

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,

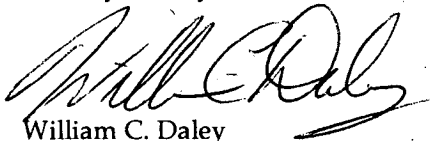
Per our earlier conversation, this letter, along with the attached drawings and photo simulation, are to update the planned MetroPCS antenna installation at 333 N. Rancho Dr., Las Vegas.

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	
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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

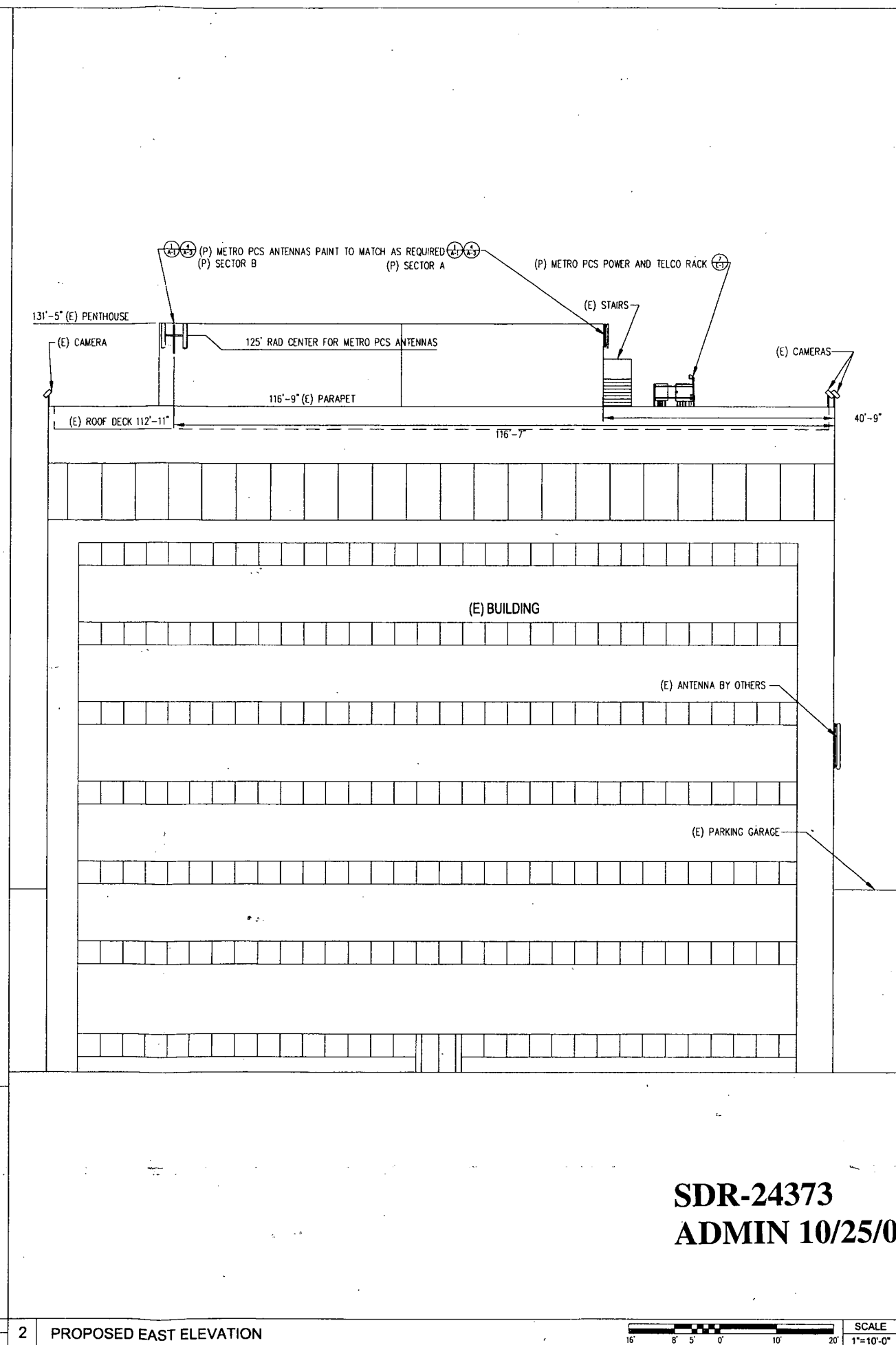
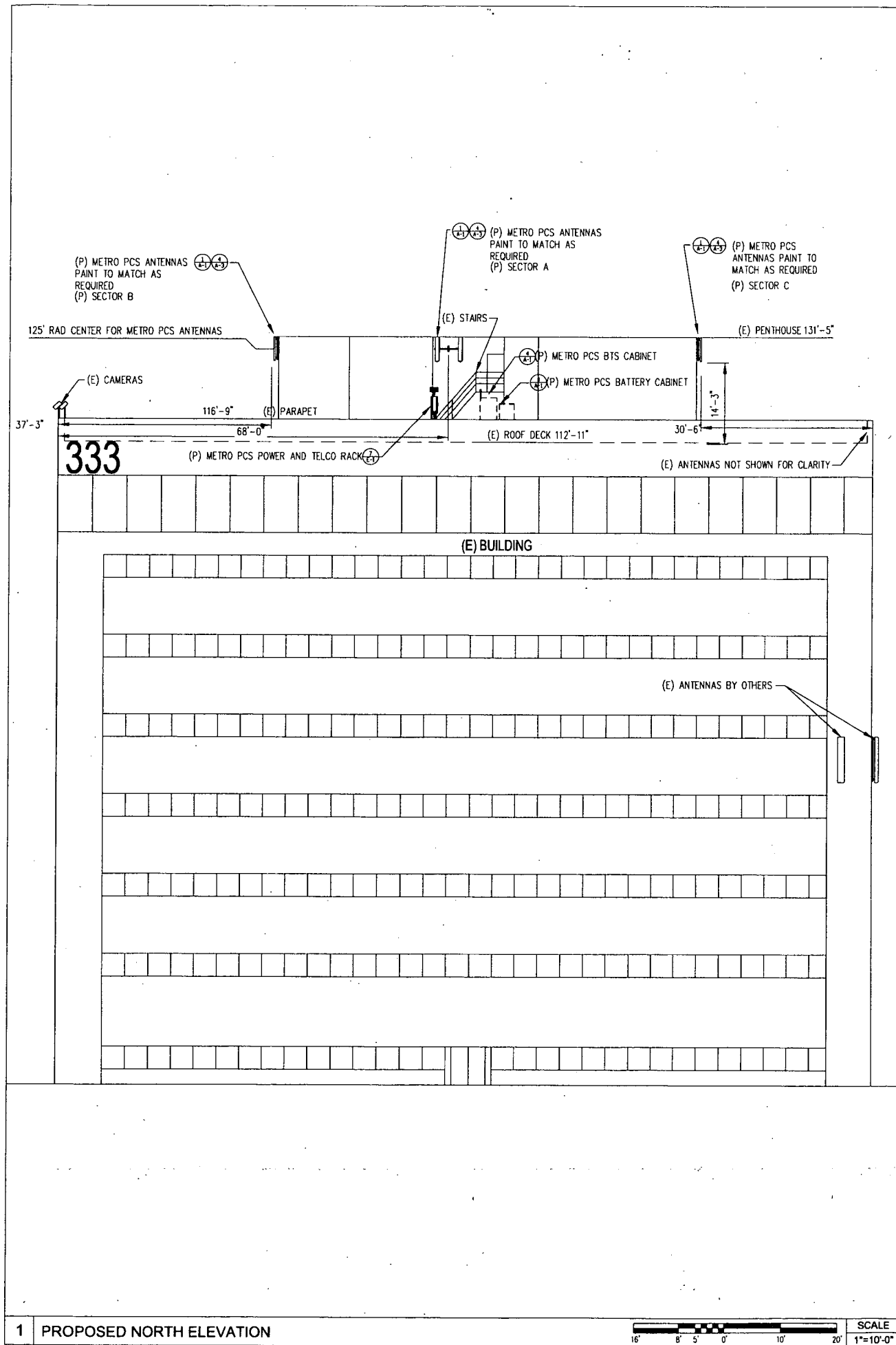
City Manager
Douglas A. Selby



