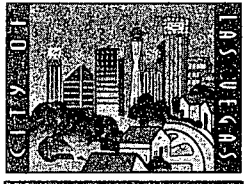


City Council Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Kirtus Veater
Spectrum Surveying & Engineering
7351 W. Charleston Boulevard., Suite 120
Las Vegas, Nevada 89117

RE: Cell Facility at APN: 137-35-501-004 for T-Mobile USA Inc. is located at
101 S. Pavilion Center Drive.

Dear Mr. Wright:

It has been determined that the proposed 84-foot wireless communication facility, stealth meets the standard for approval as defined in Title 19.04.040 and 19.20.020 of the Zoning Code of the City of Las Vegas, subject to the following.

1. Conformance to the submitted site plan and elevations.
2. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.

A Special Use Permit application will not be required prior to submittal of building permits. It should be noted that within ten (10) days after this notice is mailed, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. A copy of this letter must be included in the permit package.

If you have any questions, please feel free to contact me at (702) 229-6745.

Sincerely,

Ben Sticka, Planner II
Current Planning Division
Planning and Development Department

BS:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby





LAS VEGAS CITY COUNCIL

MAYOR

OSCAR B. GOODMAN

MAYOR PRO TEM

GARY REESE

LARRY BROWN

LAWRENCE WEEKLY

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

CITY MANAGER

DOUGLAS A. SELBY

FIELD OPERATIONS DIRECTOR

LARRY HAUGSNESS

February 22, 2006

Real Estate and Utilities must receive approval from the Councilman/woman in whose ward the facility will be located along with consent from the Parks/Open Spaces Manager before going forward with the following steps.

The following are guidelines for the application process with the City of Las Vegas, Planning and Development Department for zoning approval for cellular facilities:

- Any structure or collocation will always need zoning approval prior to the issuance of building permits. Therefore, Planning will have to look at plans for the proposed or existing facility.
- Obtaining a lease agreement with the City is a separate process from the zoning approval process. Applicant must obtain approval from Planning Department prior to applying for permits.
- Planning and Development staff must review each facility to determine if it meets the required conditions. These conditions may be found in the Nevada Revised Statutes, Title 19.04.040. For this review, staff requires that the applicant submit a site plan, elevations, and a photo simulation of the facility. There is no fee for this review and no formal application.
- If the facility meets the conditional requirements, it can be administratively approved by Planning and Development staff. An official letter will be sent to applicant, who can then proceed to obtain building permits. If the facility does not meet the requirements, a Special Use Permit will be required. The applicant must file a formal application with a fee to the City and have the item heard at a Planning Commission meeting and a City Council meeting for a public hearing. Once approved by City Council, the applicant may apply for a building permit.

Planning and Development Department – (702)229-6301
 Real Estate Division – (702)229-1021
 Building and Safety – (702)229-6251

