

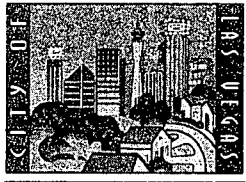
City Council Action Letter



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. Veater
Spectrum Surveying
7351 W. Charleston Boulevard, Suite 120
Las Vegas, Nevada 89117

RE: Cell Facility at APN: 138-31-501-003 for T-Mobile at 15 S. Rampart Boulevard.

Dear Mr. Veater:

It has been determined that the proposed addition of 12 antennas, which include four (4) antennas per sector on an existing 75-foot wireless communication facility, stealth meet 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 wireless communications facility (antennas) 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.
3. 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.
4. Prior to the final Planning Department sign off; one 24-inch box tree with four 5-gallon shrubs shall be planted at opposite ends of the south wall. There shall be a total of two trees and eight shrubs located on the site. All landscaping shall conform to Title 19.12 irrigation requirements.

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

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



September 22, 2006
SDR-16455 – Page Two

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,

A handwritten signature in black ink, appearing to read "Ben Sticka", with a long horizontal flourish extending to the right.

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

BS:nl

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



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

* Admin approval
Addition of 12 antennas
to existing mono-pine.

5DA-11455
Existing monopine
approved administratively
on 10/27/05.

Permit No. 05008338
Issue: 11/30/05
approved: 3/3/06

WZ
August 30, 2006

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

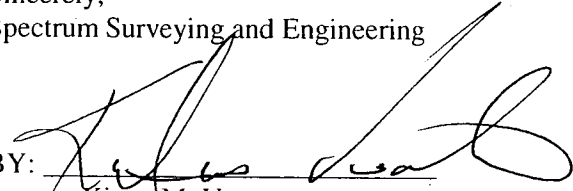
Reference: VG08186-C Alta & Hualapai / T-Mobile USA Inc.
**Zoning Process Determination for
Proposed Communication Facility**
15 S. Rampart
APN # 138-31-501-003

Spectrum Surveying & Engineering on behalf of T-Mobile USA Inc. is proposing to collocate wireless antennas on an existing Cingular Wireless 75' stealth wireless facility that is located at 15 S. Rampart, Las Vegas, Nevada, APN #138-31-501-003. The parcel is currently zoned (C-V) Civic District. The proposed project includes a ground lease with the City of Las Vegas, to lease approximately 784 (28' x 28' equipment compound) sq ft of space to locate equipment cabinets enclosed by a decorative 8' block wall to match the existing carrier's compound. T-Mobile proposes to install wireless antennas at a 62' centerline on Cingular's 75' monopine. 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 enclosed a copy of Cingular Wireless' zoning approval letter.

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

w/landscaping ok

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.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM THIS ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

