

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# 139-29-801-006

Mr. Goldberg,

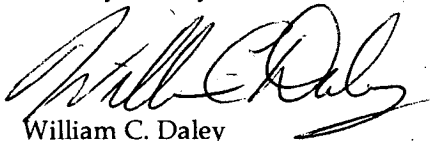
Per our earlier conversation, this letter, along with the attached drawings and photo simulation, are to update the planned MetroPCS antenna installation at 333 N. Rancho Dr., Las Vegas.

In your previous approval letter date May 18, 2007, you stated that the site met the standard for approval as defined in Title 19.04.040 and 19.20.020 of the Zoning Code. At that time, our drawings showed our antennas being mounted on the face of the building on the North, East and West sides. In negotiations with the LL and their agents, AAT Communications, the Owners have asked that the antennas be mounted on the penthouse of the building, rather than the face. The change is minimal, mainly the height and the set back from the edge of the roof, but the antennas will still be façade mounted and painted to match the background of the building.

I've included a new set of drawings along with a new photo simulation of how the site will appear on the north side of the building.

Please let me know if the revised drawings are sufficient to proceed with the Building Permit Process.

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-24373
ADMIN 10/25/07

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 09/04/2007 10:32 AM**Submitted By**

Page 1

A/P # 24373 **SITE DEVELOPMENT PLAN REVIEW****Application Information**

Stages		Date / Time	By	Date / Time	By
Processed		09/04/2007 10:30	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-24373 - CELL TOWER - APPLICANT: METRO PCS - Request for Administrative Approval TO ALLOW A PROPOSED CO-LOCATION OF ANTENNAS ON AN EXISTING OFFICE BUILDING at 333 North Rancho Drive (APN 139-29-801-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

Parent A/P #		Project/Phase Name	CO-LOCATION 333 NORTH RANCHO	Phase #	
Project #	24373	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information**Parcel** 13929801006**Location****Owner/Tenant**

Contact ID AC785768	Name	MCHENRY COMMONS PARTNERS L L C	Organization	
Mailing Address 303 E MAIN ST #201			State/Province IL	
City BARRINGTON			Country	☐ Foreign
ZIP/PC 60010-3208			Evening Phone	
Day Phone			Mobile #	
Fax				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses333 N RANCHO DR
LAS VEGAS, 89107-333 N RANCHO DR 530
LAS VEGAS, 89107-333 N RANCHO DR 565
LAS VEGAS, 89107-333 N RANCHO DR 132
LAS VEGAS, 89107-333 N RANCHO DR 800
LAS VEGAS, 89107-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 09/04/2007 10:32 AM**Submitted By**

Page 2

Address**Parcel Link****AP Link**333 N RANCHO DR 125
LAS VEGAS, 89107-333 N RANCHO DR 148
LAS VEGAS, 89107-333 N RANCHO DR 133
LAS VEGAS, 89107-333 N RANCHO DR 150
LAS VEGAS, 89107-333 N RANCHO DR 155
LAS VEGAS, 89107-333 N RANCHO DR 200
LAS VEGAS, 89107-333 N RANCHO DR 185
LAS VEGAS, 89107-333 N RANCHO DR 300
LAS VEGAS, 89107-333 N RANCHO DR 410
LAS VEGAS, 89107-333 N RANCHO DR 445
LAS VEGAS, 89107-333 N RANCHO DR 453
LAS VEGAS, 89107-333 N RANCHO DR 520
LAS VEGAS, 89107-333 N RANCHO DR 535
LAS VEGAS, 89107-333 N RANCHO DR 570
LAS VEGAS, 89107-333 N RANCHO DR 600
LAS VEGAS, 89107-

Report Date 09/04/2007 10:32 AM

Submitted By

Page 3

Address

Parcel Link

AP Link

333 N RANCHO DR 700
LAS VEGAS, 89107-333 N RANCHO DR 750
LAS VEGAS, 89107-333 N RANCHO DR 770
LAS VEGAS, 89107-333 N RANCHO DR 825
LAS VEGAS, 89107-333 N RANCHO DR 870
LAS VEGAS, 89107-333 N RANCHO DR 888
LAS VEGAS, 89107-333 N RANCHO DR 950
LAS VEGAS, 89107-333 N RANCHO DR 900
LAS VEGAS, 89107-333 N RANCHO DR 960
LAS VEGAS, 89107-333 N RANCHO DR 660
LAS VEGAS, 89107-333 N RANCHO DR 610
LAS VEGAS, 89107-333 N RANCHO DR 730
LAS VEGAS, 89107-333 N RANCHO DR 790
LAS VEGAS, 89107-333 N RANCHO DR 740
LAS VEGAS, 89107-333 N RANCHO DR 581
LAS VEGAS, 89107-

Report Date 09/04/2007 10:32 AM

Submitted By

Page 4

Address

Parcel Link

AP Link

333 N RANCHO DR 390
LAS VEGAS, 89107-333 N RANCHO DR 760
LAS VEGAS, 89107-333 N RANCHO DR 620
LAS VEGAS, 89107-333 N RANCHO DR 625
LAS VEGAS, 89107-

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13929801006

Check Conditions

Condition Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

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

Public, Non-Public, Admin ADMIN

If yes, when does it need to be reviewed?

