

Justification Letter



Separator Sheet

metroPCS

August 29, 2007

Nathan Goldberg
Planner II, Planning and Development Department
City of Las Vegas
731 S. 4th Street,
Las Vegas, NV 89101

RE: MetroPCS Collocation on Existing Monopole at APN# 139-31-601-001

Mr. Goldberg,

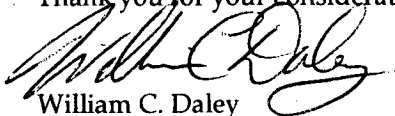
MetroPCS, a new wireless telecommunications carrier in the Las Vegas market, is proposing to collocate on the existing Crown Castle monopole located at 4141 Meadows Ln., Las Vegas, NV 89107.; the monopole is located in the YMCA Pool area just south of Meadows Mall, in a C-1, Limited Commercial District property.

MetroPCS proposes to attach 3 panel antennas at a centerline of 51' on an existing 54'5" monopole and with the addition of two radio cabinets in a 10' X 10' lease area within the existing compound.

The monopole is located on a property in a C-1 Limited Commercial District zone, the property is bordered on the north and east by a C-1 Light Commercial District zone and on the south and west by R-1, Singel Family Residential District zoned properties. The tower is currently used by another carrier and MetroPCS' antennas will be located above the existing carrier's antenna in the second set of existing canisters.

MetroPCS' proposed antenna site is consistent with the City of Las Vegas' plan for wireless communication facilities to collocate whenever possible and in with the least impact on the surrounding areas. The use of the existing stealth monopole for MetroPCS' facility will have a limited impact on the surrounding properties and allow MetroPCS to provide the best coverage for its customers in this neighborhood. MetroPCS requests approval of our proposed antenna facility at 4141 Meadows Ln.

Thank you for your consideration.



William C. Daley

Site Acquisition and Land Use Planning
Reliant Land Services for MetroPCS
3157 N. Rainbow Blvd. Suite 344
Las Vegas, NV 89108

SDR-24371
ADMIN 10/25/07

Hansen Sheet



Separator Sheet

Report Date 09/04/2007 09:40 AM

Submitted By

Page 1

A/P # 24371 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/04/2007 09:37	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	Z-CELL CELL TOWER	# 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

SDR-24371 - CELL TOWER - APPLICANT: METRO PCS - Request for Administrative Approval TO ALLOW A PROPOSED CO-LOCATION OF ANTENNAS ON AN EXISTING 55-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, SLIM-LINE at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Parent A/P #

Project #	24371	Project/Phase Name	CELL TOWER CO-LOCATION 4141 ME	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13931601001

Location

Owner/Tenant

Contact ID	AC157286	Name	LODGE Y M C A ASSN OF LAS VEGAS
Mailing Address	4141 MEADOWS LN	Organization	
City	LAS VEGAS	State/Province	NV
ZIP/PC	89107-3105	Country	☐ Foreign
Day Phone		Evening Phone	
Fax		Mobile #	

Linked/Addresses

No Addresses are linked to this Application

A/P Linked/Addresses

4141 MEADOWS LN
LAS VEGAS, 89107-

Linked/Parcels

No Parcels are linked to this Application

A/P Linked/Parcels

13931601001

Check Conditions

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

No Conditions

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

There is no planning condition for this project.

Report Date 09/04/2007 09:40 AM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
N Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, Admin ADMIN

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/11/2007	ADMIN	SCHEDULED	0	0	0
NGOLDBERG	09/04/2007				

Template Type AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
983953	GOLDBERG	NATHAN	B	

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

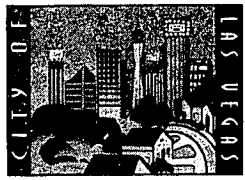
No Log Entries

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 04, 2007

Mr. William Daley
Site Acquisition and Land Use Planning
Reliant Land Services for Metro PCS
3157 N. Rainbow Blvd., Suite 344
Las Vegas, NV 89108

RE: Cell Facility at APN: 139-31-601-001 for Metro PCS located at 4141 Meadows Lane. SDR-24371

Dear Mr. Daley:

It has been determined that the proposed co-location of antennas to an existing 55-foot tall Wireless Communications Facility, Slim Line 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 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) 229-5447.