AVG. AC. VALUE
35

PARCEL BOUNDARY

SUBD. BOUNDARY

ROAD EASEMENT

PW/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

CONV. ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

PARCEL NUMBER 001

ACREAGE 1.00

PARCEL SUB/SEO NUMBER 202

PLAT RECORDING NUMBER PM 23-45

BLOCK NUMBER 5

LOT NUMBER 5

CONV. LOT NUMBER 5

T20S R60E

31

N 2 NE 4

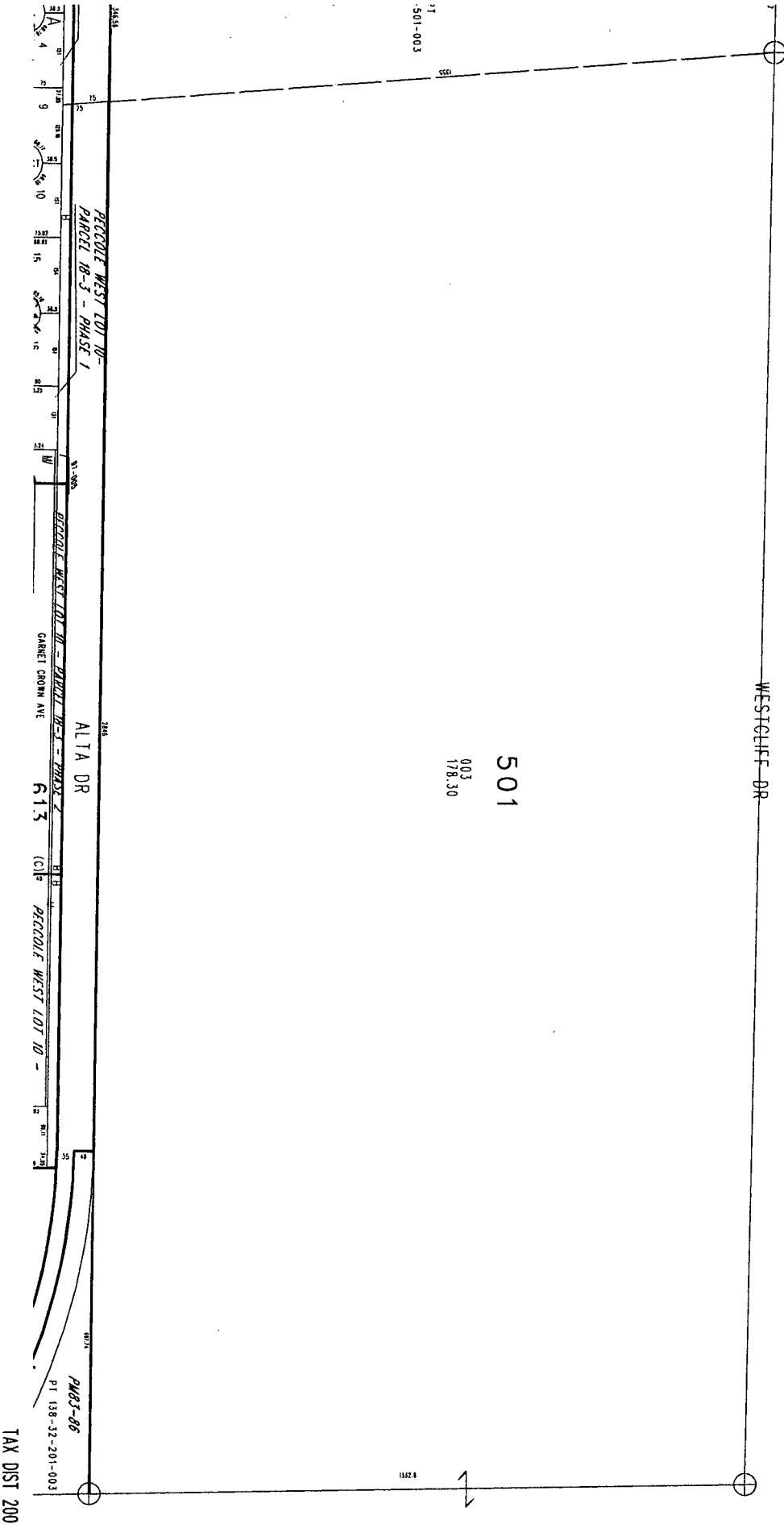
138-31-5

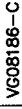
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Rev: 07/02/03

MAP

138-31-5

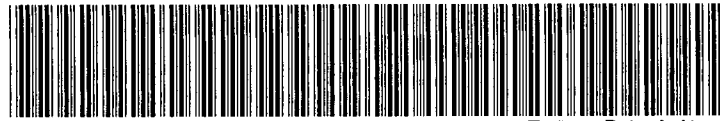




SOUTH ELEVATION

EAST ELEVATION

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

SITE DETAIL

LEGAL DESCRIPTION

LANDS DESCRIBED IN A GRANT, BARGAIN AND SALE DEED RECORDED APRIL 8, 1963 IN BOOK 435 AS DOCUMENT NO. 0350687 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, Lying WITHIN THE NORTHEAST (NE1/4) OF THE NORTHWEST (NW1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.D.M.

BASIS OF BEARINGS:

NORTH 89°42'11" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.D.M. AS SHOWN BY MAP THEREON ON FILE IN FILE 59 OF PARCEL MAPS, PAGE 26 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL, #1400 31NW6, BEING A RIVET AND PLATE IN THE TOP OF CURB ON THE NORTH SIDE OF ALTA DRIVE WEST OF THE L.V.V.M.D. PUMPING STATION.

ELEVATION: 2871.07 (FEET) (NAVD 1988)
875.1035 (METERS)

NOTES & TITLE REPORT EXCEPTIONS

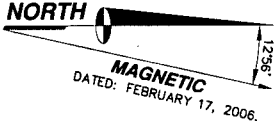
ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 08-02-0046-LINE, DATED JANUARY 20, 2008, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- 3) RESERVATION AND EASEMENTS, FROM USA, OR: 435; 350687.
- 5) TERMS, COVENANTS AND PROVISIONS, OR: 880208; 00435.
- 5) AFFECTS ENTIRE SUBJECT PROPERTY.
- 6) TERMS, COVENANTS CONDITION AND PROVISIONS ENTITLED MANAGEMENT AGREEMENT OR: 880419; 00290. AFFECTS ENTIRE SUBJECT PROPERTY.
- 8) TERMS, COVENANTS, CONDITIONS AND PROVISIONS ENTITLED COOPERATIVE AGREEMENT, OR: 910430; 00922. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- 10) NEVADA POWER CO. FOR ELECTRICAL LINES.
- 12) LAS VEGAS VALLEY WATER DISTRICT, FOR PIPELINES.
- 12) OR: 20000418; 00572. AFFECTS ENTIRE SUBJECT PROPERTY.
- 15) TERMS, COVENANTS, CONDITIONS AND PROVISIONS ENTITLED RIGHT OF ENTRY, OR: 20010118; 00926. AFFECTS ENTIRE SUBJECT PROPERTY.
- 17) FILE 117, PAGE 48 OF SURVEYS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 24) CITY OF LAS VEGAS, FOR DRAINAGE, OR: 20031010; 02901. AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.