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

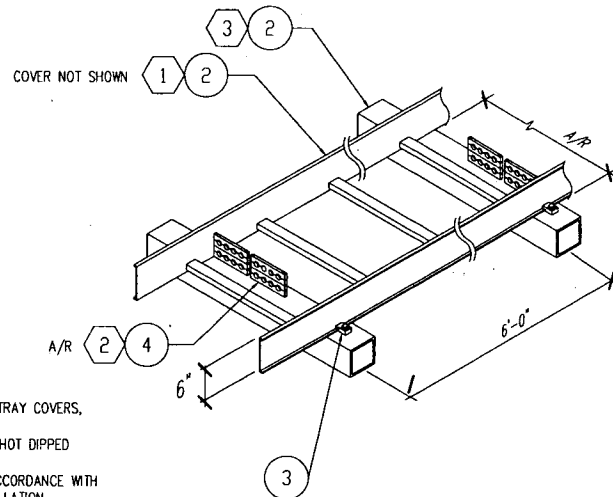
DRAWING TITLE: PROPOSED NORTH & EAST ELEVATIONS			
SEAL:	DATE:	PROJECT NO:	
	CHECKED BY:	COMP FILE NO:	
	SCALE:		
	DATE:		A-2

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

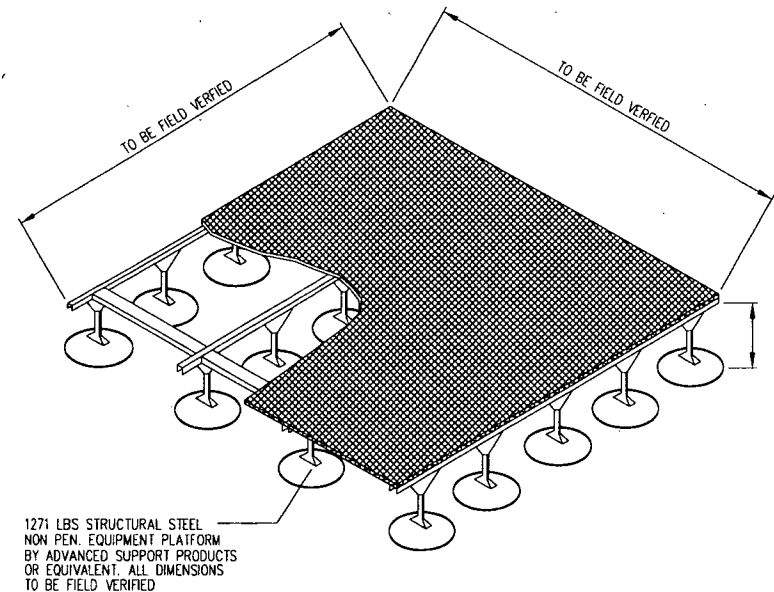


NOTES:

- 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.



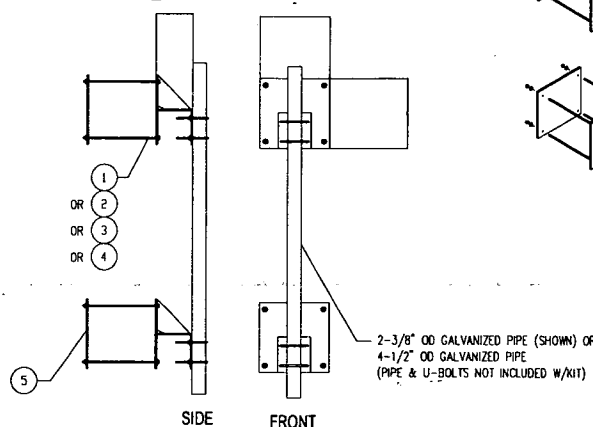
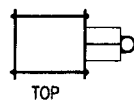
1 PROPOSED CABLE TRAY DETAIL

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



4 TYPICAL ANTENNA WALL MOUNT DETAIL

SCALE
N.T.S.

