

Comments



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-16156 - SPECIAL USE PERMIT RELATED TO VAR-16155 - PUBLIC HEARING - APPLICANT:
SPRINT NEXTEL - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR A 67-FOOT
TALL WIRELESS COMMUNICATIONS TOWER WHERE RESIDENTIAL ADJACENCY REQUIRES A 50-
FOOT MAXIMUM HEIGHT at the southwest corner of Tenaya Way and Alexander Road (APN 138-10-101-
017), C-V (Civic) Zone, Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE NORTHWEST QUARTER (NW¼) OF SECTION 10, TOWNSHIP 20 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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

[Signature] 8/29/05

CITY OF LAS VEGAS

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LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J7318M 8-29-06

Deed



Separator Sheet

RETURN TO

City of Las Vegas
314 Las Vegas Blvd N.
Las Vegas, NV 89101

Form 1860-9
(January 1988)

(5)

The United States of America

To all to whom these presents shall come, Greeting:

Legal & Vesting Deed

N-50827

WHEREAS

City of Las Vegas, a Municipal Corporation

is entitled to a land patent pursuant to the Act of June 14, 1926, as amended (43 U.S.C. 869-869-4), for the following described land:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,
sec. 10, N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$,
N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$,
N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$.

Containing 21.25 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto the City of Las Vegas, a municipal corporation, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the City of Las Vegas, a municipal corporation, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945);

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2. All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

SUBJECT TO:

1. Valid existing rights;
2. Those rights for public road purposes which have been granted to Clark County, its successors or assigns, by right-of-way No. N-43902, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761) as to the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, and NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, sec. 10, T. 20 S., R. 60 E., M.D.M., Nevada;
3. Those rights for electrical distribution purposes which have been granted to Nevada Power Company, its successors or assigns, by rights-of-way No. Nev-061618, N-52881, and N-59774, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, sec. 10, T. 20 N., R. 60 E., M.D.M., Nevada, and by right-of-way N-6719, pursuant to the Act of February 15, 1901 (43 U.S.C. 959), as to the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, sec. 10, T. 20 S., R. 60 E., M.D.M., Nevada;
4. Those rights for well and pipeline purposes which have been granted to Las Vegas Valley Water District, its successors or assigns, by right-of-way No. N-56526E, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761) as to the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, and N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, sec. 10, T. 20 S., R. 60 E., M.D.M., Nevada;
5. An easement 40 feet in width along the East boundary and 50 feet in width along the North boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, and NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of sec. 10, T. 20 S., R. 60 E., M.D.M., Nevada; TOGETHER with a curve, concave Southwesterly, and being tangent to the South line of said North 50 feet and tangent to the West line of said East 40 feet, in favor of the City of Las Vegas for road, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands;

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PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 (U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances had been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

Provided that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of the Interior or his delegate, the patentee or its approved successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.

Provided further that the Secretary of the Interior may take action to revest title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation, lessees, sublessees, and permittees) to prohibit or restrict the use of any part of the patented lands or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

The grant of the herein described lands is subject to the following reservations, conditions, and limitations:

(1) The patentee or its successor in interest shall comply and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and the requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.

(2) If the patentee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provisions of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.

(3) The patentee, by acceptance of this patent, agrees for itself or its successors in interest that a declaration of termination in whole or in part of this grant shall at the option of the Secretary or his delegate, operate to revest in the United States full title to the lands involved in the declaration.

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N-50827

(4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.

(5) The patentee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.

(6) The reservations, conditions, and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the patentee and his (its) successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits.

(7) The assurances and covenant required by sections (1) - (6) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in RENO, NEVADA,
the FOURTH day of AUGUST
in the year of our Lord one thousand nine hundred and
NINETY-NINE and of the Independence of the
United States the two hundred and TWENTY FOURTH.

By Jim Stobaugh
Jim Stobaugh
Lead Realty Specialist

Patent Number 27 - 99 - 0051

CLARIFICATION EXHIBIT

TO CLARIFY INFORMATION APPEARING ON GOVERNMENT PATENT:

GRANTEE(S): City of Las VegasLEGAL DESCRIPTION: T 20S. R. 10E. SEC. 10

N¹/₂ NE¹/₄ NE¹/₄ NW¹/₄, N¹/₂ SW¹/₄ NE¹/₄ NE¹/₄ NW¹/₄,
N¹/₂ NW¹/₄ NE¹/₄ NW¹/₄, N¹/₂ NW¹/₄ NE¹/₄ NW¹/₄,
N¹/₂ NE¹/₄ NW¹/₄ NW¹/₄, NE¹/₄ NW¹/₄ NW¹/₄ NW¹/₄

I declare that the above information is the same as on the attached document.

Signature: Robin YankumName (Please print): Robin YankumCompany: City of Las VegasGrantee's Address: 400 E. Stewart AveLas Vegas, NV 89101Assessor Parcel No: 138-10-101-015 & 017When recorded, mail to: City of Las Vegas

314 ~~Las Vegas Blvd N.~~ Las Vegas Blvd N.
Las Vegas, NV 89101

R055 (08/90)

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

LAS VEGAS CITY

03-15-2000 14:15 RGN
OFFICIAL RECORDS

BOOK: 592819 INST: 01097

FEE: .00 APT: EXH002

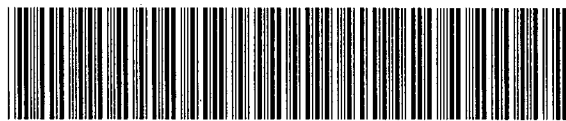
EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

The North Half (N ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), and the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), and the North Half (N ½) of the of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), and the North Half (N ½) of the South Half (S ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), of Section 10, Township 20 South, Range 60 East, M.D.&M.

Assessor's Parcel Number: **138-10-101-017**

Justification Letter



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 138-10-101-017
Sprint Nextel site no. NV8337C - N. Tenaya

Ms. Wheeler:

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

Essentially, the project consists of a "monopine"-type, multi-user communications tower sixty-seven (67) feet in height. The purpose of the tower is to provide enhanced wireless communications services to Nextel customers who live, work, do business, or commute in the surrounding area.

A Variance is requested because in a prior administrative review of this project, your department took the position that the tower cannot exceed fifty (50) feet in height due to residential adjacency standards. Reducing the tower to a height of fifty (50) feet would seriously compromise its effectiveness. Moving the tower to a different location on the parcel so as to achieve the required setback would cause unreasonable delay and expense. Furthermore, we believe that City of Las Vegas Code Sections 19.06.202(E) and 19.08.060(B)(2) permit a tower of sixty-seven (67) feet.

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

Sincerely,

Tracy Cline
Tracy.Cline@Sprint.com

VAR-16155
SUP-16156
10/05/06 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-16156

Case Number: _____ APN: 138-10-101-017

Name of Property Owner: City of Las Vegas

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

Because the subject parcel is owned by the City of Las Vegas, the Mayor and each member of the City Council has an interest in the property by virtue of their offices; however, neither the Mayor nor any member of the City Council has an individual financial interest in the property.