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

Report Date 09/04/2007 10:32 AM

Submitted By

Page 5

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

983953	GOLDBERG	NATHAN	B	
--------	----------	--------	---	--

Log Action	Description	Entered By	Start	Stop	Hours
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No Log Entries

Plans (PMT)



Separator Sheet

NEW METRO PCS ANTENNAS
FLUSH-MOUNTED TO PENTHOUSE

SDR-24373
ADMIN 10/25/07



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 05, 2007

William Daley
Site Acquisition and Land Use Planning
Reliant Land Services
3157 North Rainbow Boulevard
Suite 344
Las Vegas, NV 89108

RE: Cell Facility at APN: 139-29-801-006 for Metro PCS located at 333 North Rancho Drive. SDR-24373

Dear Mr. Daley:

It has been determined that the proposed co-location of antennas to an existing office building 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 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

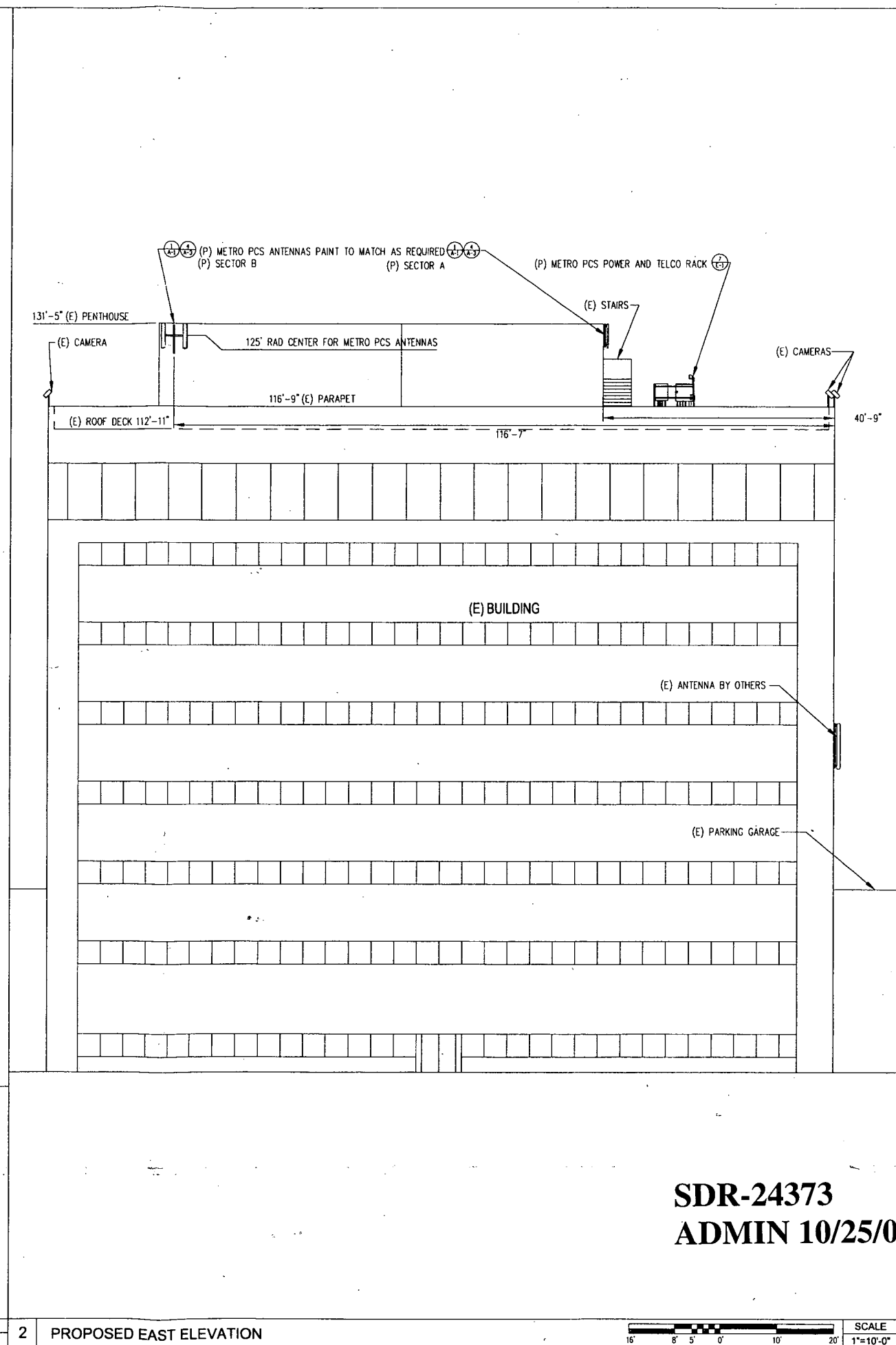
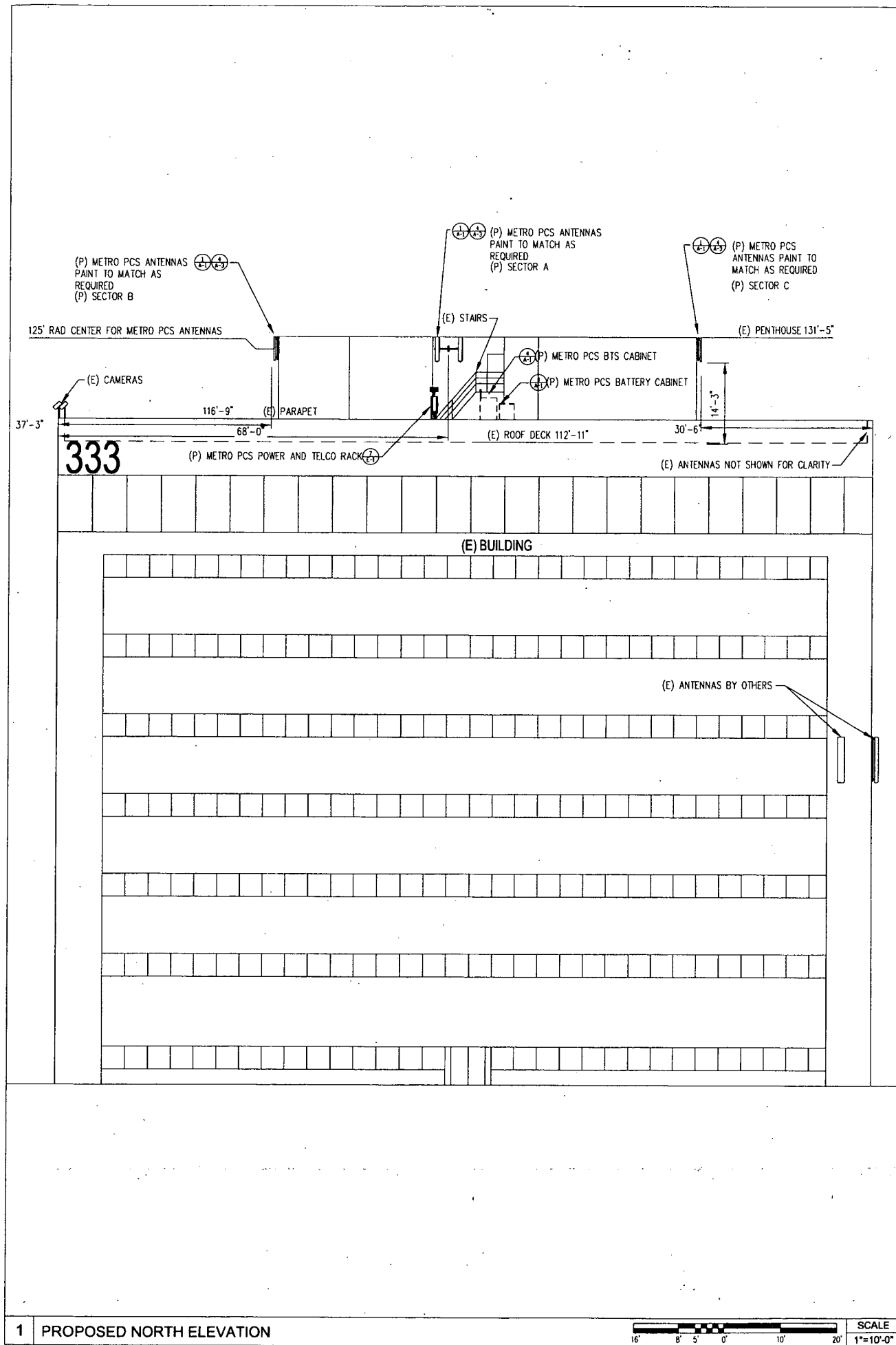
City Manager
Douglas A. Selby