5 CONSTRUCTION NOTES

1. PRIOR TO SUBMITTING A BID, CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SITE ACCESS:
 - A) DEMOLITION
 - B) MATERIAL STORAGE
 - C) MECHANICAL INSTALLATIONS
 - D) ELECTRICAL SERVICES
 - E) LANDLORD REQUIREMENTS, IF ANY.
2. STRUCTURAL AND CONCRETE DESIGN FOR TOWER IS PROVIDED BY TOWER MANUFACTURER. CONTRACTOR TO VERIFY WITH TOWER METRO PCS AND SOILS ENGINEER THAT EXISTING SOIL CONDITIONS ARE USED FOR TOWER DESIGN, AND THAT ALL ENGINEERING IS COMPLETED PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON JOB SITE AND CONFIRM THAT WORK, AS INDICATED ON DRAWINGS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH WORK.
4. DRAWINGS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY AND ARE PROPOSED TO SHOW END RESULT OF THE PROJECT REQUIREMENTS. WORK INDICATED ON THE DRAWINGS SHALL INCLUDE FINISHING ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE WORK REQUIRED BY METRO PCS.
5. ALL FIELD MODIFICATIONS BEFORE, DURING AND AFTER CONSTRUCTION SHALL BE APPROVED, IN WRITING, BY METRO PCS REPRESENTATIVE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED BY CONTRACTOR SHALL MEET THE HIGHEST STANDARDS AND CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ANY AUTHORITY HAVING JURISDICTION OVER THE WORK.
7. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. NOTIFY METRO PCS IN WRITING OF ANY MAJOR DISCREPANCY REGARDING CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM METRO PCS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTOR OR WORKMAN ARE ON THE JOB SITE.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF WORK UNDER CONTRACT.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION TO THE SATISFACTION OF METRO PCS REPRESENTATIVE.
11. CONTRACTOR SHALL KEEP CONSTRUCTION SITE CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT AND THE DEBRIS DURING CONSTRUCTION. LEAVE PREMISES IN A VACUUM AND BROOM CONDITION, FREE FROM PAINT SPOTS, DUST, SMUDGES OF ANY NATURE AND IN WORKING ORDER UNTIL ACCEPTANCE BY METRO PCS AND PROPERTY OWNER.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE FOLLOWING THE FINAL INSPECTION BY METRO PCS. CONTRACTOR SHALL PROVIDE ONE (1) FULL SET OF REDLINED DRAWINGS.
 - A) MODIFICATIONS OF ANY SCHEDULE,
 - B) MODIFICATIONS OF ANY DIAGRAM, AND
 - C) SUBSTITUTIONS AND/OR MODEL NUMBERS OF EQUIPMENT USED.
13. CONTRACTOR SHALL VERIFY ALL EQUIPMENT WITH METRO PCS REPRESENTATIVE. ALL TELEPHONE/RADIO EQUIPMENT LAYOUT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY METRO PCS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND THE WORK OF OTHERS AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.
14. ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS.
15. CONTRACTOR SHALL PROVIDE SITE SIGNAGE AS SPECIFIED BY METRO PCS CONSTRUCTION MANAGER.

1. CONCRETE MIX DESIGNS SHALL CONFORM TO UBC SECTION 1906 PORTLAND CEMENT SHALL BE TYPE II AND CONFORM TO ASTM C-150 CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25000 PSI. #4 REBAR AT 12" O.C. EACH WAY REINFORCED FOR SLAB ON GRADE.
2. GRAVEL SHALL BE CRUSHED STONE WITH 100% PASSING 1 INCH SIEVE.
3. EXCAVATE AS REQUIRED TO REMOVE VEGETATION AND TOPSOIL. EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND PROJECT SPECIFICATIONS.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2 IN.
#5 AND SMALLER & WWF	1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:	
SLAB AND WALL	3 IN.
BEAMS AND COLUMNS	1 1/2 IN.
7. A CHAMFER 1/2" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4
8. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDED FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS WHEN REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

SCALE
N.T.S.

6 CONSTRUCTION NOTES

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

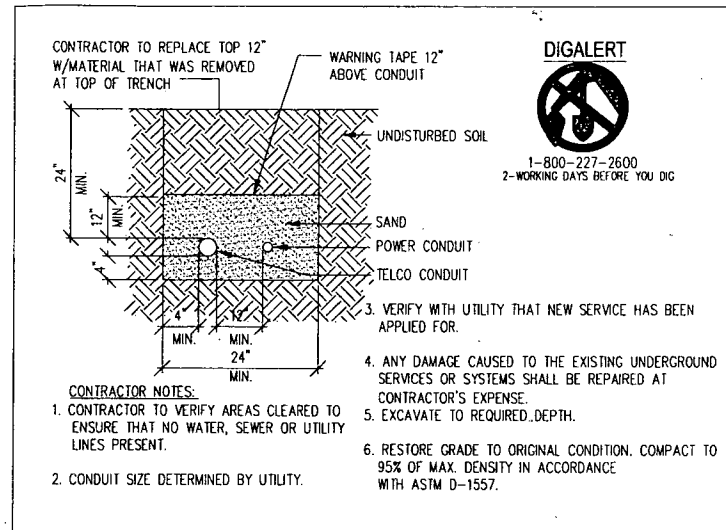
DRAWING TITLE:

DETAILS

SEAL:	DRAWN BY:	PROJECT NO.:
	CHECKED BY:	COMP. FILE NO.:
	SCALE:	
	DATE:	A-3

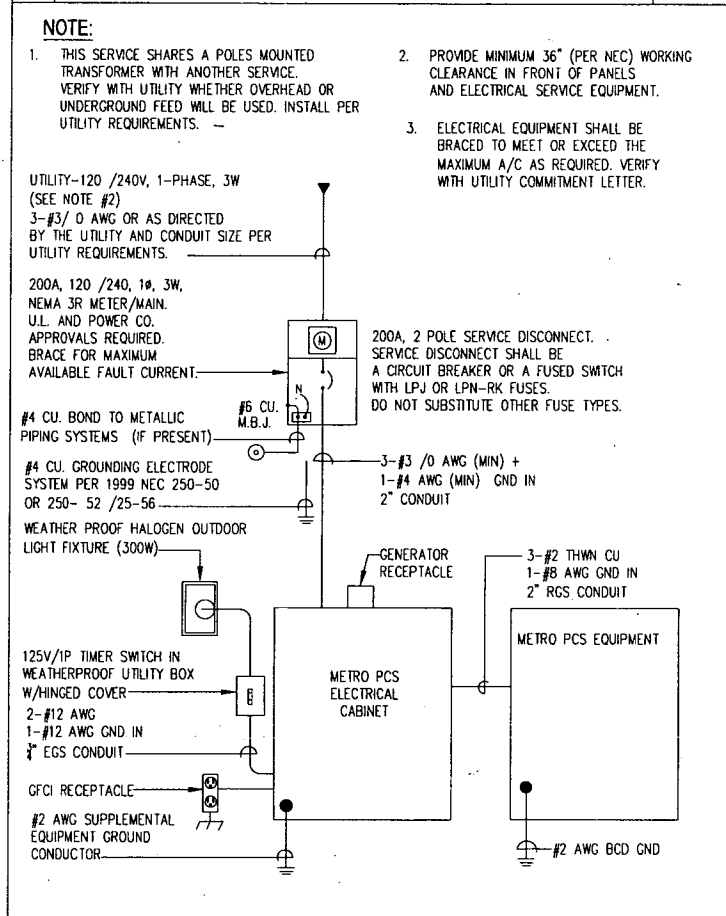
SDR-24373

ADMIN 10/25/07



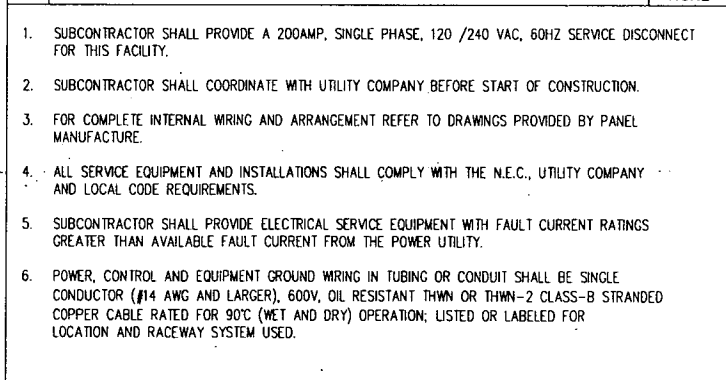
10 CONDUIT TRENCHING

SCALE NONE



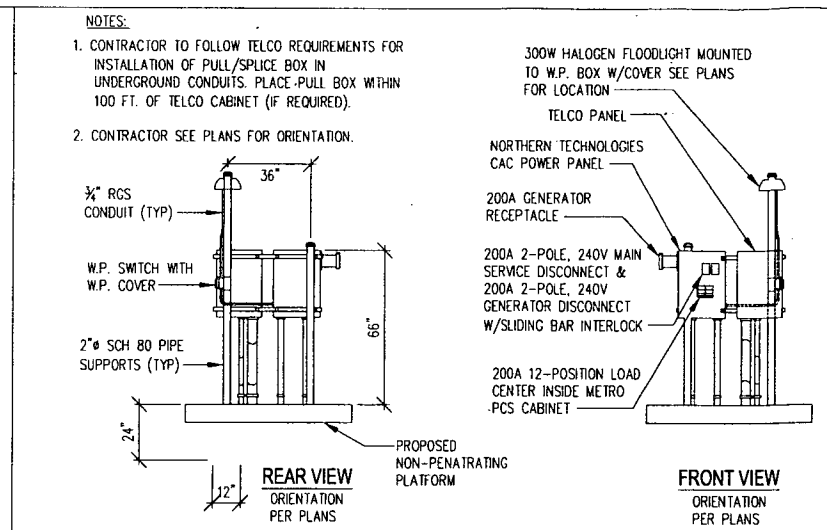
9 SINGLE LINE DIAGRAM

SCALE NONE



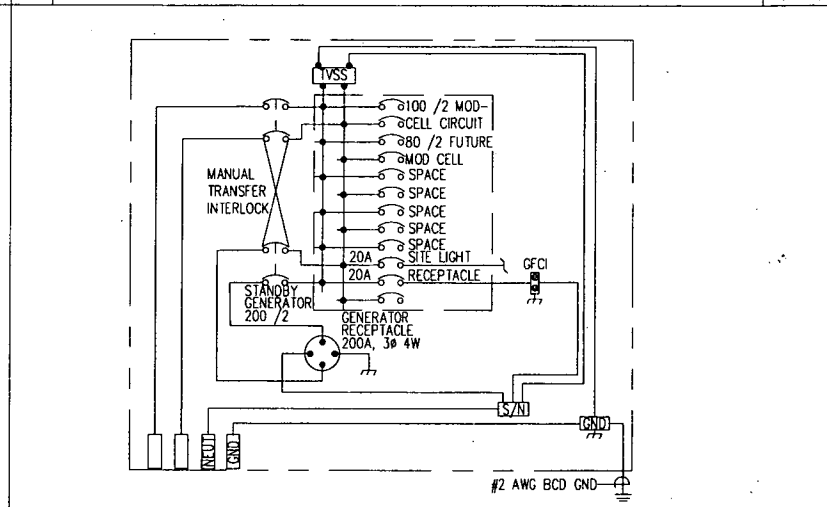