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: _____

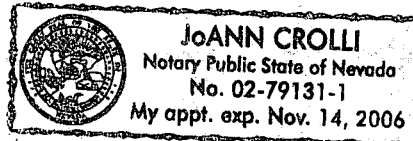
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me

This 21 day of July, 2006

JoAnn Crolli
Notary Public in and for said County and State
state of Nevada
County of Clark



Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7351 West Alexander Road, Las Vegas, Nevada 89129

Project Name Sprint Nextel site no. NV8337C - N. Tenaya Proposed Use wireless communications facility: stealth design

Assessor's Parcel #(s) 138-10-101-017

Ward # 4

General Plan: existing _____ proposed _____ Zoning: existing C-V proposed C-V

Commercial Square Footage n/a Floor Area Ratio n/a

Gross Acres 13.75 Lots/Units n/a Density n/a

Additional Information A "monopine" design is proposed.

PROPERTY OWNER City of Las Vegas

Contact Robin Yoakum

Address 400 Stewart Avenue, 4th Floor

Phone: 229-6924

Fax: 464-2522

City Las Vegas

State Nevada

Zip 89101

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

Property Owner Signature* Robin Yoakum

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robin Yoakum

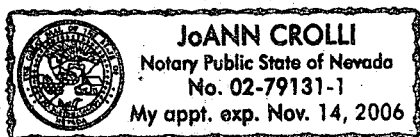
Subscribed and sworn before me

This 21 day of July, 20 06

JoAnn Crolli

Notary Public in and for said County and State

State of Nevada
County of Clark



Case #	<u>SUP-16156</u>
Meeting Date:	<u>10-5-06</u>
Total Fee:	<u>\$800.00</u>
Date Received:	<u>8-22-06</u>
Received By:	<u>F. Sals</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.

Hansen Sheet



Separator Sheet

Report Date 08/22/2006 03:21 PM

Submitted By

Page 1

A/P # 16156 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/22/2006 09:16	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-16156 - SPECIAL USE PERMIT RELATED TO VAR-16155 - PUBLIC HEARING - APPLICANT: SPRINT NEXTEL - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit TO ALLOW A 67-FOOT TALL WIRELESS COMMUNICATIONS TOWER WHERE RESIDENTIAL ADJACENCY REQUIRES A 50 FOOT MAXIMUM HEIGHT on 13.75 acres located at the southwest corner of Tenaya Way and Alexander Road (APN 138-10-101-017), C-V (Civic) Zone, Ward 4 (Brown).

Parent A/P #

Project # 16156 Project/Phase Name SPRINT NEXTEL CEL TWR

Size/Area 13.75 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 13810101017

Location

Owner/Tenant

Contact ID AC1000487 Name CITY OF LAS VEGAS

Mailing Address 400 STEWART AVE 4TH FLOOR

City LAS VEGAS

ZIP/PC 89101-2927

Day Phone (702)229-1022 x

Fax (702)648-2783

Organization % PUBLIC WORKS/REAL EST

State/Province NV

Country

☐ Foreign

Evening Phone

Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

7351 W ALEXANDER RD
LAS VEGAS, 89129-

7353 W ALEXANDER RD
LAS VEGAS, 89129-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13810101017

Report Date 08/22/2006 03:21 PM

Submitted By

Page 2

Item Description Item Status

Review Activities
Act # Act Type Status Waived Issued Started Completed
Comp By Comments

There are no Review Activities for this Report

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By FSOLIS Modified Date/Time 08/22/2006 09:16

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessors Parcel Map
- Y DINA (Not Always Required)
- Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
- Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Statement of Financial Interest

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

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?
If yes, when does it need to be reviewed?

Type of Use

CELLULAR COMMUNICATION TOWERS

Meeting Information

Meeting Information
Meeting Date Meeting Type Meeting Status
Comments Added By Add Date Modified By Modified Date YES Votes NO Votes ABSTENTIONS

10/05/2006	PC	SCHEDULED			
FSOLIS	08/22/2006		0	0	0

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 08/22/2006 03:21 PM**Submitted By**

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Meeting Information**Meeting Date****Meeting Type****Meeting Status****Comments****Added By****Add Date****Modified By****Modified Date****YES Votes****NO Votes****ABSTENTIONS****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

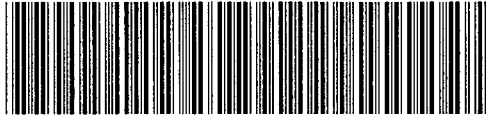
Log**Action****Description****Entered By****Start****Stop****Hours****Comments**PAYMNT CK NAME,# WHO PICKED UP PERMIT
Tracy Clind, Sprint Nextel ck #10064279, 985-1964

984018

08/22/2006 09:32

0.00

Project Checklist



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>300</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				Folded Plans: <u>6</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: <u> </u>		
☐	☒	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		<i>Photo Sims are also required</i>
☒	☐	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 Clark Application Type: VAR (Residential Agency)
 APN: 138-10-101-017 Location: 7351 W. Alexander Rd.
 Date: 8/15/16 Pre-App Meeting Date: 7/21/16 Earliest PC Date: 9/12/16

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-16156 - SPECIAL USE PERMIT RELATED TO VAR-16155 - PUBLIC HEARING - APPLICANT:
SPRINT NEXTEL - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR A 67-FOOT
TALL WIRELESS COMMUNICATIONS TOWER WHERE RESIDENTIAL ADJACENCY REQUIRES A 50-
FOOT MAXIMUM HEIGHT at the southwest corner of Tenaya Way and Alexander Road (APN 138-10-101-
017), C-V (Civic) Zone, Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE NORTHWEST QUARTER (NW¼) OF SECTION 10, TOWNSHIP 20 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-16156

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

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SUP-16156

Cimarron Gowan Community Association

Desert Shores Community Association

Las Hadas HOA

Lone Mountain Citizens Advisory Council

Mountain Shadows HOA

Northshore Reflections HOA

Woodcrest Village HOA

Plans (PMT)



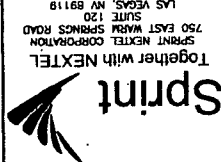
P L A N S - P M T

Separator Sheet



Together with NEXTEL

NV8337-C
NORTH TENAYA
A.P.N. 138-10-101-017
WAYNE BUNKER FAMILY PARK
7351 W ALEXANDER ROAD
LAS VEGAS, NV 89129



PIONEER SURVEYS



TEL: (703) 212-4018 FAX: (702) 212-4013

	US RECORD	US INVOICE
MS		
MS		
DIRECT-ORDERS		CAN
CUSTOMER		ON BEH
BROCH		STOCK

[illegible]

90% CONSTRUCTION
3/29/06



IT IS A VIOLATION OF LAW FOR ANY PERSON,
WHETHER THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL, DESIGNED
TO ALTER THIS DOCUMENT.