Sincerely,

Nathan Goldberg, Planner II
Current Planning Division
Planning & Development Department

NG:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

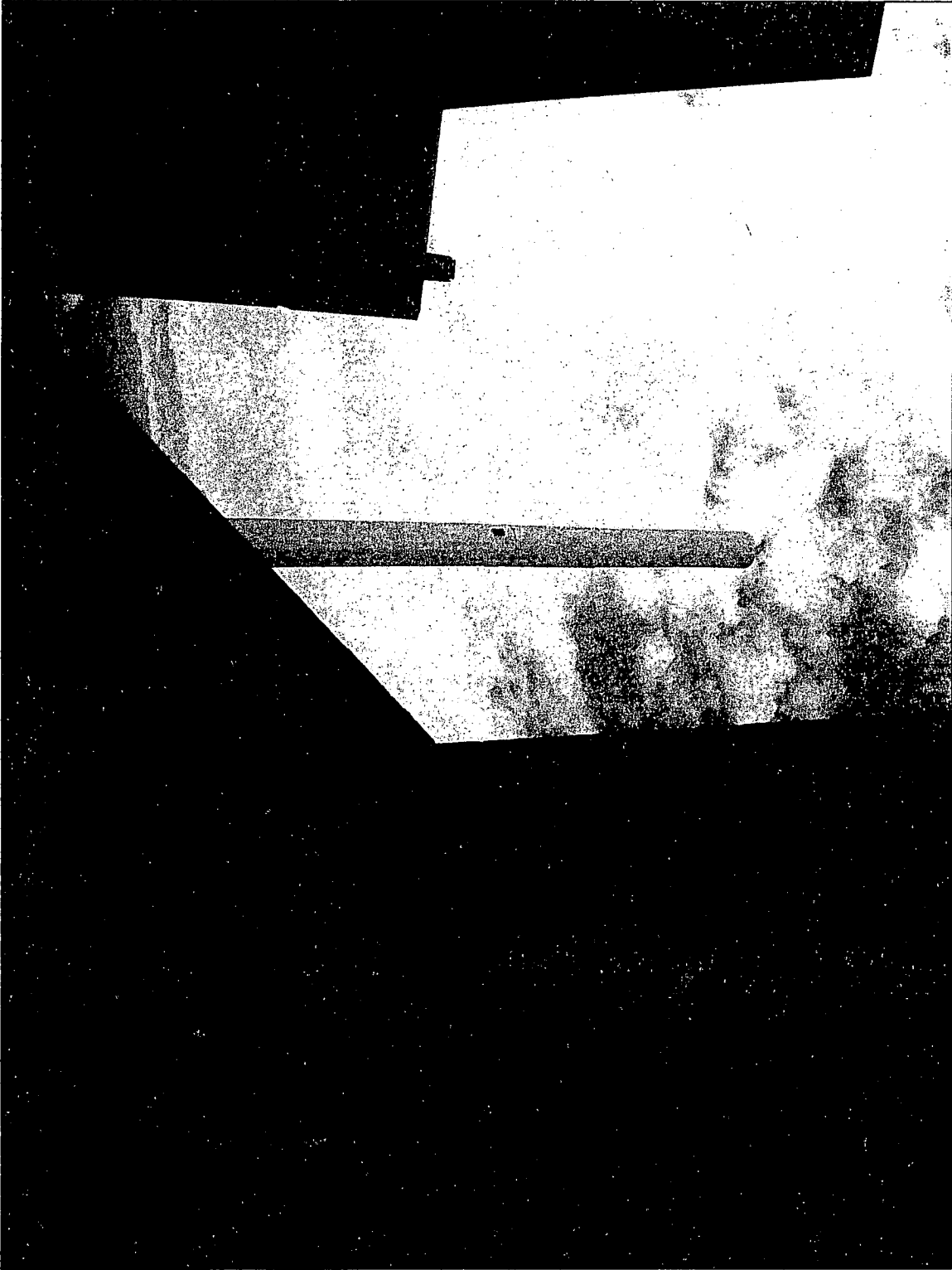
City Manager
Douglas A. Selby



Plans (PMT)



Separator Sheet



SDR-24371
ADMIN 10/25/07

Plans (Approved Site Plan)