8 SINGLE LINE NOTES

SCALE NONE



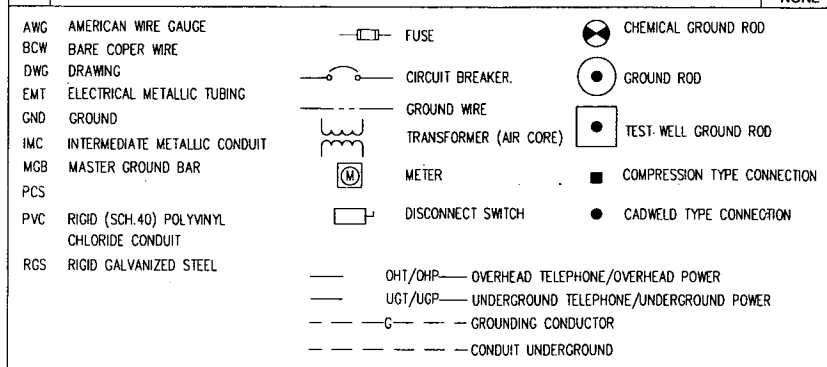
7 POWER AND TELCO PEDESTAL

SCALE NONE



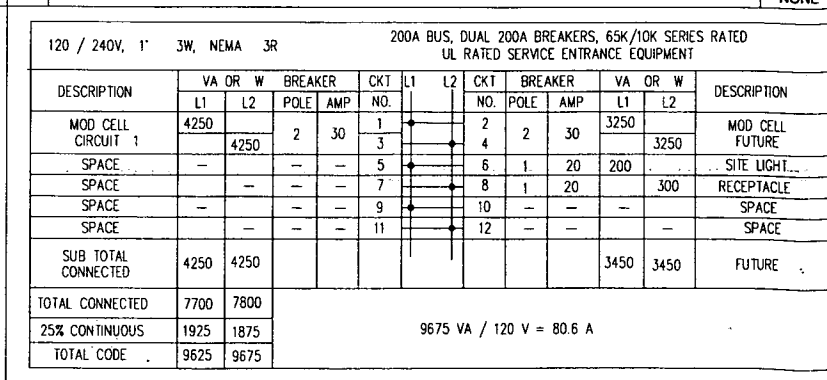
6 PRE WIRED ELECTRICAL PANEL

SCALE NONE



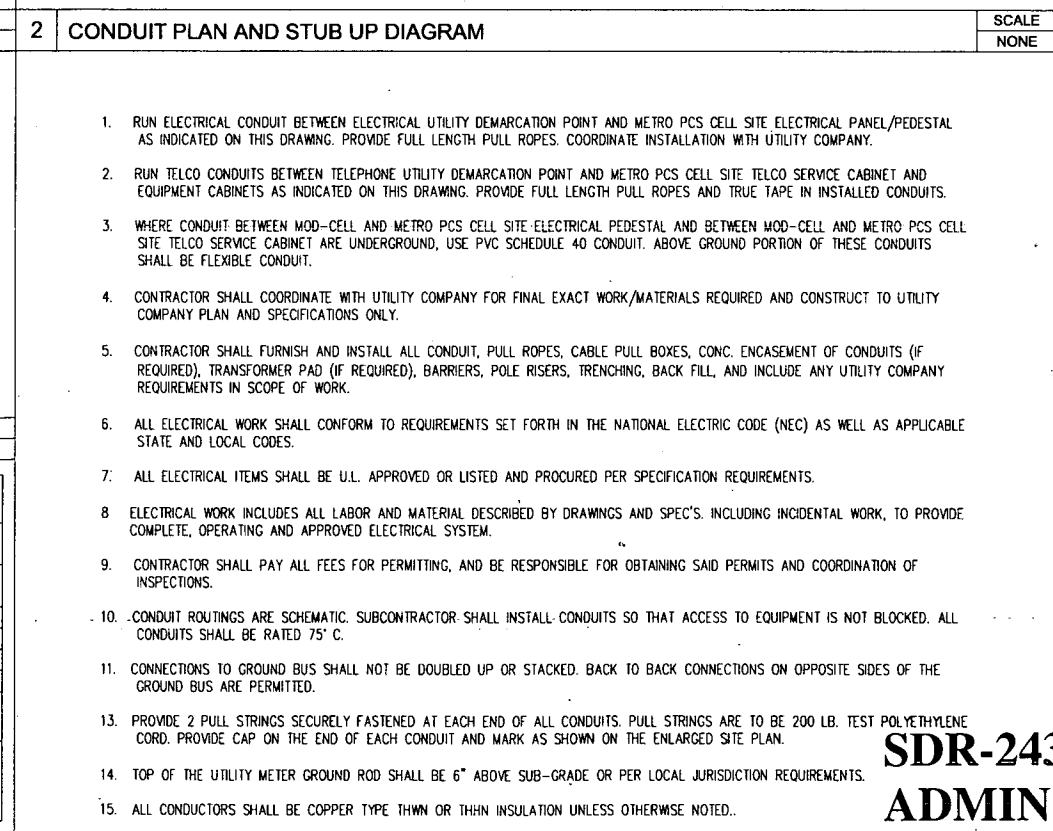
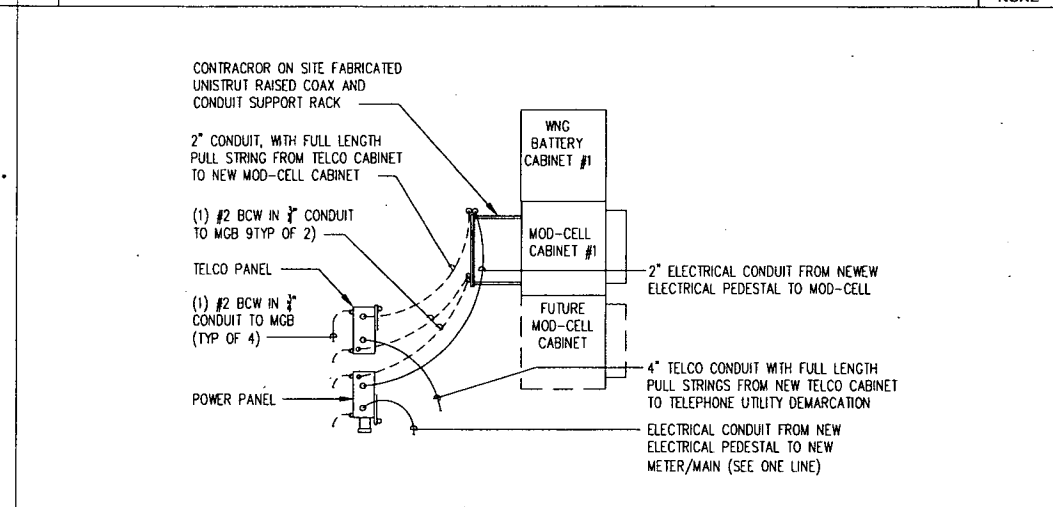
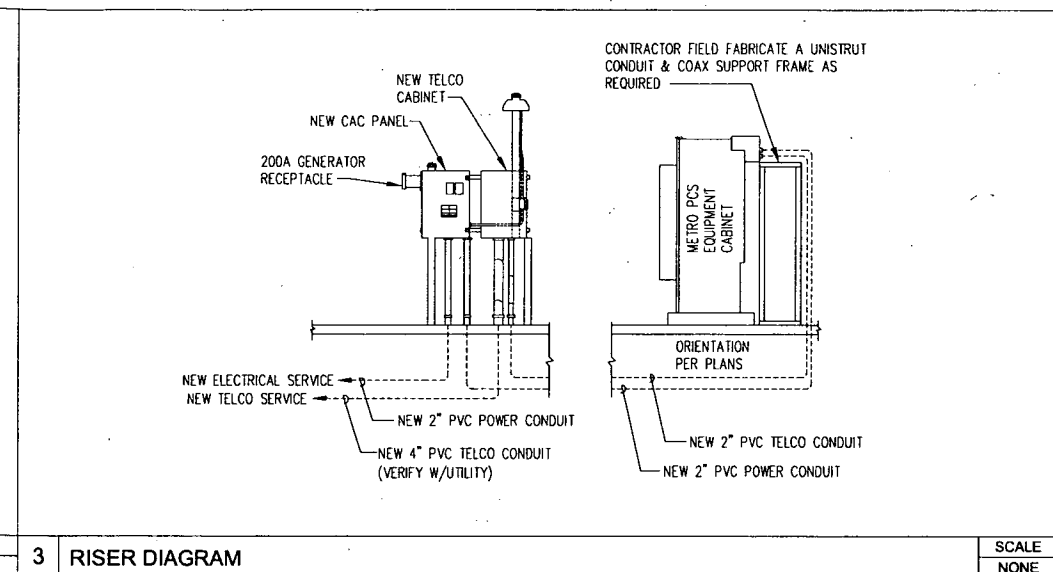
5 ABBREVIATIONS & LEGEND