NORTH TENAYA
NV 8337-C

TITLE SHEET

SECRET-ALREADY
T-1

INDEX TO DRAWINGS

[illegible]

PROJECT DATA

LATITUDE 37°53.8"
 LONGITUDE 105°57.3"
 ELEVATION 1,331'
 PROPOSED LAKE AREA: 14,553 SQ. FT.
 ZONING CLASSIFICATION: C-V (COMM. DISTRICT)
 ZONING JURISDICTION: CITY OF LAS VEGAS
 TYPE OF CONSTRUCTION: 1-B
 PROPOSED OCCUPANCY: 1-1
 (UNARMED TELECOMMUNICATIONS FACILITY)
 COUNTY: CLARK
 SUBSESSORS PARCEL NO. 18-10-107-017

SITE INFORMATION

[illegible]

PROJECT TEAM

CONSTRUCTION
T&A

ELECTRICAL ENGINEER
POWER SUPPLY
S&S CONSULTANTS
S&S FINE ENGINEERING AND TESTING

POWER COMPANY
NEVADA POWER COMPANY
TELEPHONE COMPANY
STREET TECHNIQUE

POWER SUPPLIES
AND SOUTH WEST STORES
1000 W. 10TH ST.
TULSA, OKLA. 74106
TEL. (918) 271-4018
FAX (918) 271-4013

UNIVERSITY REAL ESTATE SERVICES
UNIVERSITY REAL ESTATE SERVICE
1000 W. 10TH ST.
TULSA, OKLA. 74106
TEL. (918) 271-4018
FAX (918) 271-4013

RETIRED COMMERCIAL TRUCKS, INC.
RETIRED COMMERCIAL TRUCKS, INC.
SUITE 200
1416 W. 10TH ST.
TULSA, OKLA. 74106
TEL. (918) 271-2800

PROJECT DESCRIPTION	DATE	STATUS
Project A: New Product Development	2023-01-15	In Progress
Project B: Marketing Campaign Launch	2023-02-01	Completed
Project C: System Upgrade	2023-03-10	On Hold
Project D: Customer Service Training	2023-04-05	Completed
Project E: Financial Audit	2023-05-20	In Progress
Project F: HR Policy Review	2023-06-15	On Hold
Project G: IT Security Assessment	2023-07-01	Completed
Project H: Sales Training Program	2023-08-10	In Progress
Project I: Compliance Training	2023-09-05	Completed
Project J: Quality Assurance Review	2023-10-20	In Progress
Project K: Customer Feedback Analysis	2023-11-15	On Hold
Project L: Internal Audit	2023-12-01	Completed

UNPLANNED EXPENSES OF THE FOLLOWING: MAINTAIN & OPERATE AN UNMAINTAINED HELICOPTER
THE APPLICANT PROPOSES TO INSTALL THE FOLLOWING EQUIPMENT AT THE COMMUNICATIONS FACILITY AS FOLLOWS:

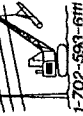
- INSTALL A SET OF HIGH ANTIPODE/POLE.
- INSTALL 3 ANTENNA RECEIVERS (1 ANTENNA PER SECTOR & BEST MAG. CONTROL (SEE LOG, EXP. SERVICES)
- INSTALL NEW 11'-4" OF PRE-INSTALLED EQUIPMENT SHELVES
- INSTALL NEW COAX CABLE FROM EQUIPMENT SHELVES TO ANTENNAS
- INSTALL NEW ZONE DECKED ELECTRICAL SERVICE (SEE MAG. METER MAP)
- PROVIDE ANTENNA LOCATION FOR FUTURE USE BY OTHERS.

STATION 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648,

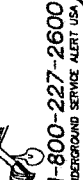
GENERAL NOTES

[illegible]

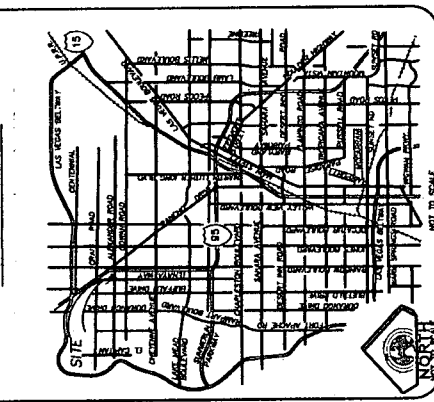
VOID HITTING OVERHEAD
TRUTH LINES IT'S COSTLY
**CALL BEFORE
YOU DO
OVERHEAD**



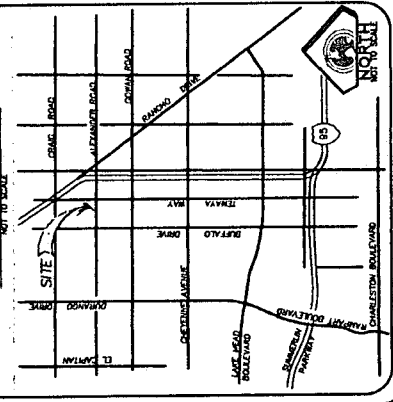
**AVOID CUTTING UNDERGROUND
UTILITY LINES IT'S COSTLY**



VICINITY MAP



LOCATION MAP



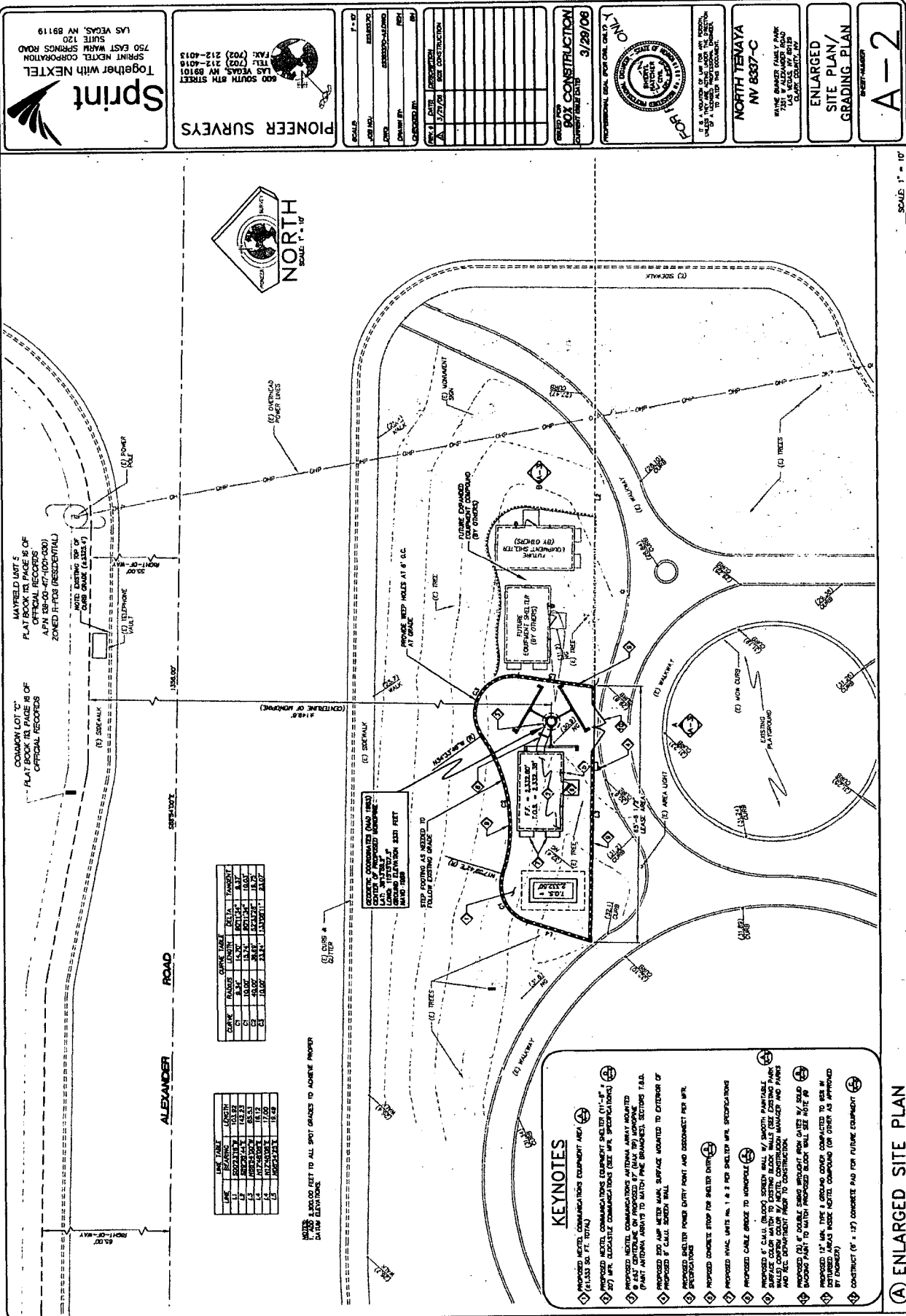
VAR-16155

SUP-16156

10/05/06 PC

[illegible]