Plans (Elevations)



Separator Sheet



PROJECT NAME & NUMBER:
ATRIUM TOWER
 VGS-51A

SITE ADDRESS
 333 N. RANCHO DR.
 LAS VEGAS, NV 89106

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	80% CONSTRUCTION DRAWING	4/12/07	
2	100% CONSTRUCTION DRAWING	6/11/07RP	
3	100% CONSTRUCTION DRAWING	6/20/07RM	
4	100% CONSTRUCTION DRAWING	7/31/07RM	
5			
6			
7			
8			

PREPARED FOR:

metro PCS
 2121 E WARM SPRINGS RD
 SUITE 1142
 LAS VEGAS, NV 89119

APPROVALS	
DATE	BY

NOTES:

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GEMINI
 CONSULTING GROUP

7909 WALERGA RD. STE. 112-190
 ANTELOPE, CALIFORNIA, 95843
 CONTACT: RUSSELL MIX
 TELEPHONE: (916) 869-2865
 russell@geminiconsultinggroup.com

SINGLE SOURCE

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

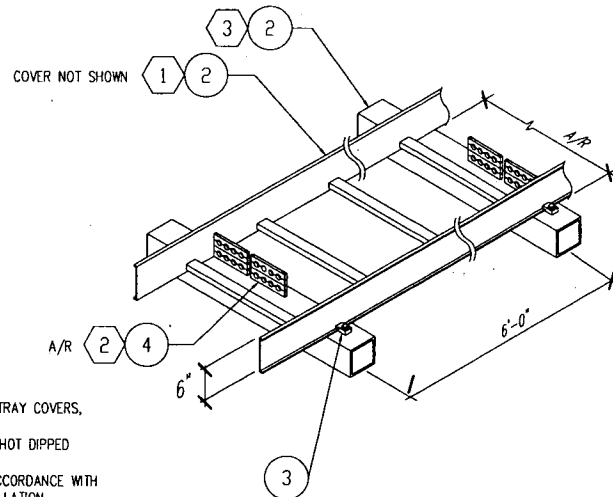
DRAWING TITLE: PROPOSED NORTH & EAST ELEVATIONS			
SEAL:	DATE:	PROJECT NO:	
	CHECKED BY:	COMP FILE NO:	
	SCALE:		
	DATE:		A-2