DEPARTMENT OF FIELD OPERATIONS
 CITY OF LAS VEGAS
 400 STEWART AVENUE
 LAS VEGAS, NEVADA 89101

VOICE 702.229.1030

FAX 702.382.0848

TTY 702.386.9108

www.lasvegasnevada.gov

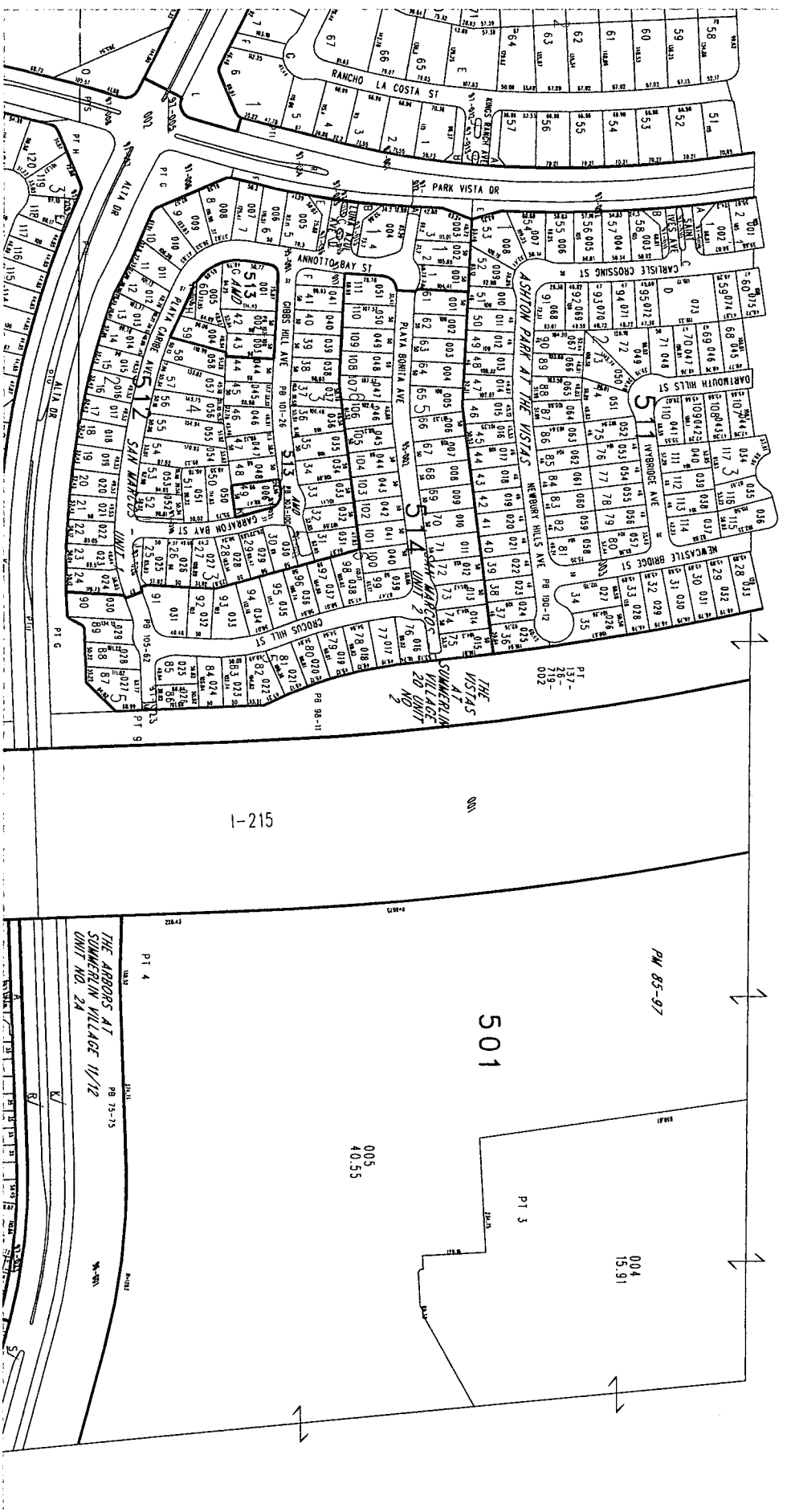
F:\Robln\planningcellularzoning.doc

COPY

APN Map



Separator Sheet



NOTES This map is for assessment, use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		US, THIS SCALE(ET) WHEN MAP REDUCED FROM 1117 ORIGINAL 0 50 100 200 400 600	
MAP LEGEND			
		AVERAGE DATE 22	
ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor			
PARCEL BOUNDARY _____ SUBD BOUNDARY _____ ROAD EASEMENT ----- PW/LD BOUNDARY ----- NON-PARCEL LOT LINE ----- MATCH LINE / LEADER LINE ----- ROAD ID NUMBER _____	001 ACREAGE 202 PARCEL SUB/SFO NUMBER R# 22-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER CL5 GOV LOT NUMBER		
		T20S R59E	
		35	
		N 2 NE 4	
		137-35-5	

Justification Letter



Separator Sheet



7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

* Admin
Approval

SDR-16454

Proposed 84'

light with antennas
appx 1500' to nearest
house.

Meets residential adjacency
and setback standards.

W2
August 28, 2006

Ben Sticka
Planner II
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101-6706

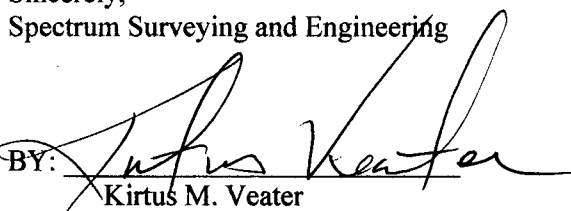
Reference: VG08372 I-215 & Alta / T-Mobile USA Inc.
**Zoning Process Determination for
Proposed Communication Facility**
101 S. Pavilion Center Drive
APN # 137-35-501-004

Spectrum Surveying & Engineering on behalf of T-Mobile USA Inc. is proposing a stealth wireless facility located at the northern ball field located at 101 South Pavilion Center Drive, APN #137-35-501-004. The parcel is currently zoned (P-C) Planned Community District. The proposed project includes the removal of an existing ball field light standard and replacing with a new 84' light standard. The existing ball field lights to be relocated. The installation of wireless antennas at a centerline height of 76', also the installation of outdoor equipment cabinets concealed within a 15' X 27', decorative block walled compound, painted to match the city building. Attached are two (2) copies of the zoning drawings, sheets T1, A1, A2, A3, two (2) copies of the photo simulations for the proposed site. I have also attached a copy of the Summerlin Design Review Approval and a copy of the letter from City of Las Vegas Real Estate Division.