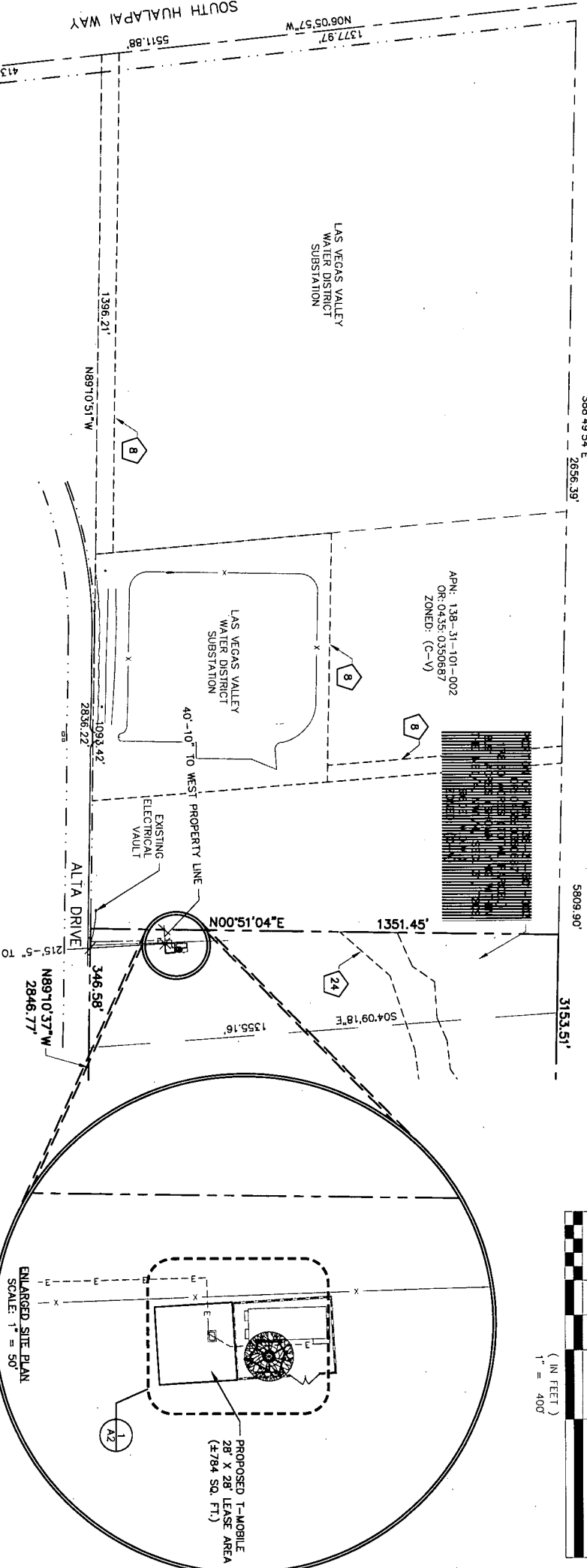
LINE	BEARING	LENGTH
L1	S89°10'51"E	50.37'
L2	S88°49'54"E	50.40'
L3	S89°08'56"E	39.76'

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



GRAPHIC SCALE



SITE PLAN

SCALE: 1" = 400'

POINT
Mobile
475 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION:

ALTA & HUAPALAI
VG08186-C
15 SOUTH RAMPART
LAS VEGAS, NEVADA 89144

CURRENT ISSUE DATE:

08/21/06

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	08/21/06	90% ZONING	J.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.:

J. ZULUETA M. CERAU C. WENNER

LICENSE:

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1

0

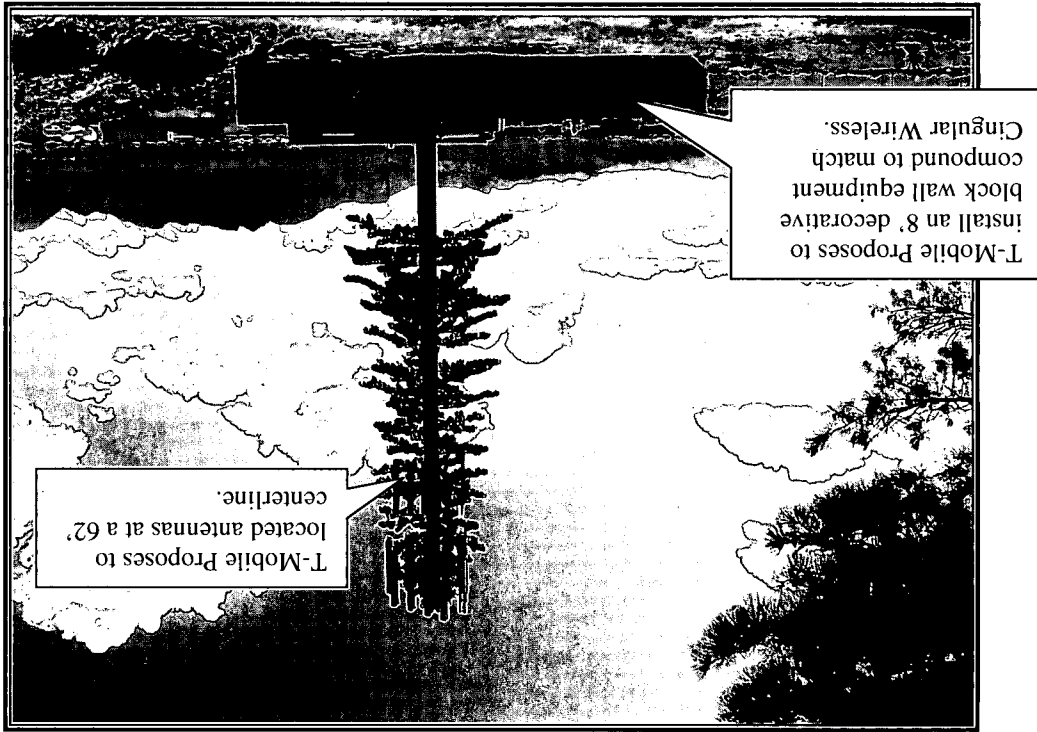
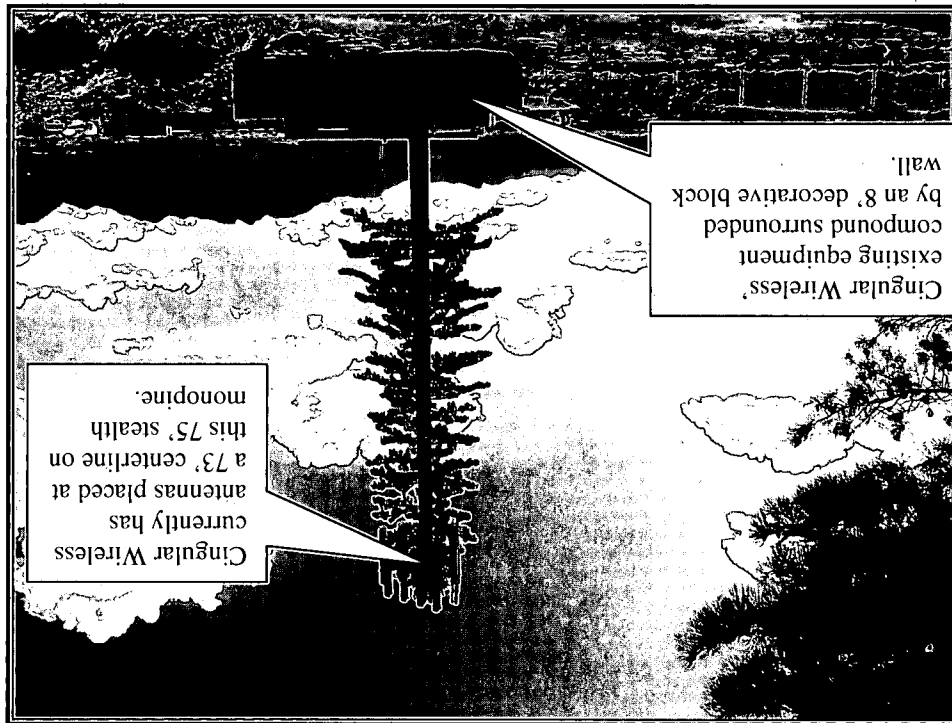
VG08186-C

Plans (PMT)