SDR-24373
ADMIN 10/25/07

1 PROPOSED NORTH ELEVATION

2 PROPOSED EAST ELEVATION

PARTS LIST		
QTY	DESCRIPTION	ITEM NO.
A/R	CABLE TRAY, HOT-DIPPED GALV. W/COVER, (24" X 6" SHOWN)	1
A/R	4" X 4" PVC SLEEPERS	2
A/R	HOLD DOWN CLAMP	3
A/R	SUPPORT BLOCK, 7/8 COAX, CB-78 OR EQUIVALENT	4



NOTES:

- 1 PROVIDE SOLID CABLE TRAY COVERS, VALMONT #B1934 OR EQUIVALENT (MUST BE HOT DIPPED GALVANIZED MATERIAL). TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION PROCEDURES AND INSTRUCTIONS FOR "HIGH WIND CONDITIONS". THIS INCLUDES CONNECTOR TYPE AND SPACINGS.
- 2 COAXIAL CABLES SHALL BE SUPPORTED WITH SUPPORT BLOCKS EVERY 6 FEET. SEE NOTE BELOW.
- 3 INSTALL SLEEPERS (ITEM 2) AT 6'-0" INTERVALS. WHEN ROOF MOUNTED, SET SLEEPERS IN MASTIC/TAR TO PREVENT MOVEMENT.

NOTE:

NO ZIP TIES TO BE USED FOR COAX SUPPORT. USE BLOCKS TO SECURE CABLES.

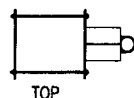
1 PROPOSED CABLE TRAY DETAIL

SCALE
NONE

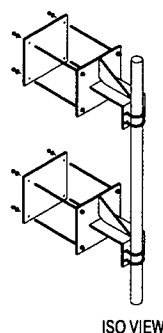
3 PROPOSED NONPENETRATING PLATFORM

SCALE
1"=10'-0"

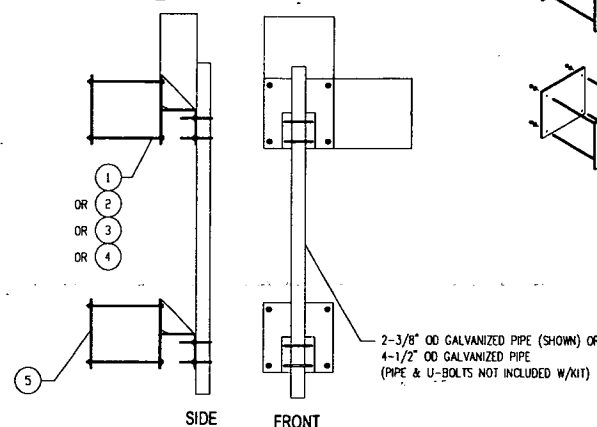
PARTS LIST		
WFR P/N:	DESCRIPTION	ITEM NO.
MT-221 OR EQUIVALENT	HOLLOW WALL MNT W/BACKING PLATE, 6" STANDOFF	1
MT-222 OR EQUIVALENT	SOLID WALL MNT W/ANCHORS, 6" STANDOFF	2
MT-221L OR EQUIVALENT	HOLLOW WALL MNT W/BACKING PLATE, 12" STANDOFF	3
MT-222L OR EQUIVALENT	SOLID WALL MNT W/ANCHORS, 12" STANDOFF	4
MT-223 OR EQUIVALENT	BACKING PLATE (OPTIONAL)	5



TOP



ISO VIEW



SIDE

FRONT

4 TYPICAL ANTENNA WALL MOUNT DETAIL

SCALE
N.T.S.

5 CONSTRUCTION NOTES

SCALE
N.T.S.

6 CONSTRUCTION NOTES

SCALE
N.T.S.

PROJECT NAME & NUMBER:	
ATRIUM TOWER	
VGS-51A	
SITE ADDRESS:	
333 N. RANCHO DR.	
LAS VEGAS, NV 89106	

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	80% CONSTRUCTION DRAWING	4/12/07	
2	100% CONSTRUCTION DRAWING	6/11/07RP	
3	100% CONSTRUCTION DRAWING	6/20/07RM	
4	100% CONSTRUCTION DRAWING	7/31/07RM	
5			
6			
7			
8			

PREPARED FOR:	
metro PCS	
2121 E. WARM SPRINGS RD	
SUITE 1142	
LAS VEGAS, NV 89119	

APPROVALS	
DATE	BY

NOTES:	

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7909 WALERGA RD. STE. 112-190	
ANTELOPE, CALIFORNIA, 95843	
CONTACT: RUSSELL MIX	
TELEPHONE: (916) 869-2865	
russell@geminiconsultinggroup.com	