NOTES



SPRINT
Together with NEXTEL
750 EAST WARM SPRINGS ROAD
SUITE 120
LAS VEGAS, NV 89119

PIONEER SURVEYS
600 SOUTH 8TH STREET
SUITE 100
LAS VEGAS, NV 89101
TEL: (702) 212-4010
FAX: (702) 212-4013

BOX CONSTRUCTION
CURRENT RELEASE DATE: 3/28/06

FORN
NORTH TEMAYA
NV 8937-C

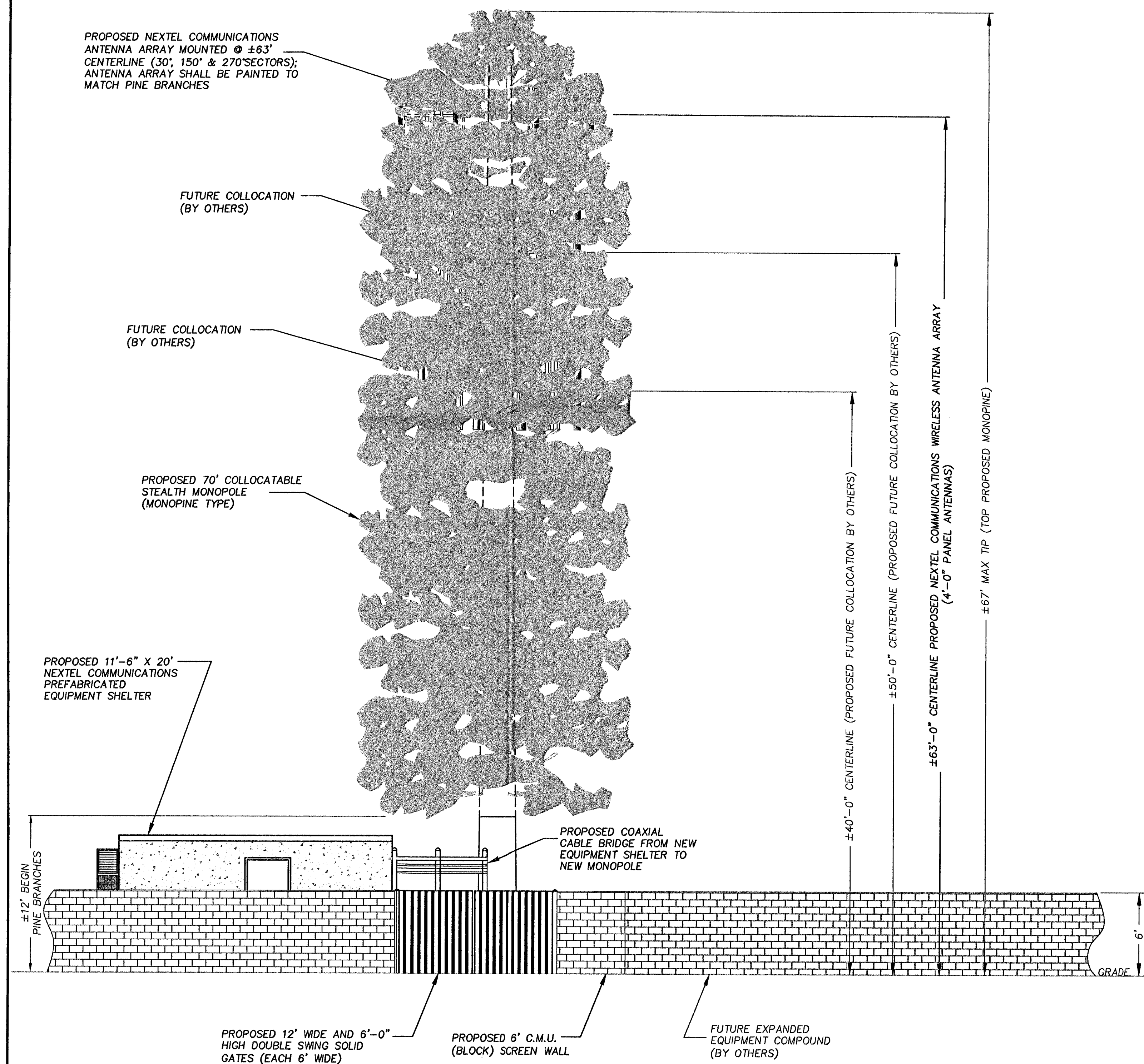
ENLARGED SITE PLAN/ GRADING PLAN

A-2

VAR-16156
SUP-16156
10/05/06 PC

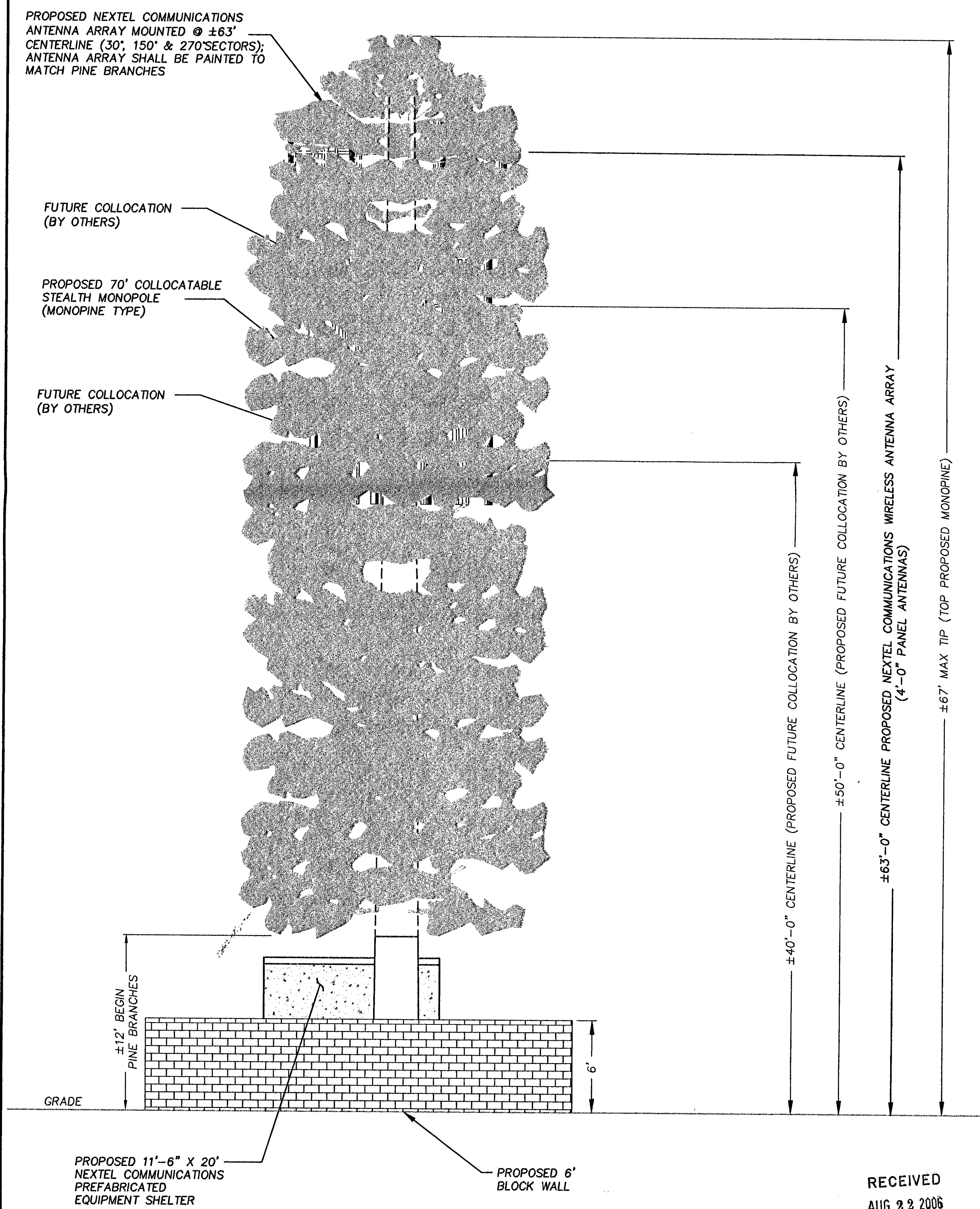
ENLARGED SITE PLAN

NOTES:
 1. GENERAL CONTRACTOR TO POST TOWER REGISTRATION (SEE CONSTRUCTION MANAGER FOR TOWER REGISTRATION NUMBER).
 2. CONTRACTOR TO REPLACE ALL DISTURBED AREAS TO MATCH EXISTING (ASPHALT, LANDSCAPING, CURB, ETC.)



Ⓐ SOUTH ELEVATION

SCALE: 1" = 5'



Ⓑ EAST ELEVATION

RECEIVED
AUG 22 2006

Sprint
 Together with NEXTEL
 SPRINT NEXTEL CORPORATION
 750 EAST WARM SPRINGS ROAD
 SUITE 120
 LAS VEGAS, NV 89119

PIONEER SURVEYS
 600 SOUTH 8TH STREET
 LAS VEGAS, NV 89101
 TEL: (702) 212-4016
 FAX: (702) 212-4013

SCALE:	1" = 5'
JOB NO.:	323.833.7C
DWG:	3238337C-A3.DWG
DRAWN BY:	TDG
CHECKED BY:	CCK

REV. #	DATE	DESCRIPTION
1	12/22/05	100% ZONING DRAWINGS
2	7/11/06	OWNER COMMENTS

ISSUED FOR: **100% ZONING**
 CURRENT ISSUE DATE: **7/11/06**

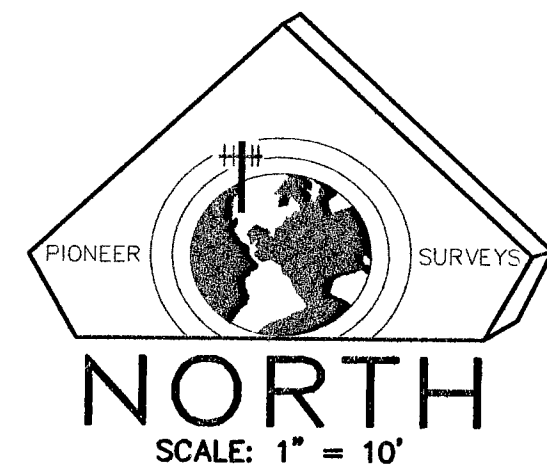
PROFESSIONAL SEAL (FOR CIVIL ONLY):
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**NORTH TENAYA
 NV 8337-C**
 WAYNE BUNKER FAMILY PARK
 7351 W ALEXANDER ROAD
 LAS VEGAS, NV 89129
 CLARK COUNTY, NV

ELEVATIONS

SHEET NUMBER
A-3

VAR-16155 SUP-16156 → PC-10/5/06



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	9.34'	14.70'	90°11'34"	9.37'
C1	10.00'	15.74'	90°11'34"	10.03'
C2	40.00'	36.69'	52°33'28"	19.75'
C3	10.00'	23.24'	133°08'11"	23.07'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°23'16"W	103.92
L2	S89°36'44"E	142.23
L3	N88°54'00"W	65.53
L4	N17°48'08"E	16.12
L4	N17°48'08"E	17.00