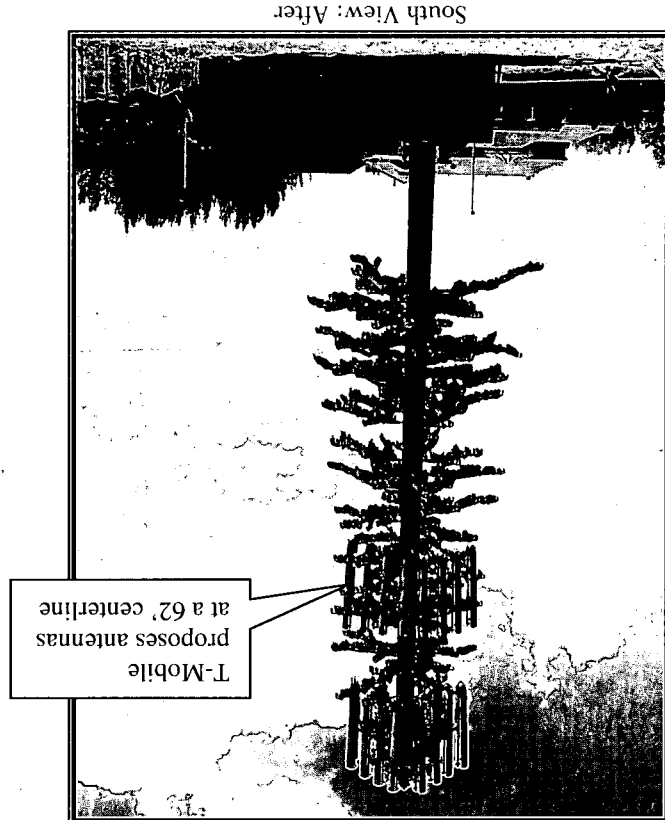
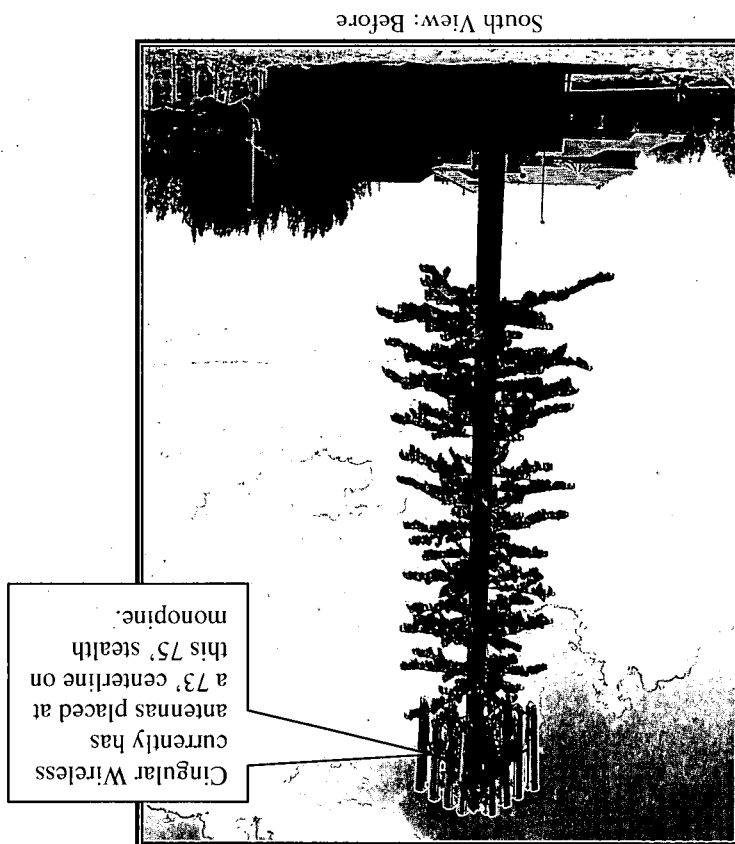