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

DRAWING TITLE:	
DETAILS	
SEAL:	PROJECT NO.
DESIGNED BY:	COMP. FILE NO.
SCALE:	
DATE:	A-3

SDR-24373

ADMIN 10/25/07

Plans (Approved Site Plan)



Separator Sheet

metro PCS

SITE NAME:
ATRIUM TOWER

SITE NUMBER:
VGS-51A

SITE ADDRESS:
333 N. RANCHO DR.
LAS VEGAS, NV 89106

PROJECT NAME & NUMBER:	
ATRIUM TOWER	
VGS-51A	
SITE ADDRESS	
333 N. RANCHO DR.	
LAS VEGAS, NV 89106	

REVISIONS			
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1	80% CONSTRUCTION DRAWING	4/12/07	
2	100% CONSTRUCTION DRAWING	6/11/07RP	
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4	100% CONSTRUCTION DRAWING	7/31/07RM	
5			
6			
7			
8			

PREPARED FOR:	
metro PCS	
2121 E WARM SPRINGS RD	
SUITE 1142	
LAS VEGAS, NV 89119	

APPROVALS	
DATE	BY

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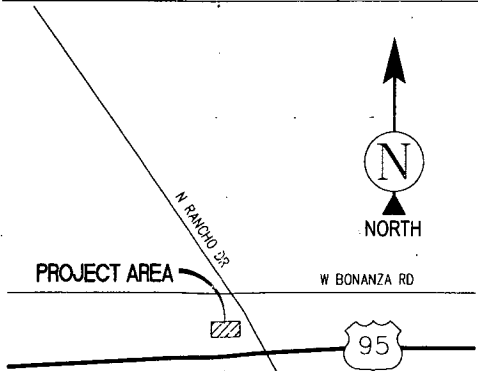
DRAWING TITLE:		
TITLE SHEET		
PROJECT INFORMATION		
SEAL:	DRAWN BY:	PROJECT NO:
	CHECKED BY:	COMP FILE NO:
	SCALE:	
	DATE:	
		T-1

PROJECT DESCRIPTION

THIS PROJECT IS A MODIFICATION AND UPGRADE TO THE EXISTING LOCAL PERSONAL COMMUNICATION SYSTEM (PCS) SITE, WHICH WILL TRANSMIT AND RECEIVE RADIO SIGNALS AS PART OF A REGIONAL PCS NETWORK FOR METRO PCS. THIS PCS SITE IS LOCATED OUTSIDE IN THE OPEN AIR, LOCATED WITHIN THE CITY OF LAS VEGAS, NEVADA.

THE MAIN COMPONENTS OF THIS PROJECT ARE THE ADDITION OF (6) SIX PROPOSED METRO PCS 51" X 6.6" X 3.3" ANTENNAS MOUNTED ON NON-PENETRATING TRIPOD SLEDS ON THE ROOF TOP, A 10' X 16' LEASE AREA ADDED TO ROOF TOP, (1) ONE PROPOSED BTS CABINET, (1) BATTERY CABINET, POWER AND TELCO EQUIPMENT RACK MOUNTED ON A PROPOSED 12' X 16' NON-PENETRATING ROOF PLATFORM.

VICINITY MAP



DIRECTIONS TO SITE

FROM METRO PCS OFFICE IN LAS VEGAS: GOING TOWARD S. BRUCE ST, PARADISE BAY DR. TAKE RAMP ONTO FWY I-215 (W). TAKE EXIT #10 ONTO FWY I-15 (N) TOWARD LAS VEGAS TO HWY US-95 (N). TAKE EXIT #77 RANCHO DRIVE ONTO N. RANCHO DR. TOWARD US-95 BUSINESS. MAKE A U-TURN AT W. BONANZA RD. ONTO N. RANCHO DR. END AT 333 N. RANCHO DR. LAS VEGAS, ON THE RIGHT.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
APPROX.	APPROXIMATELY
A.G.L.	ABOVE GROUND 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
GA	GAUGE
GALV	GALVANIZED
GR	GRADE
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GRD	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