Should you have any additional question or concerns please do not hesitate to call me at 702.367.7705 ext. 223.

Sincerely,
Spectrum Surveying and Engineering

BY:


Kirtus M. Veater
Project Coordinator
kveater@spectrumse.com

PLANNING AND
DEVELOPMENT

AUG 28 4 21 PM '06

RECEIVED

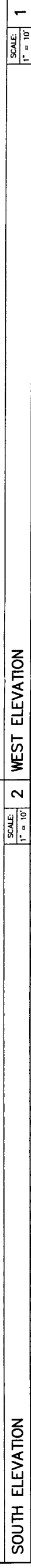
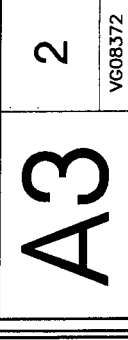


Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet



Plans (Approved Site Plan)



Separator Sheet



COMMENTS

CABLES.

COMM

ANTENNA AND CABLE SCHEDULE

1

ZONING

BASE AREA
INTERLINE

PLANS PREPARED BY:

SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 110
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK: APV:

B ANGTON	M CEEAII C	WENED
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L I C E N S I N G I D E .

SHEET TITLE:

SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: _____ REVISION: _____

3

VG08372

SITE DETAIL

SCALE:	1" = 10'
--------	----------

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED SEPTEMBER 10, 2002 IN BOOK 20020910 AS INSTRUMENT NO. 01666 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

BASIS OF BEARINGS

SOUTH 74°49'00" EAST, BEING THE CENTERLINE OF ALTA DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL #0LV09 36NWM6. BEING A RIVET AND PLATE, LOCATED IN THE TOP OF THE CURB, AT THE NORTHWEST CORNER OF PAVILLION CENTER AND ALTA.

ELEVATION: 3024.26 FEET (NAVD 1988)
921.7971 METERS (NAVD 1988)