Separator Sheet

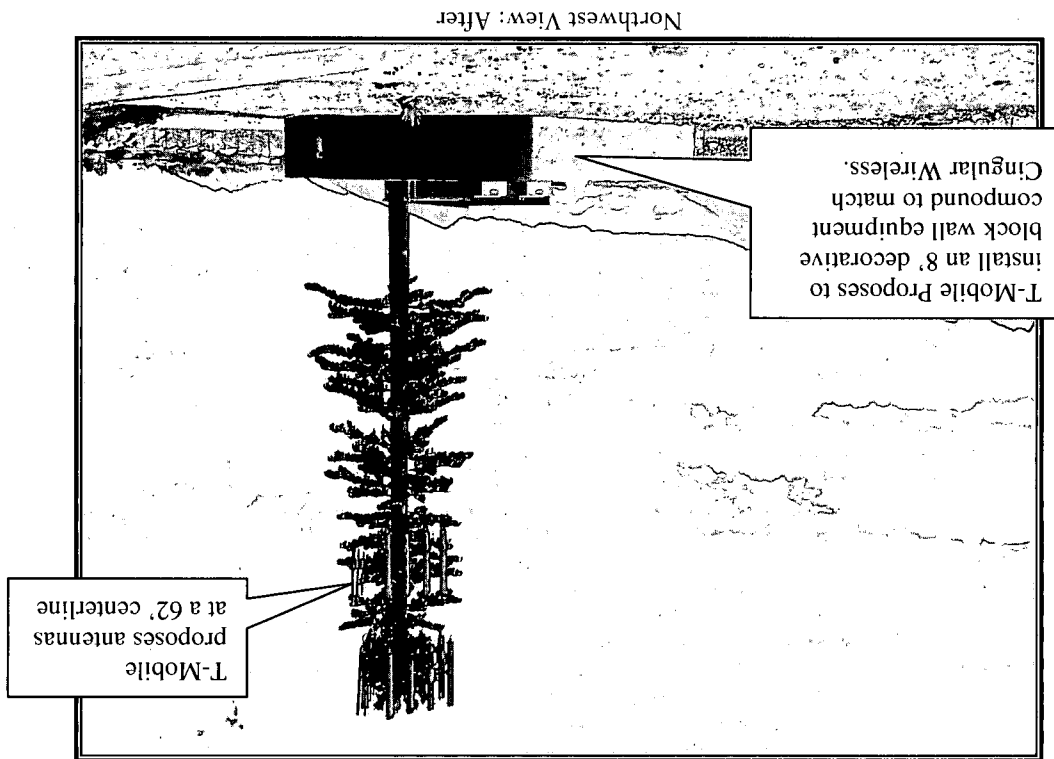
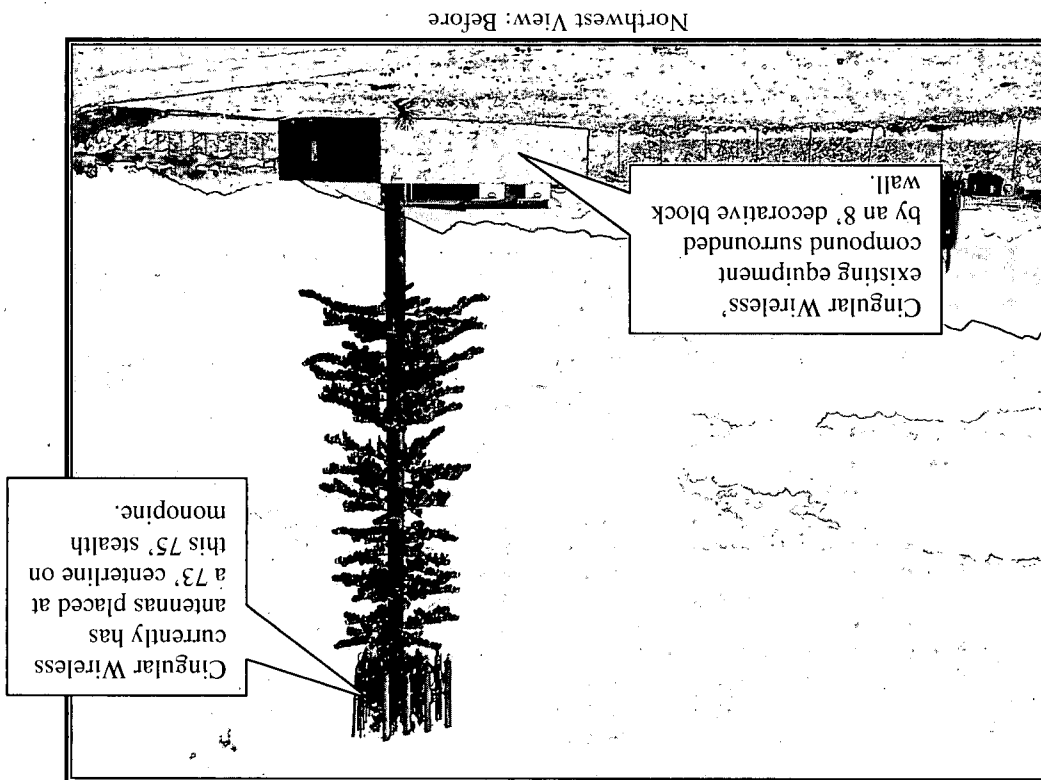
15 S. Rampart
APN # 138-31-501-003