SCALE NONE



4 METRO PCS PANEL SCHEDULE

SCALE NONE



1 ELECTRICAL GENERAL NOTES

SCALE NONE

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
7909 WALERGA RD. STE. 112-190
ANTELOPE, CALIFORNIA, 95843
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PHONE: 602-910-6030 FAX: 480-279-1271

DRAWING TITLE:
ELECTRICAL DETAILS

SEAL: **SDR-24373**
ADMIN 10/25/07

SCALE: **E-1**

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			
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

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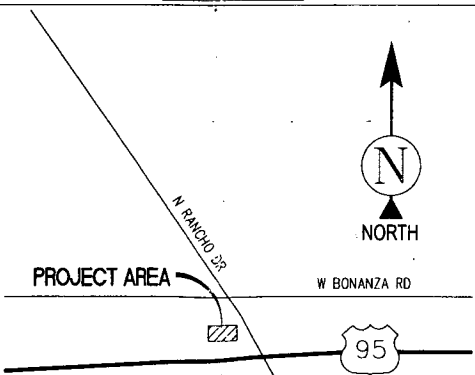
DRAWING TITLE: TITLE SHEET		
PROJECT INFORMATION		
SEAL:	DRAWN BY:	PROJECT NO:
	CHECKED BY:	COMP FILE NO:
	SCALE:	
	DATE:	T-1

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	TOPGRAPHIC SURVEY
A-1	PROPOSED SITE PLANS
A-2	PROPOSED ELEVATIONS
A-3	DETAILS
E-1	ELECTRICAL DETAILS
E-2	GROUNDING DETAILS

GENERAL NOTES

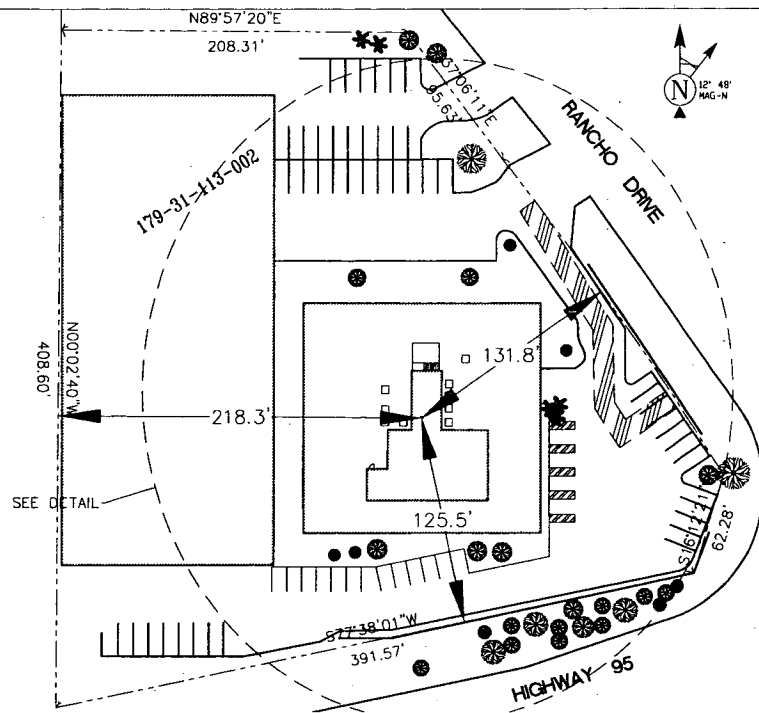
1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTORS SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY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

2. 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

3. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

4. 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.



BENCHMARK

PROJECT
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION NVBR ELEVATION = 2339' (NAVD88)

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, NEVADA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
03/01/07

SURVEYOR'S NOTES

A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

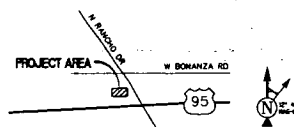
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