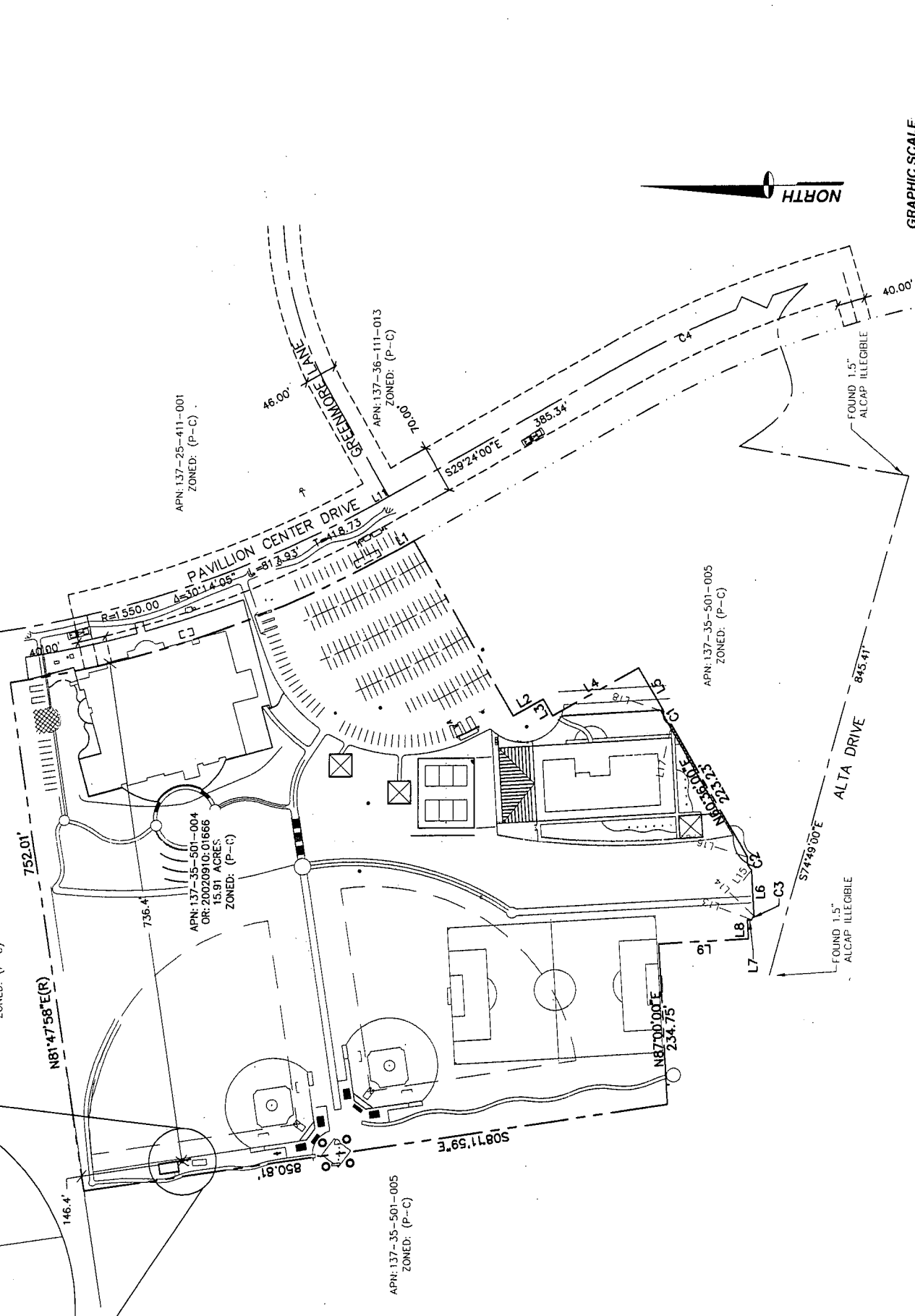
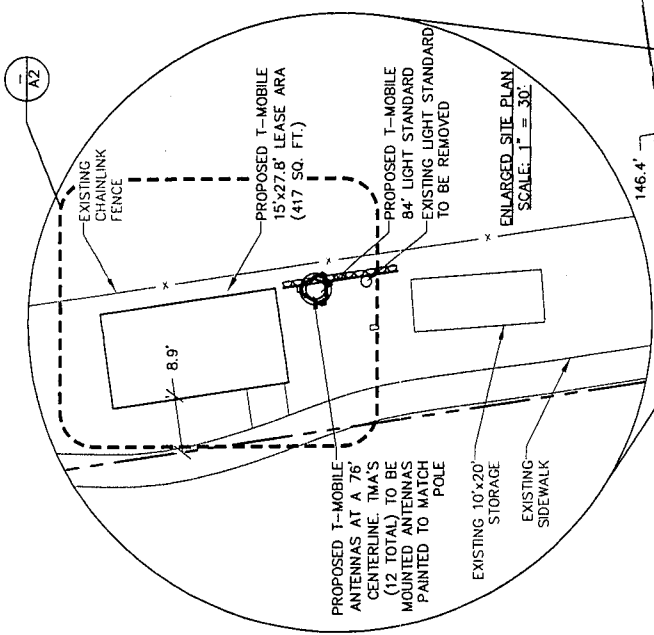
NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 06-04-0285 HAVE, DATED MAY 1, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- 3 RESERVATION & EASEMENTS. FROM USA. OR:67:5940. AFFECTS ENTIRE SUBJECT PROPERTY.
- 4 RESERVATION & EASEMENTS. FROM USA. OR:88:73769. AFFECTS ENTIRE SUBJECT PROPERTY.
- 5 RESERVATION & EASEMENTS. FROM USA. OR:67:56941. AFFECTS ENTIRE SUBJECT PROPERTY.
- 6 RESERVATION & EASEMENTS. FROM USA. OR:88:73768. AFFECTS ENTIRE SUBJECT PROPERTY.
- 7 FILE 73, PAGE 9 OF PARCEL MAPS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 8 BOOK 79, PAGE 58 OF PLATS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 9 FILE 84, PAGE 70 OF PARCEL MAPS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 10 FILE 85, PAGE 97 OF PARCEL MAPS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 11 NEVADA POWER CO. FOR ELEC. FACILITIES. OR:990407:00641. AFFECTS ENTIRE SUBJECT PROPERTY. (EXCEPT WITHIN BUILDING OUTLINES)

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



SCALE: 1" = 200'

SITE PLAN

OMNIPONT
on T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION:
1-215 AND ALTA
VG08372
101 S PAVILLION CENTER DR.,
LAS VEGAS, NEVADA 89144

CURRENT ISSUE DATE:
07/18/06

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/14/06	100% ZONING	J.Z.
1	06/20/06	ZONING REVISION	J.Z.
0	05/30/06	90% ZONING	B.L.