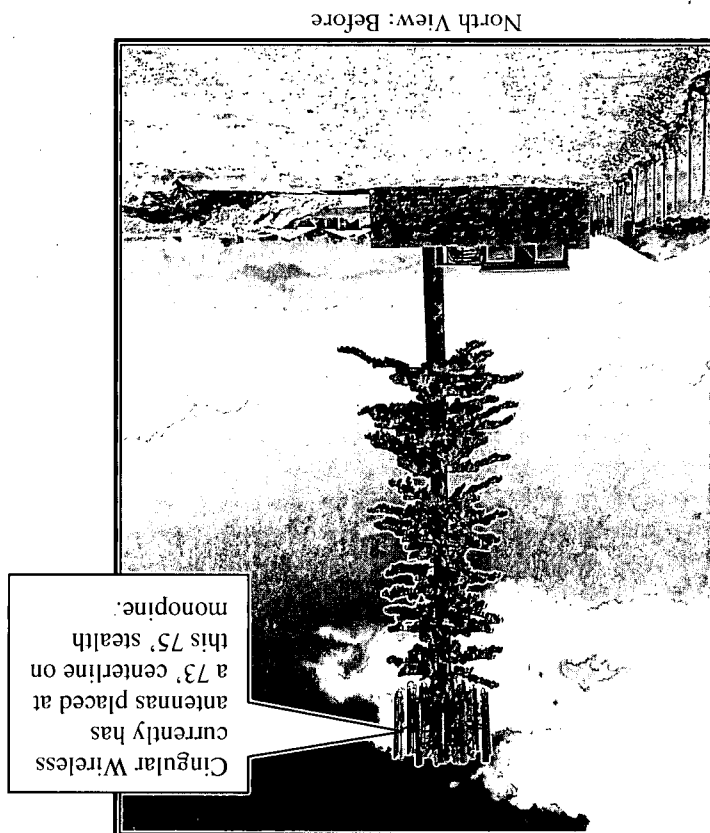
15 S. Rampart
APN # 138-31-501-003



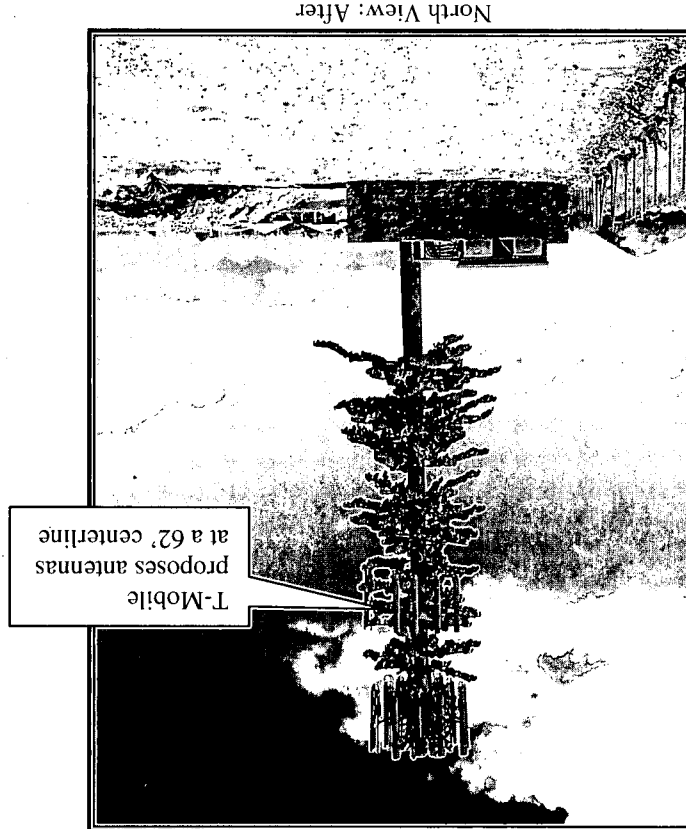
15 S. Rampart
APN # 138-31-501-003



15 S. Rampart APN # 138-31-501-003

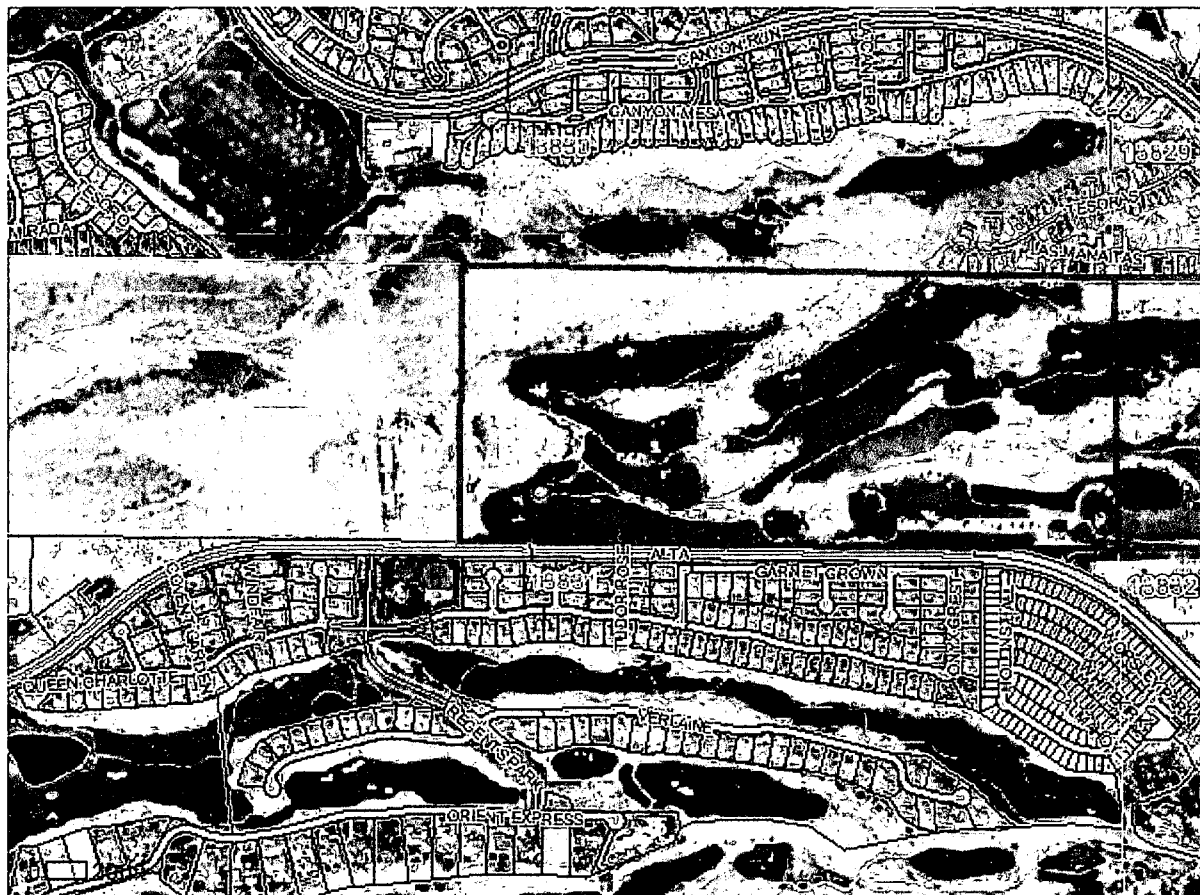


North View: Before



North View: After

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date created: 8/30/2006

Property Information

Parcel Number:	13831501003
Owner Name(s):	CITY OF LAS VEGAS
Site Address:	0
Jurisdiction:	Las Vegas - 89144
Zoning Classification:	Civic District (C-V)