SHEET INDEX

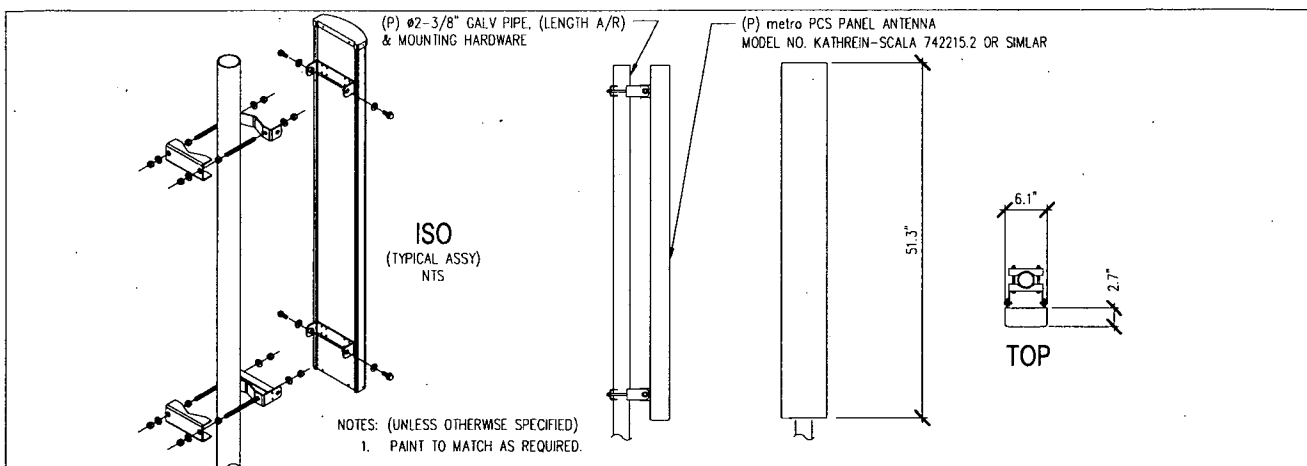
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	PROPOSED SITE PLANS
A-2	PROPOSED ELEVATIONS
A-3	DETAILS
E-1	ELECTRICAL DETAILS
E-2	GROUNDING DETAILS

GENERAL NOTES

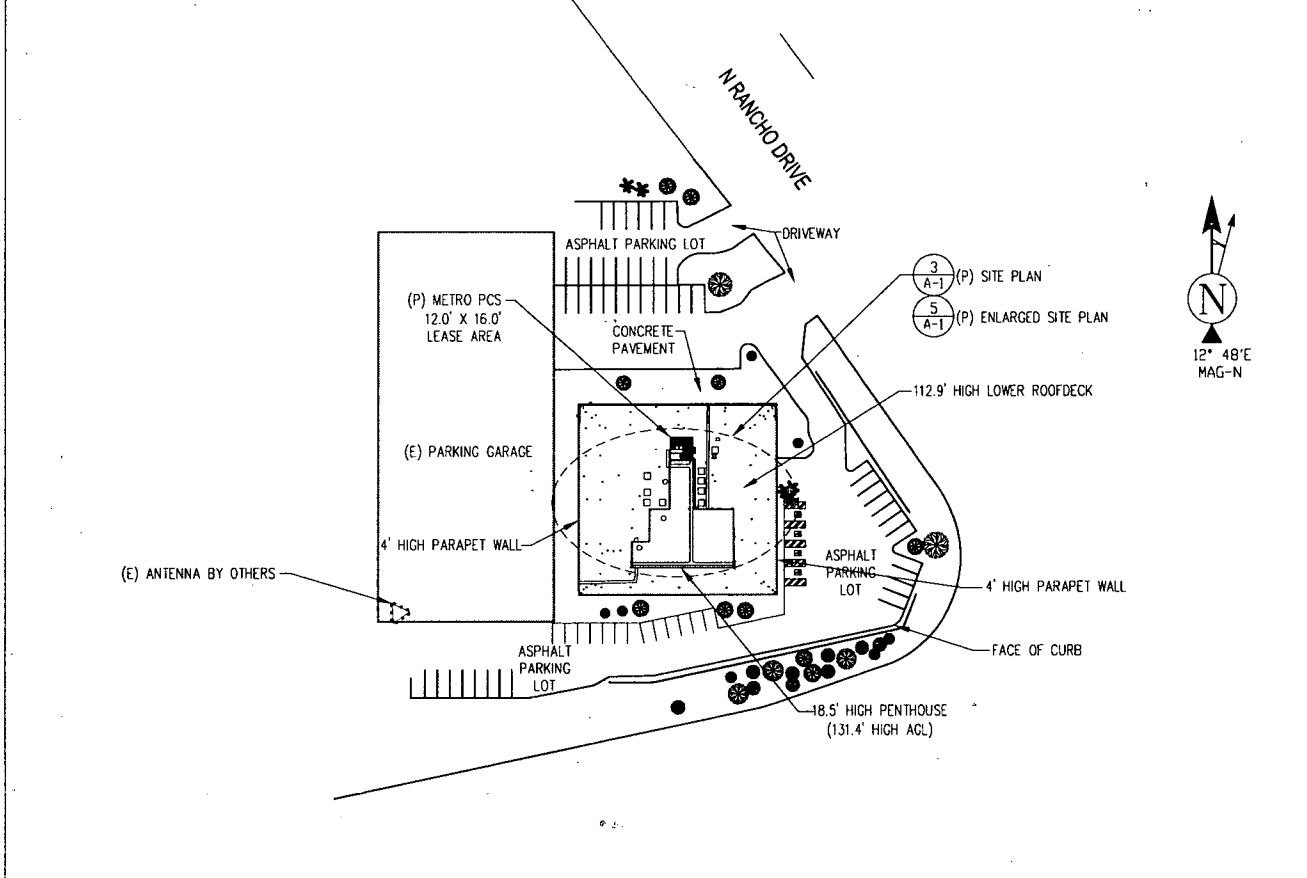
- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTORS SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATION 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 PERFORMANCES OF THE WORK.