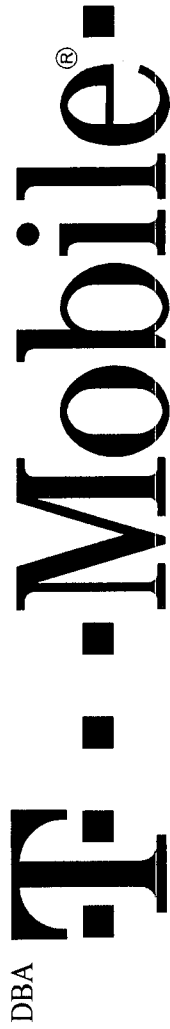
PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:
B. LANGTON M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: REVISION:
A1 2
VG08372



I-215 AND ALTA
VG08372



I-215 AND ALTA
VG08372

07/18/06

ZONING

					J.Z.
					J.Z.
					J.Z.
					B.L.

SPECTRUM

B. LANGTON	M. CEFALU	C. WENER
------------	-----------	----------

Number of hauls	<i>P. setiferus</i> (%)	<i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%)	<i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%)
1	~15	~15	~15
2	~35	~35	~35
3	~55	~55	~55
4	~65	~65	~65
5	~70	~70	~70
6	~75	~75	~75
7	~78	~78	~78
8	~80	~80	~80
9	~82	~82	~82
10	~83	~83	~83

TITLE SHEET

T1	3
	VG08372

- INSTALLATION OF WIRELESS ANTENNAS ON A 84' REPLACEMENT LIGHT STANDARD AT A 76' CENTRELINE
- INSTALLATION OF (4) OUTDOOR EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF ONE GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- INSTALLATION OF AN 8' DECORATIVE BLOCK WALL PAINTED TO MATCH CITY BUILDING AND FUTURE CIRCULAR CELL SITE
- INSTALLATION OF (1) 6' WIDE SOLID METAL GATE PAINTED TO MATCH CITY BUILDING AND FUTURE CIRCULAR CFTL SITE

PROJECT SUMMARY

T-MOBILE:
4175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

OWNER: CITY OF LAS VEGAS,
REAL ESTATE DIVISION
400 STEWART AVENUE, 4TH FLOOR
LAS VEGAS, NEVADA 89101

CONTACT: ROBIN YOAKUM
PHONE: (702) 229-1021

AREA OF CONSTRUCTION: 417 ± SQ. FT.

CURRENT ZONING: PLANNED COMMUNITY DISTRICT (P-C)

LATITUDE: 36° 10' 29.431"

ELEVATION: 3024.26 FEET (NAVD 1988)

A.P.N.: 137-3

HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

EQUIPMENT LOCATION: ■ OUTDOOR ■ INDOOR

ANTENNA LOCATION: ☐ NEW MONOPOLE ☐ NEW CUPROST TOWER

☐ EXISTING TOWER

1. INTERNATIONAL BUILDINGS CODE 2003
2. W/STATE AMENDMENTS
3. UNIFORM MECHANICAL CODE 2000
4. ANSI/IEA-222-F LIFE SAFETY CODE
5. NFPA-101-1997
6. UNIFORM PLUMBING CODE 2000
7. NATIONAL ELECTRIC CODE 2002
8. LOCAL BUILDING CODE(S)
9. CITY AND/OR COUNTY ORDINANCES

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117

T.B.D.

