 Phone: 985-1964 Fax: 543-3806
City Las Vegas State Nevada Zip 89119

REPRESENTATIVE same as applicant Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

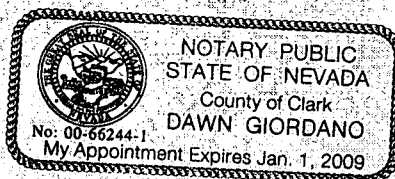
FOR DEPARTMENT USE ONLY Kyle Canyon Gateway Center, LLC, by BP Management, LLC, its Manager

Property Owner Signature* [Signature]
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Joseph Bonifatto, Manager of BP Management

Subscribed and sworn before me
This 18th day of July, 20 06
[Signature]
Notary Public in and for said County and State.

Case #	<u>SP-16154</u>
Meeting Date:	<u>10-5-06</u>
Total Fee:	<u>802.00</u>
Date Received:*	<u>8-22-06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800.00</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled		
☐	☒	#regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				Folded Plans: <u>—</u> Rolled/Colored Plans: <u>—</u>
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		Photo Sims are also required in addition to elevations.
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				Folded Plans: <u>—</u> Rolled Plans: <u>—</u>
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Tracy Clinic Application Type: SUP (Cell tower)
 APN: 125-06-002-006 Location: 9213 050 Blaca Road
 Date: 7/7/06 Earliest PC Date: 9/7/06

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SUP-16154 - SPECIAL USE PERMIT RELATED TO VAR-16153 - PUBLIC HEARING - APPLICANT:
SPRINT NEXTEL - OWNER: KYLE CANYON GATEWAY, LLC - Request for a Special Use Permit FOR
A WIRELESS COMMUNICATIONS FACILITY; STEALTH DESIGN at 9213 Oso Blanca Road (125-06-002-
006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE EAST HALF (E½) OF
THE WEST HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 06, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: SEPTEMBER 6, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SUP-16154

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

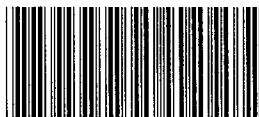
SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP & SNC
08/22/2006

Comments



COMMENTS

Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: September 5, 2006
Re: **SUP-16154** Sprint Nextel 9213 Oso Blanca Road
Request for a Special Use Permit for a Cell Tower

CONDITIONS OF APPROVAL:

1. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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LIST COMMENTS BELOW:

Las Vegas Metropolitan Police D
Office of Intergovernmental Servi

No Significant Law Enforcement Is...

[Signature] 8/29/06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

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LIST COMMENTS BELOW:

Las Vegas City Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J7318M 8-29-06

DRT MEETING INFORMATION SHEET

APN 125-06-002-006 CASE #: SUP 16154

General Information	
Zoning:	C-1 (LIMITED COMMERCIAL)
General Plan Designation:	PCD (PLANNED COMMUNITY DEVELOPMENT)
Special Districts/ Overlay Zones:	NORTHWEST OPEN SPACE
Neighborhood Plan:	
Master Planned Community:	DETERMINAL HILLS (SECTOR PLAN)
Previous Approvals/Cases:	SUP 6401, SDR 16166, ROC 15629, RDR 15482 SDR 6402
Existing Structure – Date of Construction:	
Building Permit History:	
Business License History:	
On-Site Billboards:	
Adjacent Approvals:	GPA 9167, GPA 9138,
SDR's	
Waivers Required:	
Zoning Compliance:	
Parking Compliance:	
SUP's	
Consistency with Required Conditions:	19.20.020, FCC Frequency Standards?
Tentative Maps	
Approval Date of SDR:	
Consistency with Approved SDR:	
Retaining Walls:	
Perimeter Walls:	

> Revised plans that show approved SDR 16166 new justification letter to call out ~~others~~ how the screening would be compatible w/ adjacent uses.

KYLE CANYON GATEWAY CENTER

SDR 16166 KYLE CYN. GATEWAY CTR., 9213 OSD BLANCA, APPROVED 10/6/06
TAVERN 5,900 SF

SDR 6402 TAVERN 5,900 SF APPROVED 6/16/2005

SUP 6401 TAVERN APPROVED 6/16/2005

RRR 15482 1 YR. REVIEW OF TAVERN, 8/31/2006

ROC 15629 REVIEW OF COND#2 & REMNAN OF COND.#3

★ DISCRETIONARY OR MINISTERIAL?

KYLE CANYON GATEWAY CENTER

SDR 16166 KYLE CYN. GATEWAY CTR., 9213 OSD BLANKA, APPROVED 10/6/06
TAVERN 5,900 SF

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ROC 15629 REVIEW OF COND#2 & REMOVAL OF COND.#3

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