NOT PROVIDED

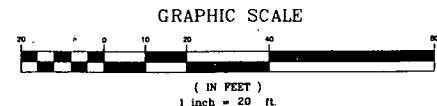
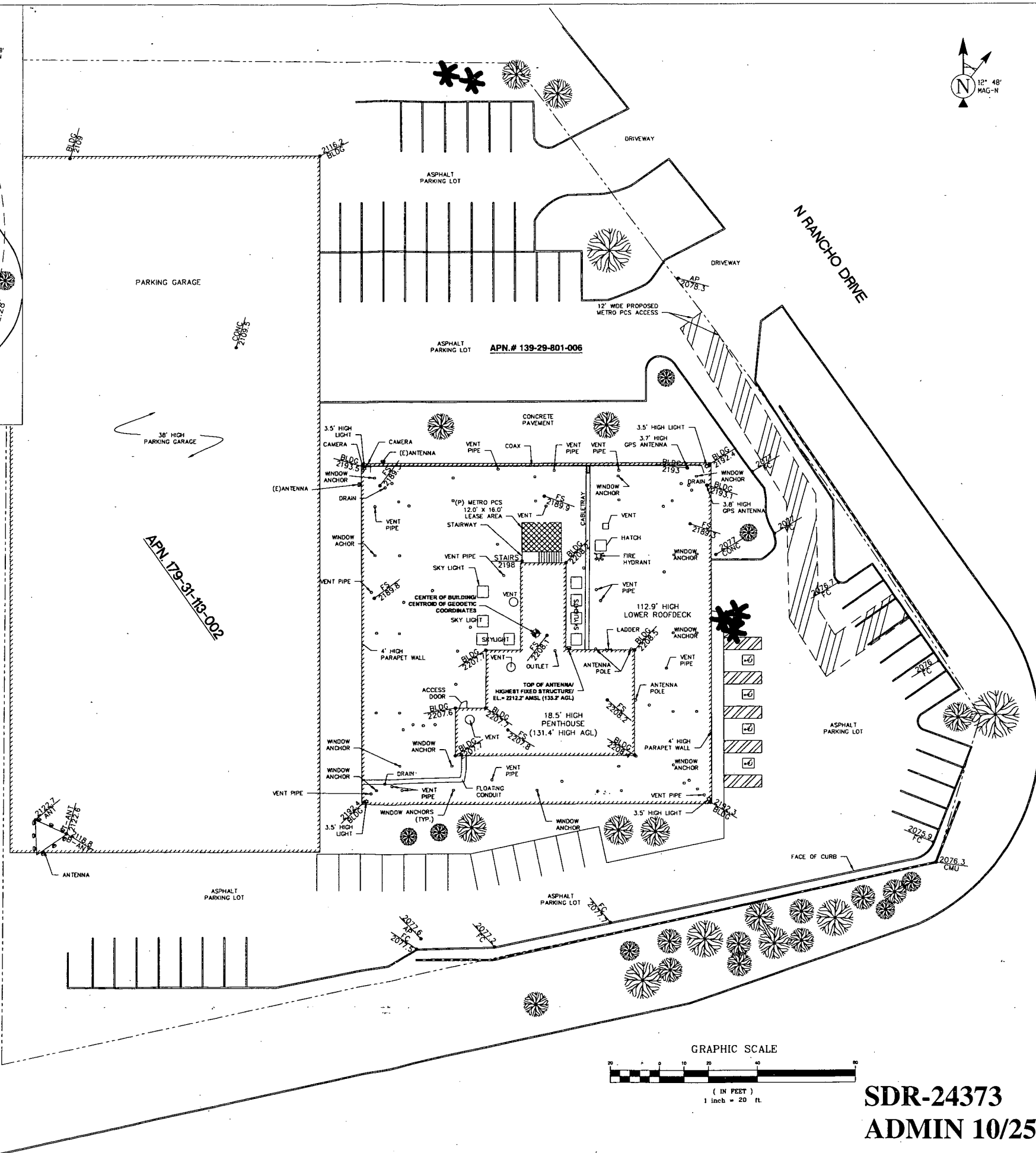
LEGEND	
P.O.B. POINT OF BEGINNING	P.U.E. PUBLIC UTILITY EASEMENT
P.O.T. POINT OF TERMINUS	WATER CONTROL VALVE
VC&G VERTICAL CURB & GUTTER	FIRE HYDRANT
R/W RIGHT OF WAY	OUT WIRE
AP ASPHALT	FOUND AS NOTED
D/W ACCESS DRIVEWAY	POWER POLE
TOP TOP OF SLOPE	LIGHT POLE
TOE TOE OF SLOPE	ELECTRICAL TRANSFORMER
TM TEMPORARY BENCHMARK	AIR CONDITIONING UNIT
SW SIDEWALK	TELEPHONE PEDestal
TP TOP OF PARAPET	TELEPHONE VAULT
TW TOP OF WALL	TELEPHONE MANHOLE
LOT LOT NUMBER	GAS VALVE
BENCHMARK OR POSITION OF GEODETTIC COORDINATES	GAS METER
SPOT ELEVATION	PROPERTY LINE
DISH ANTENNA	CHAIN LINK FENCE
MICROWAVE ANTENNA	WOOD OR IRON FENCE
TELECOMMUNICATIONS MONOPOLE	WIRE OR BARBED WIRE FENCE
	RAILROAD TRACKS

POSITION OF GEODETTIC COORDINATES
LATITUDE 36° 10' 34.0" NORTH
LONGITUDE 115° 10' 32.3" WEST (NAD83)
ELEVATION@ ROOF DECK 2208.1' (NAVD 88)



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.



SDR-24373
ADMIN 10/25/07

PROJECT NAME & NUMBER:
ATRIUM TOWER VGS-051

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

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	PRELIM. SUBMITTAL	03/05/07	BS
2	BOUNDARY ADDED	04/07/07	BC

PREPARED FOR:

metro PCS

2121 E. WARM SPRINGS ROAD
SUITE #1142
LAS VEGAS, NV 89119

APPROVALS	
DATE	BY

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GEMINI CONSULTING GROUP

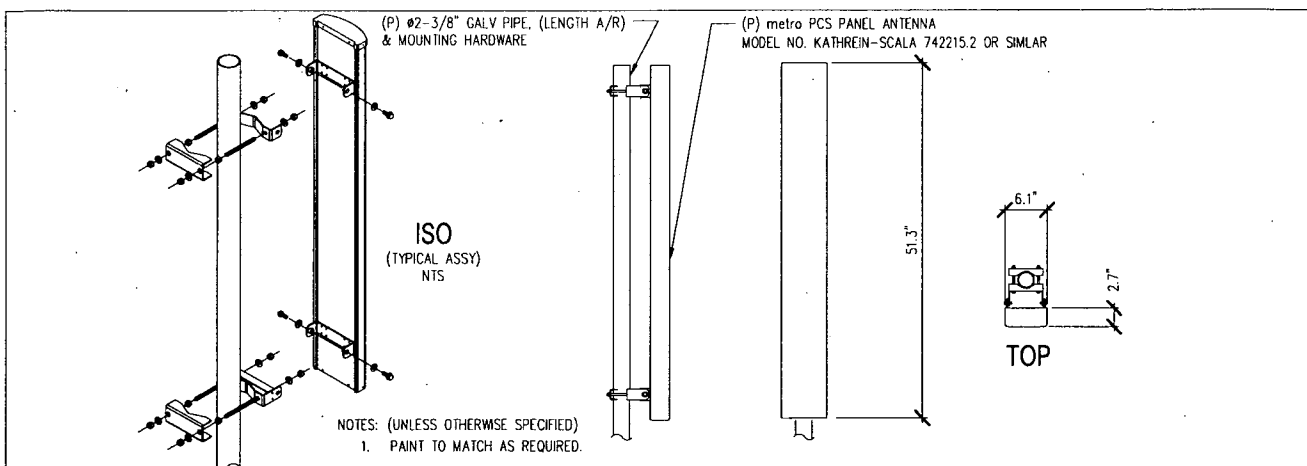
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ANTELOPE, CALIFORNIA, 95843
CONTACT: RUSSELL MIX
TELEPHONE: (916) 869-2865
russell@geminiconsultinggroup.com