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117

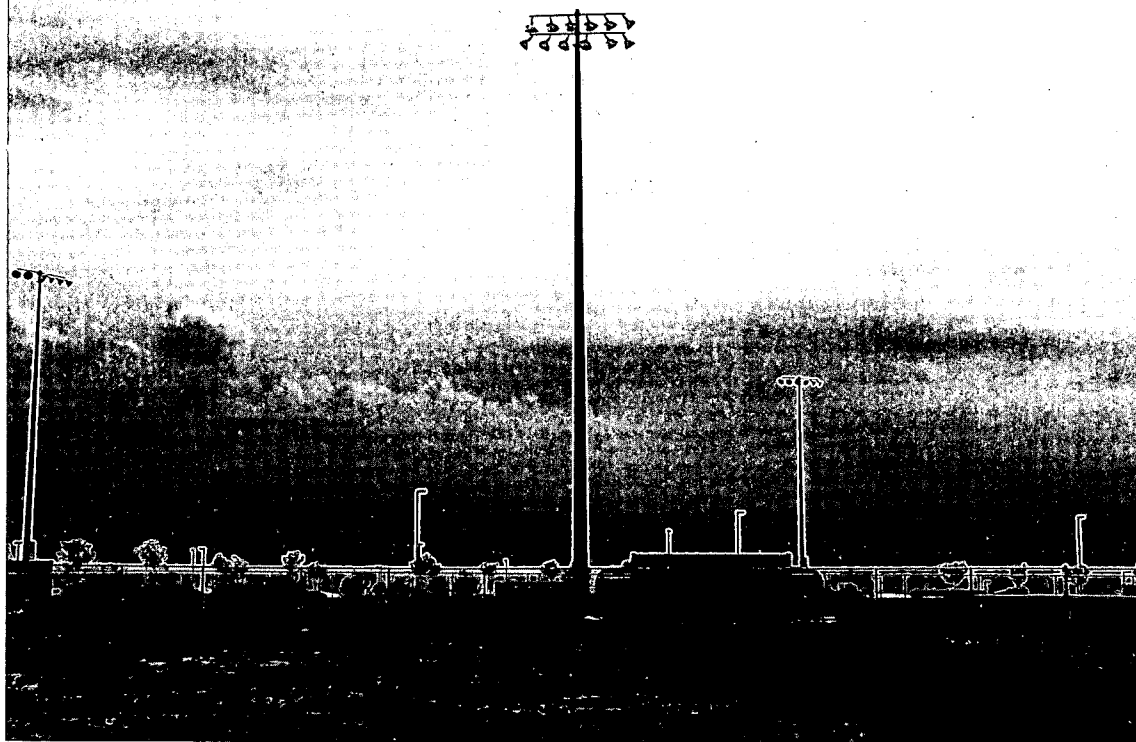
SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117

TITLE	SIGNATURE	DATE
RF ENGINEER		
OPE PROJECT MANAGER		
LANDLORD		
FIELD ENGINEER		
DEVELOPMENT SUPERVISOR		
CONSTRUCTION PROJECT MANAGER		
FIELD OPS MANAGER		
APPROVAL LIST		

Plans (PMT)