L5	N08°34'25"E	19.49

COMMON LOT "C"
PLAT BOOK 113, PAGE 16 OF
OFFICIAL RECORDS

MAYFIELD UNIT 5
PLAT BOOK 113, PAGE 16 OF
OFFICIAL RECORDS
A.P.N. 138-03-417-(001-030)
ZONED R-PD8 (RESIDENTIAL)

NOTE: EXISTING TOP OF
CURB GRADE (±2325.4')

GEODETIC COORDINATES (NAD 1983)
CENTER OF PROPOSED MONOPINE
LAT: 36°13'58.2"
LONG: 115°15'07.3"
GROUND ELEVATION 2331 FEET
NAVD 1988



PIONEER SURVEYS

600 SOUTH 8TH STREET
LAS VEGAS, NV 89101
TEL: (702) 212-4016
FAX: (702) 212-4013

SCALE:	1" = 10'
JOB NO:	323.833.7C
DWG:	3238341-A1DWG
DRAWN BY:	TDG
CHECKED BY:	OCK

REV. #	DATE	DESCRIPTION
1	12/22/05	100% ZONING DRAWINGS
2	2/15/06	ADDED CURB GRADE ACROSS STREET
3	7/11/06	OWNER COMMENTS

ISSUED FOR: 100% ZONING
CURRENT ISSUE DATE: 7/11/06

PROFESSIONAL SEAL (FOR CIVIL ONLY):

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

NORTH TENAYA
NV 8337-C

WAYNE BUNKER FAMILY PARK
7351 W ALEXANDER ROAD
LAS VEGAS, NV 89129
CLARK COUNTY, NV

ENLARGED
SITE PLAN

SHEET NUMBER
A-2

RECEIVED
AUG 22 2006

SCALE: 1" = 10'

A ENLARGED SITE PLAN

VAR-10155; SUP-16156 → PC-1015106

LEGEND

STREET CENTERLINE	---
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EXISTING RIGHT-OF-WAY	---
EXISTING CHAIN LINK FENCE	--- X --- X ---
EXISTING (ABBREVIATION)	(E)
EXISTING ASPHALT ELEVATION	(XX.XX) AC
EXISTING AREA LIGHT	☼
FOUND MONUMENT AS NOTED	⊙
OVERHEAD POWER LINES	--- OHP --- OHP --- OHP ---
EXISTING TREE	⊙

BASIS OF BEARINGS

S88°54'00"E BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON FILE 72, PAGE 81, OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL #1LV00-354
FOUND RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF ALEXANDER ROAD AND TENAYA WAY

ELEVATION:
708.5827 METERS/2324.74 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

ADD 2300 FEET TO EXISTING GRADE FLAGS TO ACHIEVE PROPER ELEVATION DATUM.