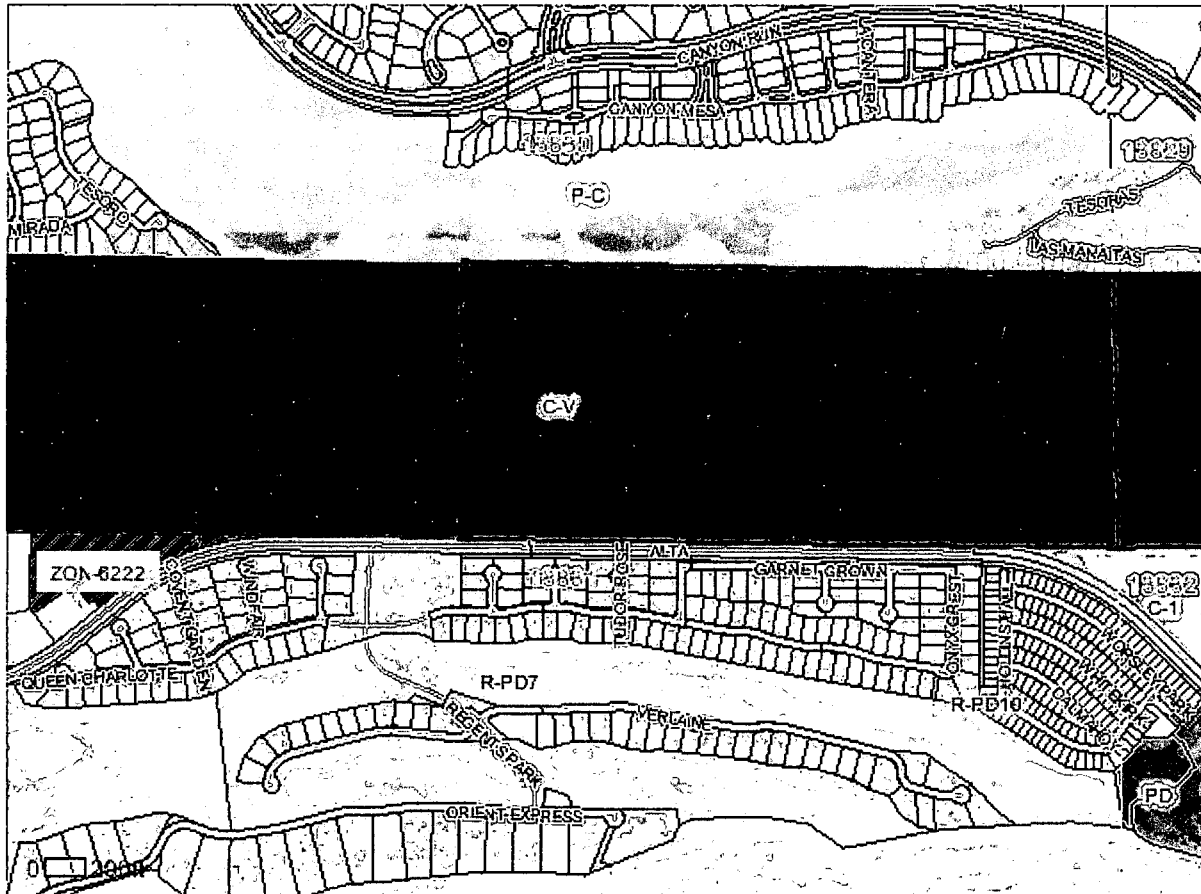
Miscellaneous Information

Subdivision Name:	PT N2 N2 SEC 31 20 60		
Construction Year:	0		
Last Sales Date:	00/0000	T-R-S:	20-60-31
Last Sales Price:	\$0	Census Tract:	3223
Recorded Doc Number:	0004350350687	Estimated Lot Size:	23.6 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

Southern Nevada GIS ~ OpenWeb Info Mapper



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Date created: 8/30/2006**

Property Information

Parcel Number:	13831501003
Owner Name(s):	CITY OF LAS VEGAS
Site Address:	0
Jurisdiction:	Las Vegas - 89144
Zoning Classification:	Civic District (C-V)

Miscellaneous Information

Subdivision Name: PT N2 N2 SEC 31 20 60
Construction Year: 0
Last Sales Date: 00/0000
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Recorded Doc Number: 0004350350687

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