Separator Sheet

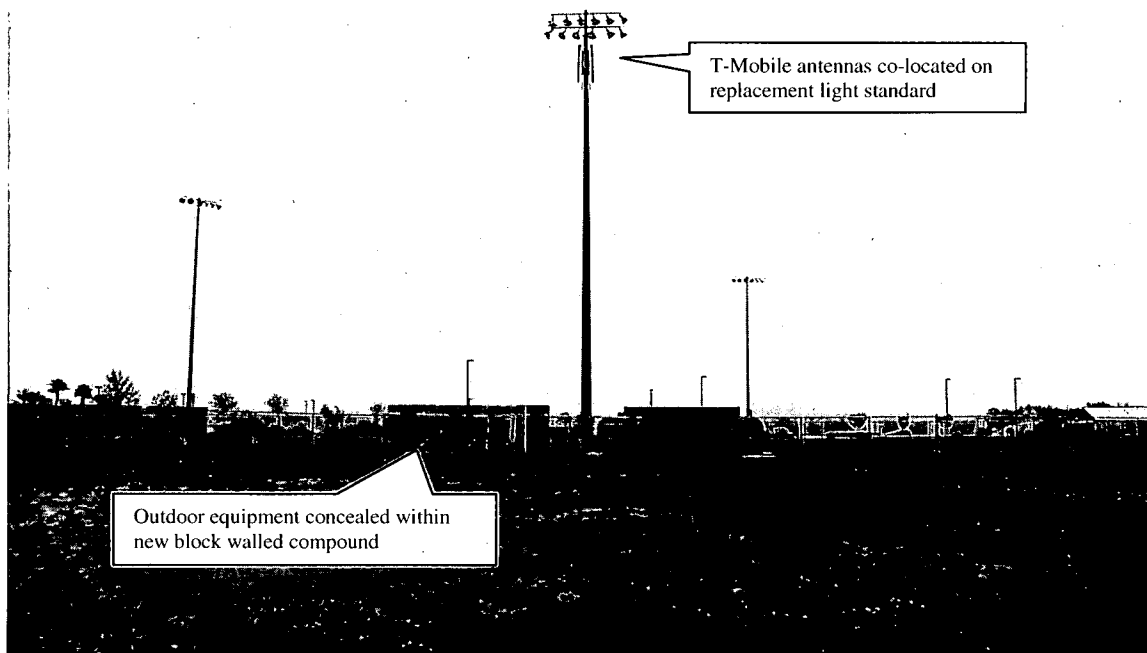


BEFORE T-MOBILE INSTALLATION

**T-MOBILE SITE VG08372 – I-215 and Alta
101 South Pavilion Center Drive**



7351 W. Charleston Blvd., Ste 120
Las Vegas, Nevada 89117, o-702.367.7705, f-702.367.8733



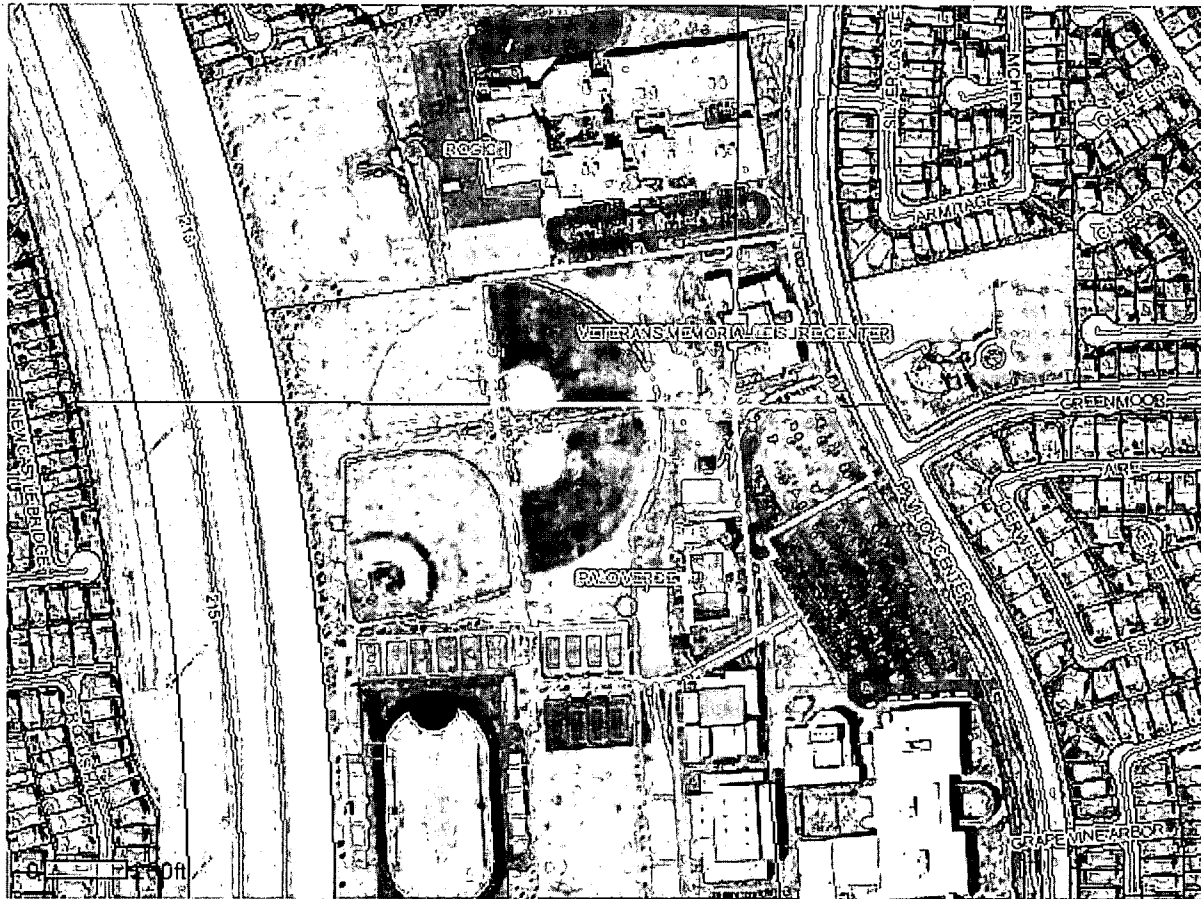
AFTER T-MOBILE INSTALLATION

**T-MOBILE SITE VG08372 – I-215 and Alta
101 South Pavilion Center Drive**



7351 W. Charleston Blvd., Ste 120
Las Vegas, Nevada 89117, o-702.367.7705, f-702.367.8733

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date created: 8/23/2006

Property Information

Parcel Number:	13735501004
Owner Name(s):	CITY OF LAS VEGAS
Site Address:	101 S PAVILION CENTER DR
Jurisdiction:	Las Vegas - 89144
Zoning Classification:	Planned Community District (P-C)