NOTES

1. THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE OF NEVADA, INC., ORDER NO. 01302498 DATED NOVEMBER 1, 2005. PIONEER SURVEYS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID PRELIMINARY TITLE REPORT.

Ⓐ SITE PLAN

W 1/16
3
10
FOUND 1-1/2" ALUMINUM CAP
PLS 4541

A.P.N. 138-10-101-015
ZONED C-V (CIVIC DISTRICT)

1183.84'

500°11'38"W

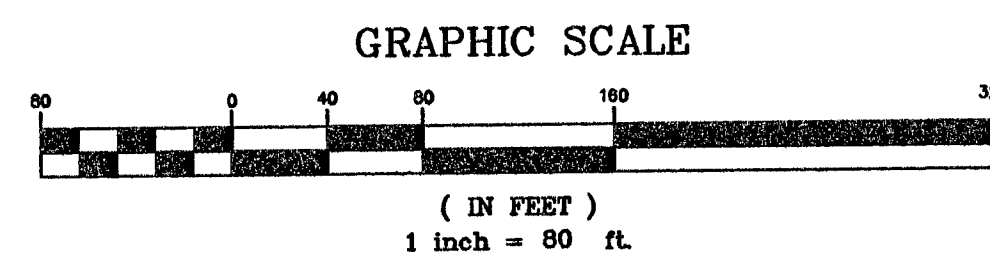
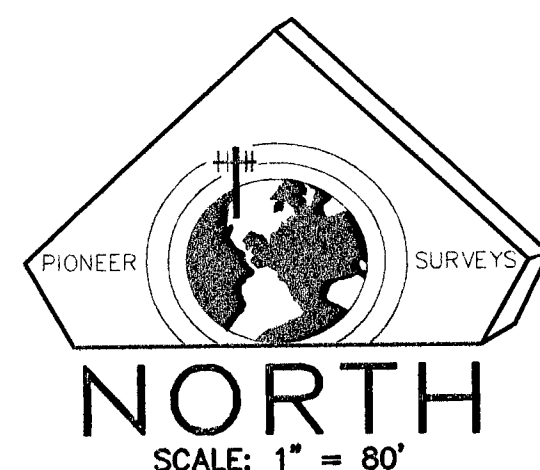
845.74'

ALEXANDER ROAD
S88°54'00"E (BASIS OF BEARINGS) 1356.00'

NEVADA POWER CO. AND
CENTRAL TELEPHONE COMPANY
EASEMENT FOR UNDERGROUND
ELECTRIC AND TELEPHONE LINES
RECORDED 12/15/1992 IN BK.
921215, INST. NO. 01271 OF
OFFICIAL RECORDS

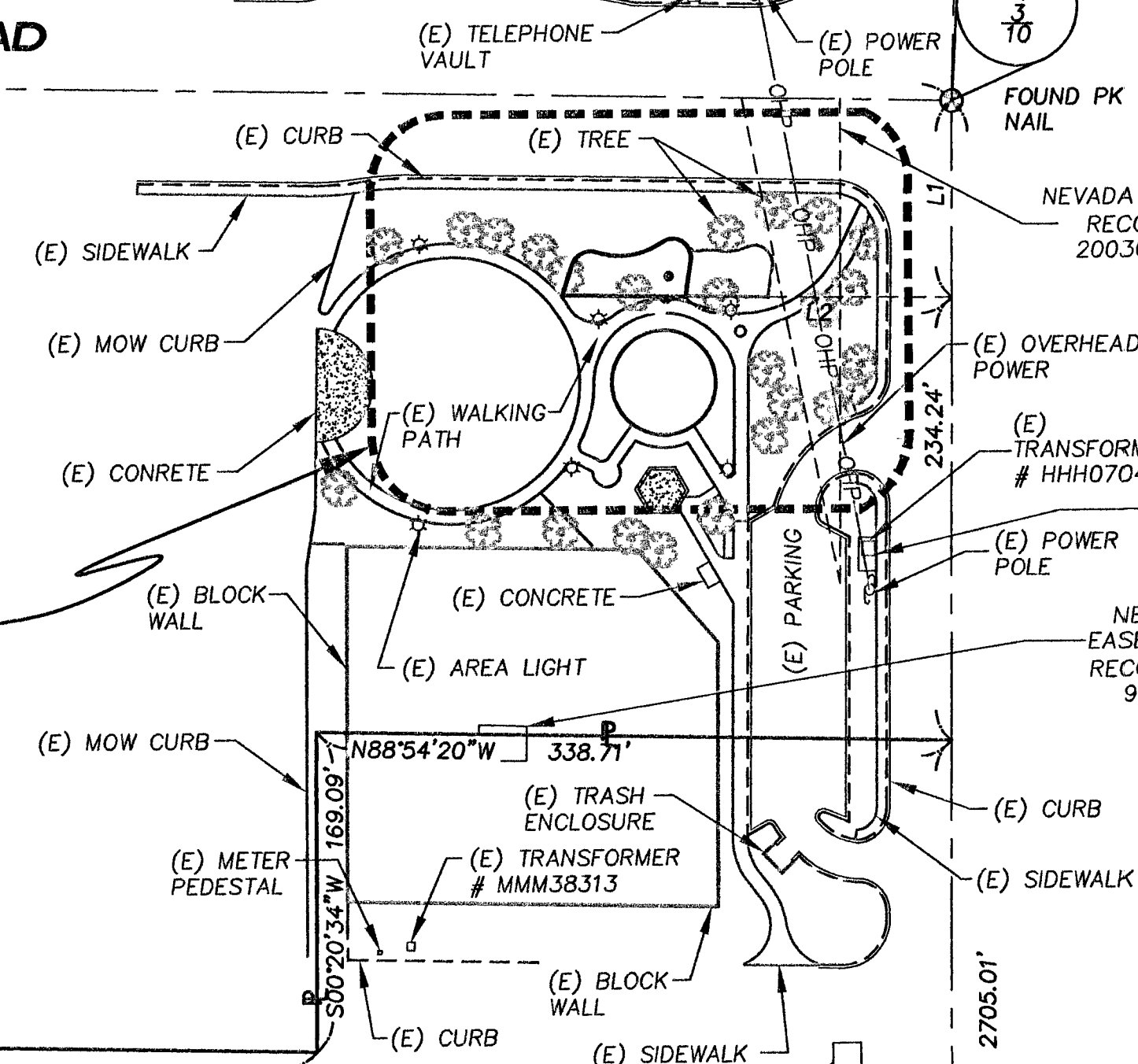
THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST
QUARTER (NW 1/4), AND THE NORTH HALF (N 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER
(NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND THE NORTH HALF (N 1/2) OF THE
NORTHWEST QUARTER (NW 1/4), AND THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND
THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF
NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER
(NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), OF SECTION 10,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
A.P.N. 138-10-101-017
ZONED C-V (CIVIC DISTRICT)

A.P.N. 138-10-101-018
ZONED C-V (CIVIC DISTRICT)



N88°55'18"W 1351.30'

MAYFIELD UNIT 5
PLAT BOOK 113, PAGE 16 OF
OFFICIAL RECORDS
A.P.N. 138-03-417-(001-030)
ZONED R-PD8 (RESIDENTIAL)