Separator Sheet

metro PCS

SITE NAME:
WEST CHARLESTON

SITE NUMBER:
VGS-052B

SITE ADDRESS:
**4141 MEADOWS LANE
LAS VEGAS, NEVADA 89107**

PROJECT NAME & NO.
WEST CHARLESTON VGS-052B

SITE ADDRESS:
4141 MEADOWS LANE
LAS VEGAS, NEVADA 89107

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ZONING DOCS 90%	06/16/07	MRF

PREPARED FOR:

metro PCS

2121 E WARM SPRINGS RD
SUITE 1142
LAS VEGAS, NEVADA 89119

APPROVALS

DATE	BY

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF METRO PCS AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM METRO PCS.

PREPARED BY:

SINGLE SOURCE

22972 SOUTH 193 STREET, QUEEN CREEK AZ 85242
PHONE: 602-910-6030 FAX: 480-279-1271

A&E Services
ARCHITECTURAL & ENGINEERING

1539 E BREEZY DR.
Phoenix, AZ 85086
PHONE (480) 236-7626
FAX (623) 465-5503

DRAWING TITLE:

ZONING TITLE SHEET

SEAL	DRAWN BY: MRF	PROJECT NO. VGS-052B
	CHECKED BY:	CADD FILE NO.
	SCALE: AS NOTED	DRAWING NO. T
	DATE: 06/15/07	SHEET 1 OF 1

SHEET INDEX

T	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
Z-1	SITE PLANS
Z-2	ELEVATION AND DETAILS

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF AND PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTION CODES BEARING ON THE PERFORMANCE OF THE WORK.
ADOPTED CODES:
INTERNATIONAL BUILDING CODE 2006 W/STAIR AVENUE EDITIONS
UNIFORM MECHANICAL CODE 2006
NATIONAL ELECTRICAL CODE 2005
ANSI/ISA-222-F LIFE SAFETY CODE
UNIFORM PLUMBING CODE 2006
UNIFORM FIRE CODE 2003
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUITE JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
APPROX	APPROXIMATELY
A.G.L.	ABOVE GRADE LEVEL
A.M.S.L.	ABOVE MEAN SEA LEVEL
BOT	BOTTOM
BTS	BASE TRANSCEIVER STATION
CL	CHAIN-LINK
CONC	CONCRETE
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEV	ELEVATION
FIN	FINISH(ED)
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GR	GRADE
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GND	GROUND
HR	HOUR
LBS	POUNDS
LNA	LOW NOISE AMPLIFIER
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRICAL
O.C.	ON CENTER
(P)	PROPOSED
REQD	REQUIRED
SECT	SECTION
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
THK	THICK
TMA	TOWER MOUNTED AMPLIFIER
TYP	TYPICAL
W/	WITH
XFMR	TRANSFORMER

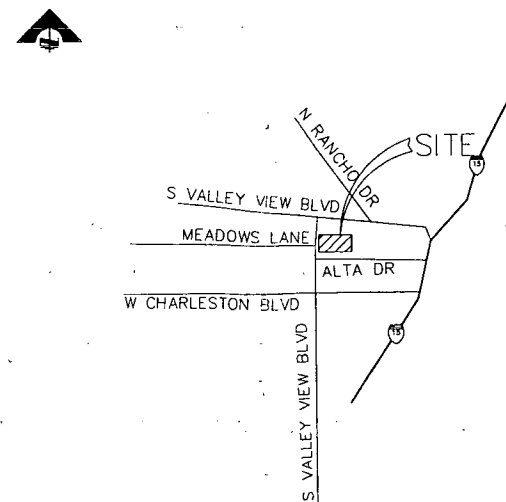
PROJECT DESCRIPTION

THE PROJECT ENTAILS:

METRO PCS PROPOSES TO CONSTRUCT AND OPERATE A COMMUNICATION SERVICE (PCS) SYSTEM FACILITY AT AN EXISTING COMMUNICATIONS SITE. METRO PCS WILL INSTALL NEW PCS PAD MOUNTED EQUIPMENT IN A NEW 10' X 10' LEASE AREA IN AN EXISTING COMMUNICATIONS COMPOUND. METRO PCS SHALL ADD A 3-SECTOR ANTENNA ARRAY W/1-ANTENNA PER SECTOR TO AN EXISTING STEALTH SLIM LINE POLE, INSTALL NEW BURIED POWER & TELCO CONDUITS, EQUIPMENT CABINETS ON A NEW CONC PAD AND UTILITY CABINETS ON A NEW H-FRAME.