Miscellaneous Information

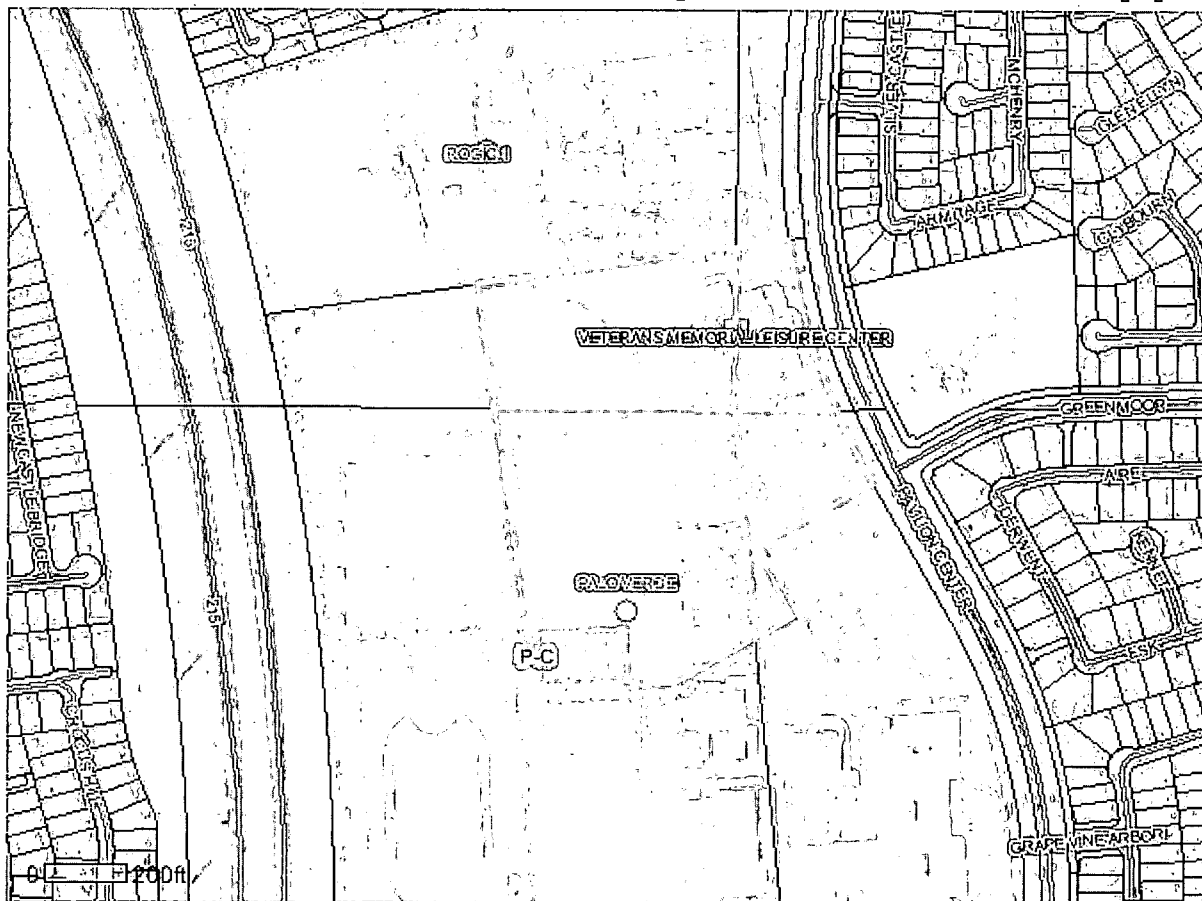
Subdivision Name: PARCEL MAP FILE 85 PAGE 97

Lot Block:	Lot 3	Construction Year:	1999
Last Sales Date:	00/0000	T-R-S:	20-59-35
Last Sales Price:	\$0	Census Tract:	3221
Recorded Doc Number:	2002091001666	Estimated Lot Size:	15.91 acres

Elected Officials

Commission District:	C - CHIP MAXFIELD	City Ward:	2 - STEVE WOLFSON
U.S. Senate:	JOHN ENSIGN, HARRY REID	U.S. Congress:	01 - SHELLEY BERKLEY
State Senate:	8 - BARBARA K. CEGAVSKE	State Assembly:	2 - GARN MABEY
School District:	E - DENISE BRODSKY	University Regent:	7 - STEVE SISOLAK
Board of Education:	2 - GARY P. WATERS	Minor Civil Division:	Las Vegas Township

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