LAS VEGAS VALLEY WATER DISTRICT
EASEMENT FOR WATER PIPELINES
RECORDED 6/04/2003 IN BK. 20040604,
INST. NO. 02521 OF OFFICIAL RECORDS

LAS VEGAS VALLEY WATER DISTRICT
EASEMENT FOR WATER PIPELINES
RECORDED 7/28/2003 IN BK. 20030728,
INST. NO. 03414 OF OFFICIAL RECORDS

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	9.34'	14.70'	90°11'34"	9.37'
C1	10.00'	15.74'	90°11'34"	10.03'
C2	40.00'	36.69'	52°33'28"	19.75'
C3	10.00'	23.24'	133°08'11"	23.07'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°23'16"W	103.92
L2	S89°36'44"E	142.23
L3	N88°54'00"W	65.53
L4	N17°48'08"E	16.12
L4	N17°48'08"E	17.00
L5	N08°34'25"E	19.49

FOUND BRASS CAP
IN CONCRETE PLS
7008

Sprint
Together with NEXTEL
SPRINT NEXTEL CORPORATION
750 EAST WARM SPRINGS ROAD
SUITE 120
LAS VEGAS, NV 89119

PIONEER SURVEYS

600 SOUTH 8TH STREET
LAS VEGAS, NV 89101
TEL: (702) 212-4016
FAX: (702) 212-4013

SCALE:	1" = 80'
JOB NO.:	323.8337C
DWG:	3238337C-AIDWG
DRAWN BY:	TDG
CHECKED BY:	OCK

REV. #	DATE	DESCRIPTION
1	12/22/05	100% ZONING DRAWINGS
2	2/15/06	ADDED CURB GRADE ACROSS STREET
3	7/11/06	OWNER COMMENTS

ISSUED FOR:
100% ZONING
CURRENT ISSUE DATE:
7/11/06

PROFESSIONAL SEAL (FOR CIVIL ONLY):

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**NORTH TENAYA
NV 8337-C**

WAYNE BUNKER FAMILY PARK
7351 W ALEXANDER ROAD
LAS VEGAS, NV 89129
CLARK COUNTY, NV

SITE PLAN

RECEIVED
AUG 22 2006

SHEET NUMBER

A-1

SCALE: 1" = 80'

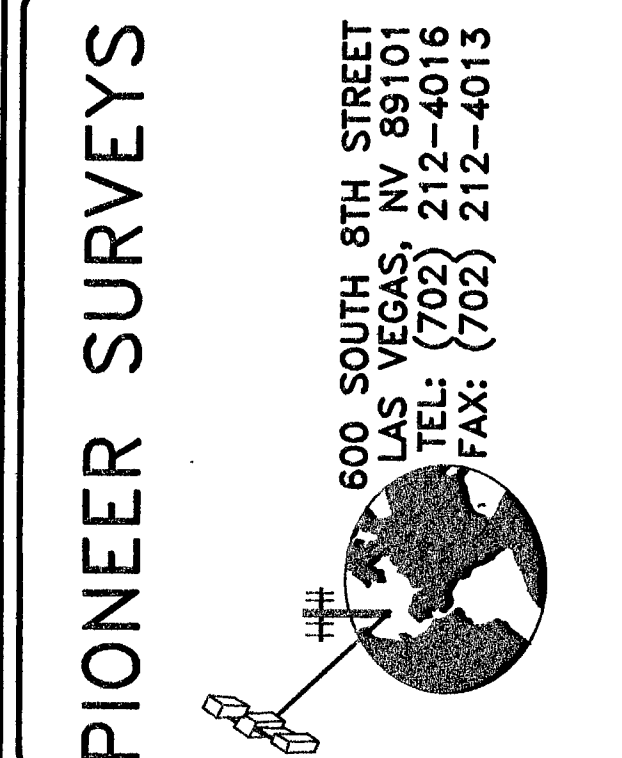
UHP-10155 ; 508-16156 → PC-10/5/06

Sprint

Together with NEXTEL



NV8337-C
NORTH TENAYA
A.P.N. 138-10-101-017
WAYNE BUNKER FAMILY PARK
7351 W ALEXANDER ROAD
LAS VEGAS, NV 89129



SCALE: N/A
JOB NO.: 323.833.7C
DWG: 323833-TLDWG
DRAWN BY: TDG
CHECKED BY: CK

REV.	DATE	DESCRIPTION
1	12/22/05	100% ZONING DRAWINGS
2	7/11/06	OWNER REVISIONS

ISSUED FOR: 100% ZONING
CURRENT ISSUE DATE: 7/11/06

PROFESSIONAL SEAL (FOR CIVIL ONLY):

RECEIVED
AUG 3 2006

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NORTH TENAYA
NV 8337-C

WAYNE BUNKER FAMILY PARK
7351 W ALEXANDER RD
LAS VEGAS, NV 89129
CLARK COUNTY, NV

TITLE SHEET
VAR-16155
SUP-16156

SHEET NUMBER 05/06 PC
T-1

PROJECT DESCRIPTION

PROJECT CONSISTS OF THE FOLLOWING:

THE APPLICANT PROPOSES TO INSTALL, MAINTAIN & OPERATE AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY AS FOLLOWS:

- INSTALL A 67' HIGH MONOPINE/TOWER.
- INSTALL (3) ANTENNA SECTORS (4) ANTENNA PER SECTOR @ $\pm 63^\circ$ RAD. CENTER. (30', 150', 270' SECTORS)
- INSTALL NEW 11'-6" x 20' PREFABRICATED EQUIPMENT SHELTER
- INSTALL NEW COAX CABLE RUNS FROM EQUIPMENT SHELTER TO ANTENNAS.
- INSTALL NEW 200A DEDICATED ELECTRICAL SERVICE (200 AMP METER MAIN).
- PROVIDE ANTENNA LOCATION FOR FUTURE USE BY OTHERS.
- CONSTRUCT 6' C.M.U. SCREEN WALL W/ SMOOTH PAINTABLE SURFACE COLOR MATCH TO EXISTING BLOCK WALLS

PROJECT TEAM

A/E

PIONEER SURVEYS
600 SOUTH 8TH STREET
LAS VEGAS NEVADA, 89101
TEL: (702) 212-4016
FAX: (702) 213-4013

CONSTRUCTION

T.B.D.

S/A

SRES
(STRATEGIC REAL ESTATE SERVICES)
320 WARM SPRINGS ROAD, SUITE B
LAS VEGAS, NV 89119
TRACY CLINE
TEL: (702) 985-1964

ELECTRICAL ENGINEER

PIONEER SURVEYS
SUB CONSULTANTS
SILVER STATE ENGINEERING AND TESTING

POWER COMPANY

NEVADA POWER COMPANY

TELEPHONE COMPANY

SPRINT TELEPHONE

R/F

NEXTEL COMMUNICATIONS, INC.
750 EAST WARM SPRINGS ROAD
SUITE 120
LAS VEGAS, NV 89119
TEL: (702) 614-5600

PROJECT DATA

LATITUDE: 36°13'58.2"

LONGITUDE: 115°15'07.3"

ELEVATION: 2,331'

PROPOSED LEASE AREA: $\pm 1,553$ SQ. FT.