VICINITY MAP

N.T.S.



DIRECTIONS TO SITE

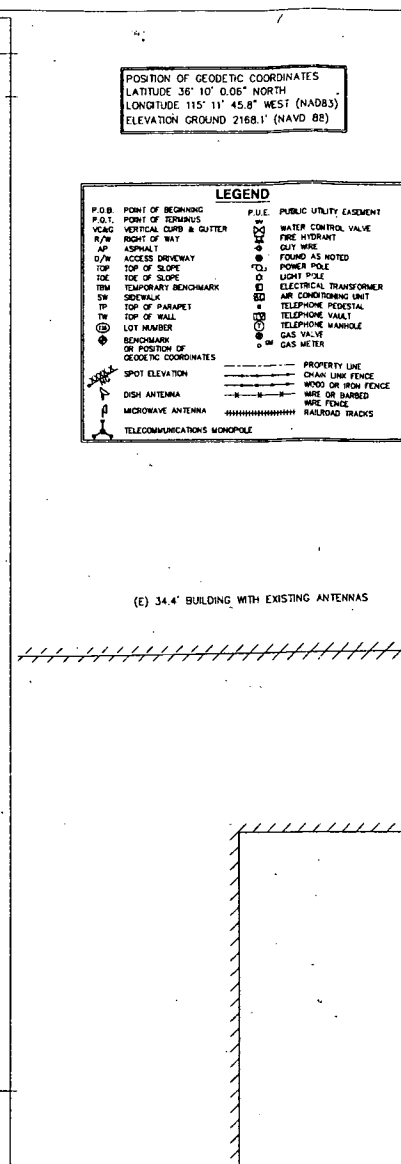
FROM METRO PCS OFFICE IN LAS VEGAS.
TAKE THE RAMP ONTO BRUCE WOODBURY BELT/1-215 W. TAKE EXIT 10 TO MERGE ONTO I-15 N TOWARD LAS VEGAS. TAKE EXIT 42A FOR RENO/US-95 N. MERGE ONTO US-95 N. TAKE EXIT 78 FOR VALLEY VIEW BLVD. TURN LEFT AT S VALLEY VIEW BLVD. TURN RIGHT AT MEADOWS LN. ARRIVE AT SITE.

PROJECT SUMMARY:

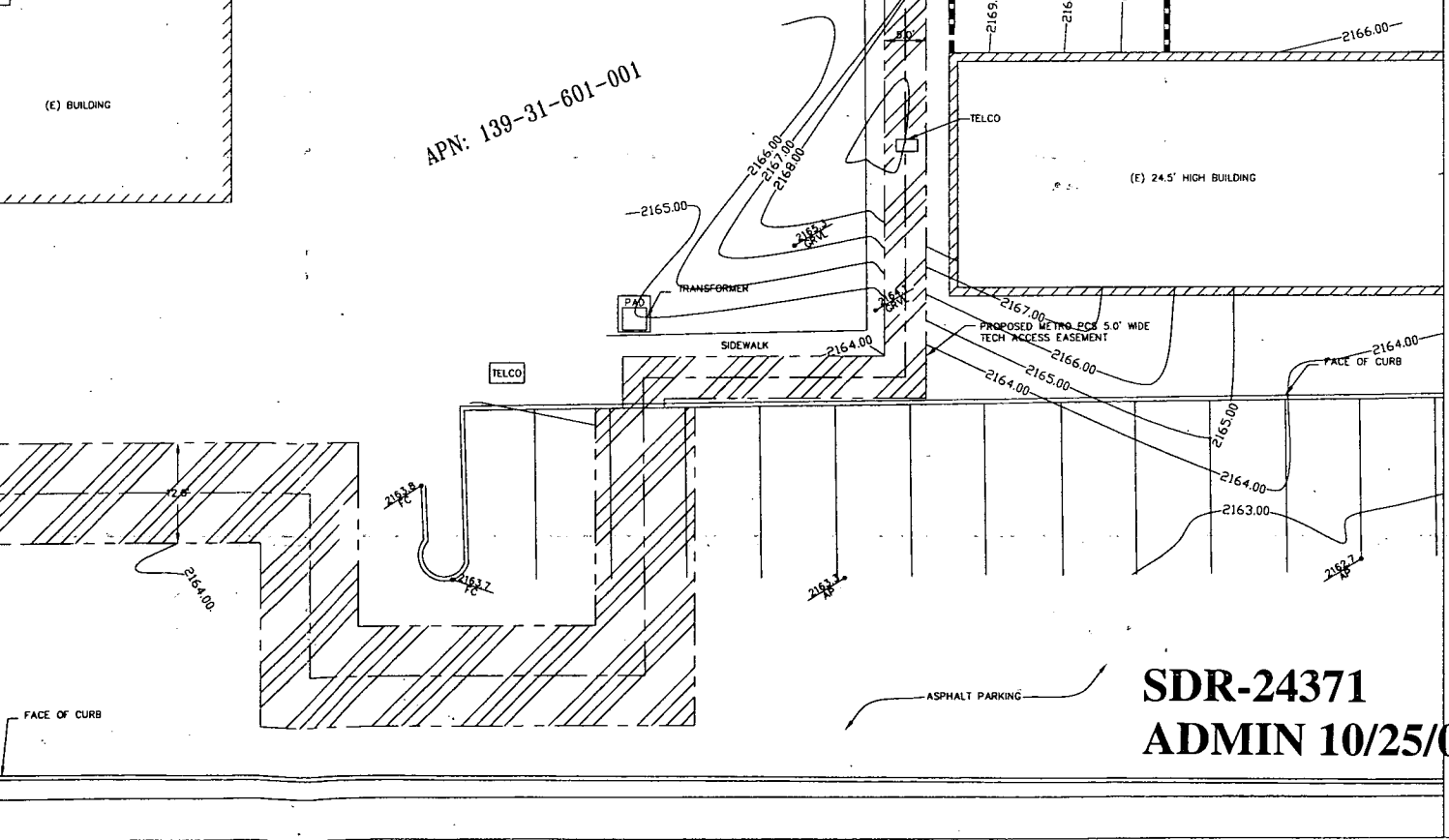
SITE NAME:	WEST CHARLESTON
SITE NUMBER:	VGS-052B
SITE ADDRESS:	4141 MEADOWS LANE LAS VEGAS, NEVADA 89107
OWNER:	CROWN CASTLE 2515 ANACAPA ST SANTA BARBARA, CA 93105
SITE CONTACT:	CANNON SUTTER PHONE: (805) 687-1560
APPLICANT:	METRO PCS 2121 E WARM SPRINGS RD #1142 LAS VEGAS, NEVADA 89119
CONSTRUCTION MANAGER:	CONTACT: KEN TAYLOR METRO PCS 2121 E WARM SPRINGS RD #1142 LAS VEGAS, NEVADA 89119
ZONING MANAGER:	CONTACT: MARIO FERNANDEZ METRO PCS 2121 E WARM SPRINGS RD #1142 LAS VEGAS, NEVADA 89119 PHONE: (714) 325-9763 FAX: (702) 451-7000
JURISDICTION:	CLARK COUNTY, NEVADA
EXISTING ZONING:	C-1
APN:	139-31-601-001
LATITUDE:	36° 10' 0.06" NORTH (NAD 83)
LONGITUDE:	115° 11' 45.8" WEST
ELEVATION:	2168.1' (NAVD 88)
LEASE AREA	10' X 10' (100 SQ. FT.)

SDR-24371

ADMIN 10/25/07



DRAWING TITLE: TOPOGRAPHIC SURVEY			
SEAL:	DRAWN BY:	PROJECT NO.	
	LAP	VGS 052B	
	CHECKED BY:	COMP FILE NO.	
	DC		
07	SCALE	C-1	
	AS SHOWN		
	DATE:		
	6/03/07		



DRAWING TITLE:		
ZONING SITE PLANS		
SEAL	DRAWN BY:	PROJECT NO.
	MRF	VGS-0528
	CHECKED BY:	CADD FILE NO.
	-	-
	SCALE:	DRAWING NO.
	AS NOTED	Z-1
	DATE:	
	06/15/07	SHEET 1 OF 1

Plans (Elevations)



Separator Sheet