ADOPTED CODES:
INTERNATIONAL BUILDING CODE 2006 W/ STATE AMENDMENTS
UNIFORM MECHANICAL CODE 2006
NATIONAL ELECTRICAL CODE 2005
ANSI / EIA-222 F LIFE AND 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 INCLUDE HEREIN ARE EXTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

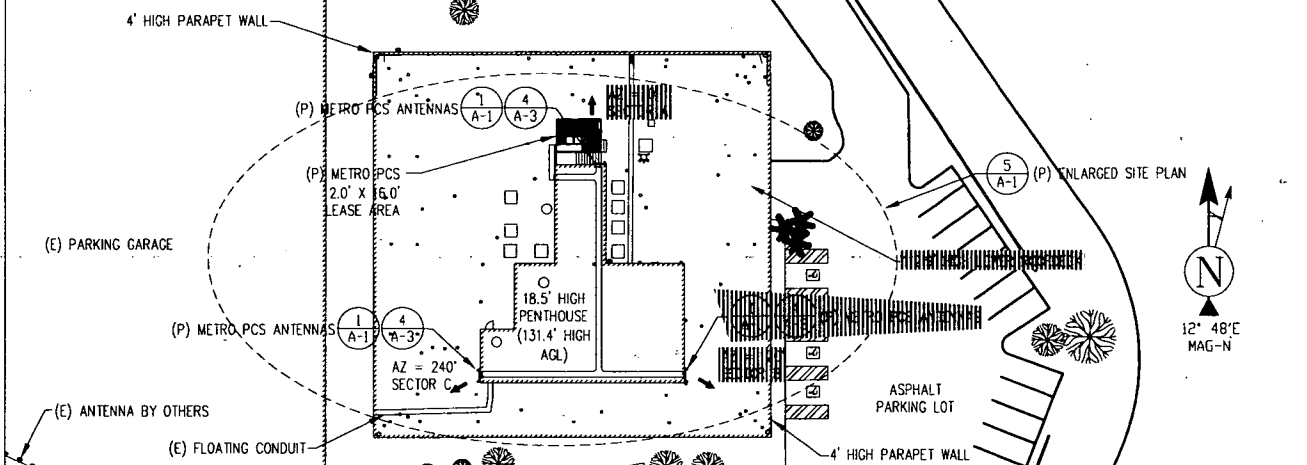
C-



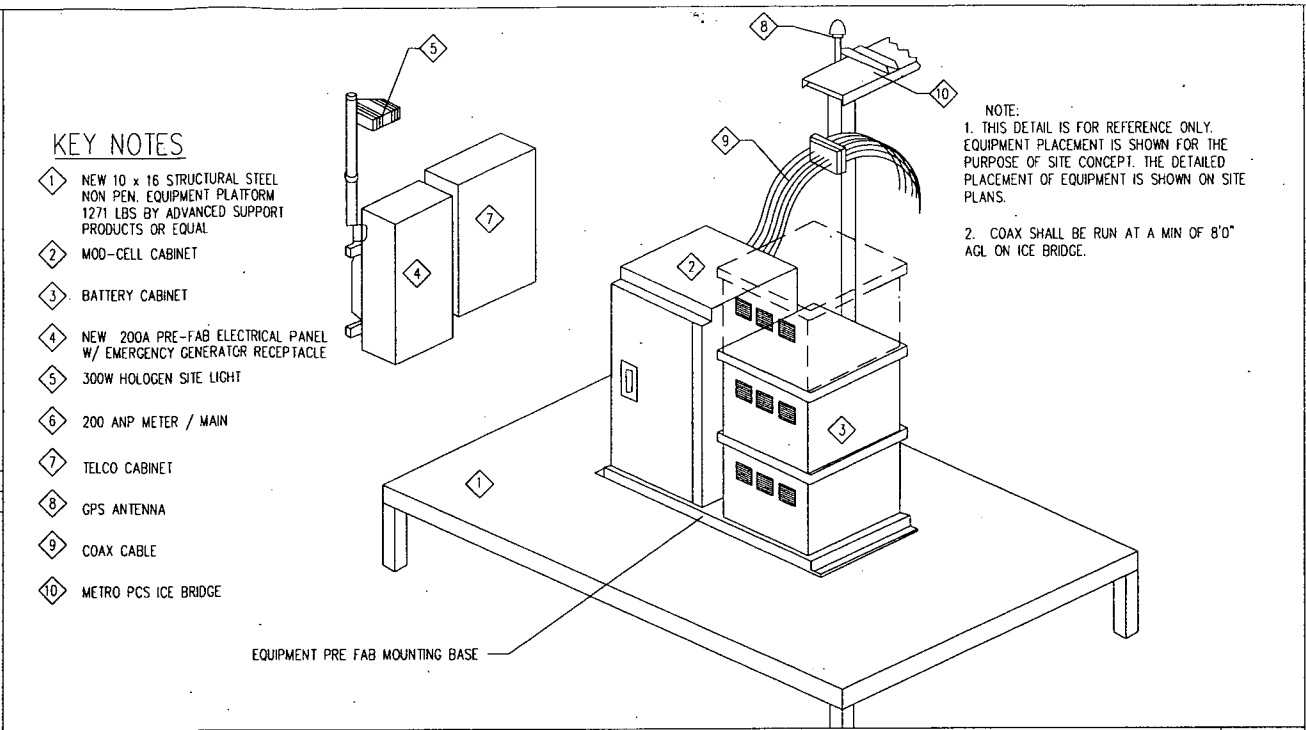
1 PROPOSED ANTENNA DETAIL



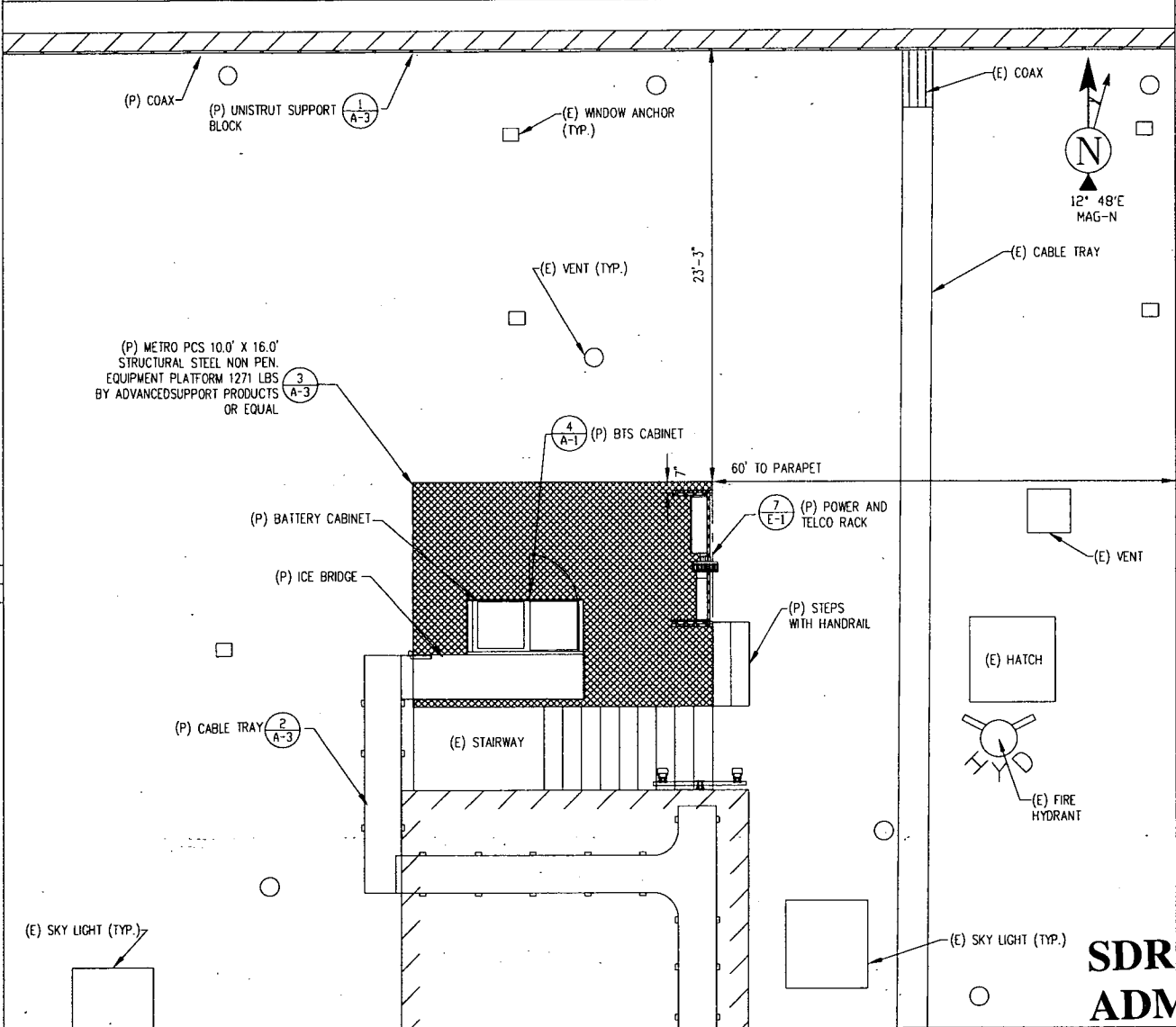
2 PROPOSED OVERALL SITE PLAN



3 PROPOSED SITE PLAN



4 PROPOSED EQUIPMENT AREA ISOMETRIC



5 PROPOSED ENLARGED SITE PLAN

PROJECT NAME & NUMBER:
ATRIUM TOWER
VGS-51A

SITE ADDRESS
333 N. RANCHO DR.
LAS VEGAS, NV 89106

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	80% CONSTRUCTION DRAWING	4/12/07	
2	100% CONSTRUCTION DRAWING	6/11/07RP	
3	100% CONSTRUCTION DRAWING	6/20/07RM	
4	100% CONSTRUCTION DRAWING	7/31/07RM	
5			
6			
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PREPARED FOR:

metro PCS
2121 E WARM SPRINGS RD
SUITE 1142
LAS VEGAS, NV 89119

APPROVALS	
DATE	BY

NOTES:

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CONTACT: RUSSELL MIX
TELEPHONE: (916) 869-2865
russell@geminiconsultinggroup.com

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

DRAWING TITLE: PROPOSED SITE PLANS			
SEAL:	PROJECT NO:	DRAWN BY:	DATE:

SDR-24373
ADMIN 10/25/07