ZONING CLASSIFICATION: C-V (CIVIC DISTRICT)

ZONING JURISDICTION: CITY OF LAS VEGAS

TYPE OF CONSTRUCTION: V-B

PROPOSED OCCUPANCY: U-1
(UNMANNED TELECOMMUNICATIONS FACILITY)

COUNTY: CLARK
ASSESSORS PARCEL No. 138-10-101-017

INDEX TO DRAWINGS

SHEET No.	SHEET INFORMATION	REVISION No.	REVISION DATE
GENERAL			
T-1	TITLE SHEET	1	7/11/06
ARCHITECTURAL			
A-1	SITE PLAN	2	7/11/06
A-2	ENLARGED SITE PLAN	2	7/11/06
A-3	ELEVATIONS	1	7/11/06

GENERAL NOTES

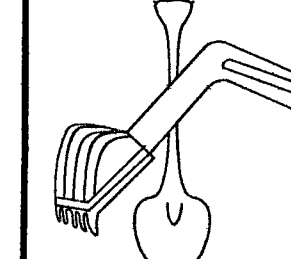
1. THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN PRINTED IN A 24" X 36" FORMAT. IF THIS DRAWING SET IS NOT 24" X 36", THIS SET IS NOT TO SCALE. (IN 11 X 17 FORMAT THE SCALES REPRESENTED ARE APPROXIMATELY HALF OF THERE REPRESENTED VALUES).
2. METER TO BE LABELED WITH PERMITTED ADDRESS.
3. TOWER REGISTRATION TO BE POSTED (SEE CONSTRUCTION MANAGER FOR REGISTRATION NUMBER).
4. A TOPOGRAPHICAL & BOUNDARY SURVEY WAS PERFORMED ON NOVEMBER 28, 2005.

DRAWING APPROVALS

TITLE	SIGNATURE	DATE
RF ENGINEER		
SITE ACQ.		
PROPERTY OWNER		
CONSTRUCTION DIRECTOR		
ZONING APPROVAL		

AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY

CALL BEFORE YOU DIG



1-800-227-2600
UNDERGROUND SERVICE ALERT USA

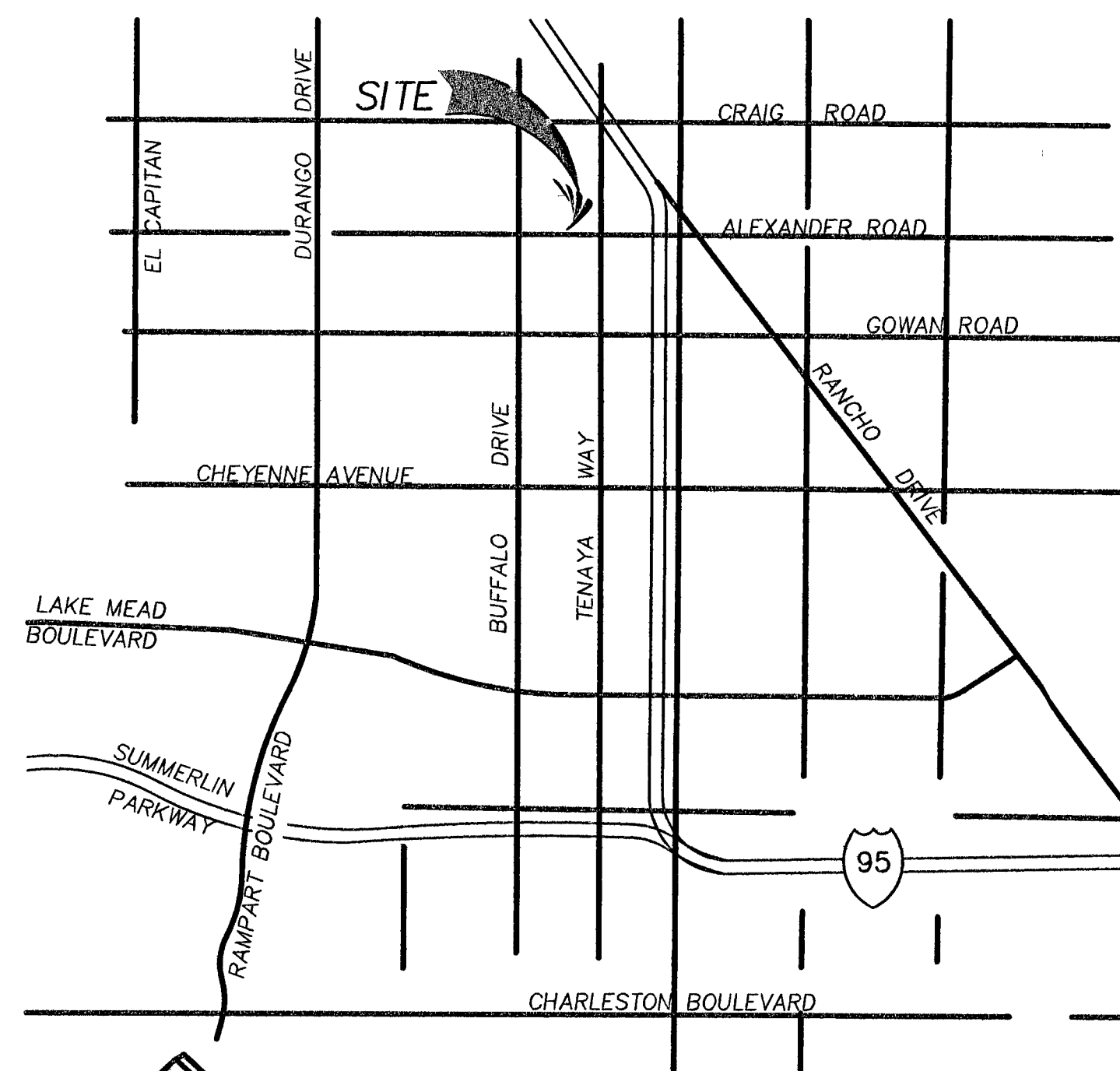
AVOID HITTING OVERHEAD UTILITY LINES IT'S COSTLY

CALL BEFORE YOU DO OVERHEAD



1-702-593-6111

LOCATION MAP



VICINITY MAP



VICINITY MAP

NOT TO SCALE

SITE INFORMATION

PROPERTY OWNER/LESSOR:

CITY OF LAS VEGAS
400 EAST STEWART AVENUE
LAS VEGAS, NV 89101
CONTACT: ROBIN YOAKUM
TELEPHONE: (702) 229-1022

SITE ADDRESS:

WAYNE BUNKER FAMILY PARK
7351 W ALEXANDER ROAD
LAS VEGAS, NV 89129

COUNTY: CLARK
ASSESSORS PARCEL No. 138-10-101-017

APPLICANT/LESSEE:

NEXTEL COMMUNICATIONS, INC.
750 EAST WARM SPRINGS ROAD
SUITE 120
LAS VEGAS, NV 89119

CONTACTS:
KEVIN HAYES (702) 491-2937

BUILDER:

T.B.D.

POWER COMPANY

NEVADA POWER CO.
LAS VEGAS DISTRICT OFFICE
2215 LONE MOUNTAIN ROAD
NORTH LAS VEGAS, NEVADA 89030
CONTACT: T.B.D.
TEL: T.B.D.

TELEPHONE COMPANY

SPRINT TELEPHONE
330 S. VALLEY VIEW BLVD.
LAS VEGAS, NV. 89152
TEL: (702) 244-7330
FAX: (702) 244-6437