SINGLE SOURCE

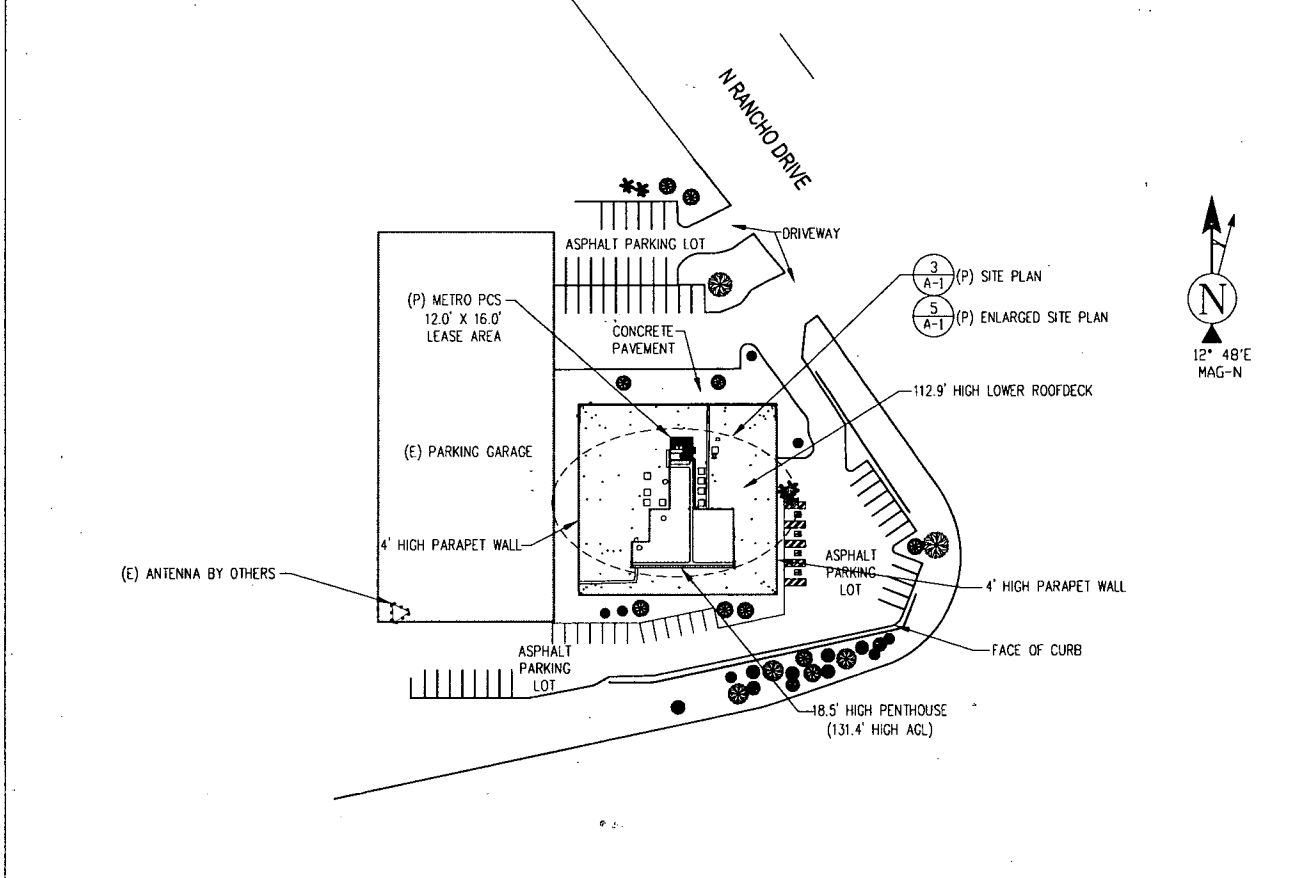
22972 SOUTH 193 STREET, QUEEN CREEK AZ 85242
PHONE: 602-910-6030 FAX: 480-279-1271

DRAWING TITLE:	
TOPOGRAPHIC SURVEY	
SEAL:	PROJECT NO.
BY:	DATE:
CHECKED BY:	DATE:
SCALE:	DATE:
AS SHOWN:	DATE:
DATE:	DATE:
03/02/07	

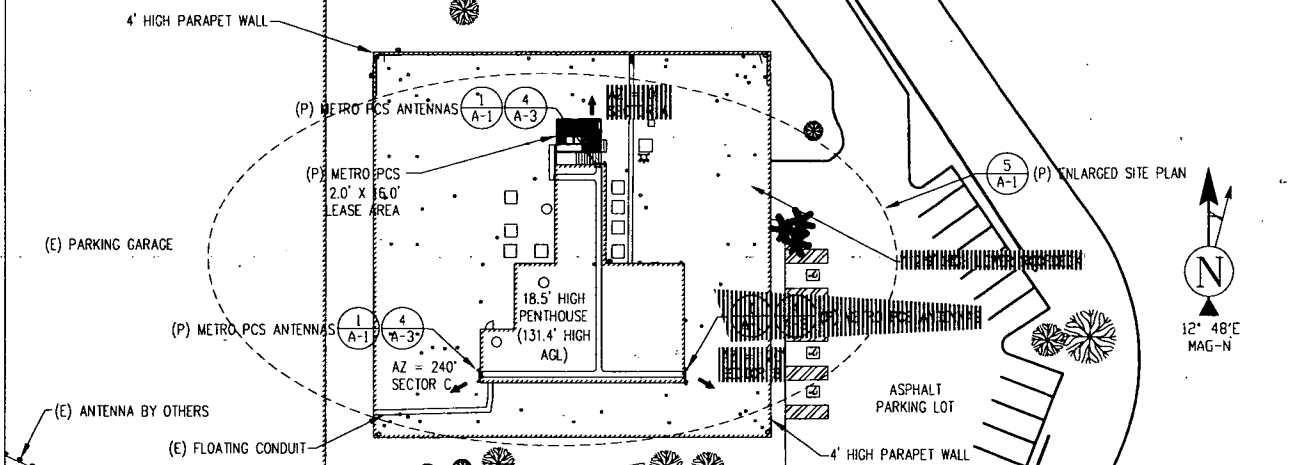
C-1



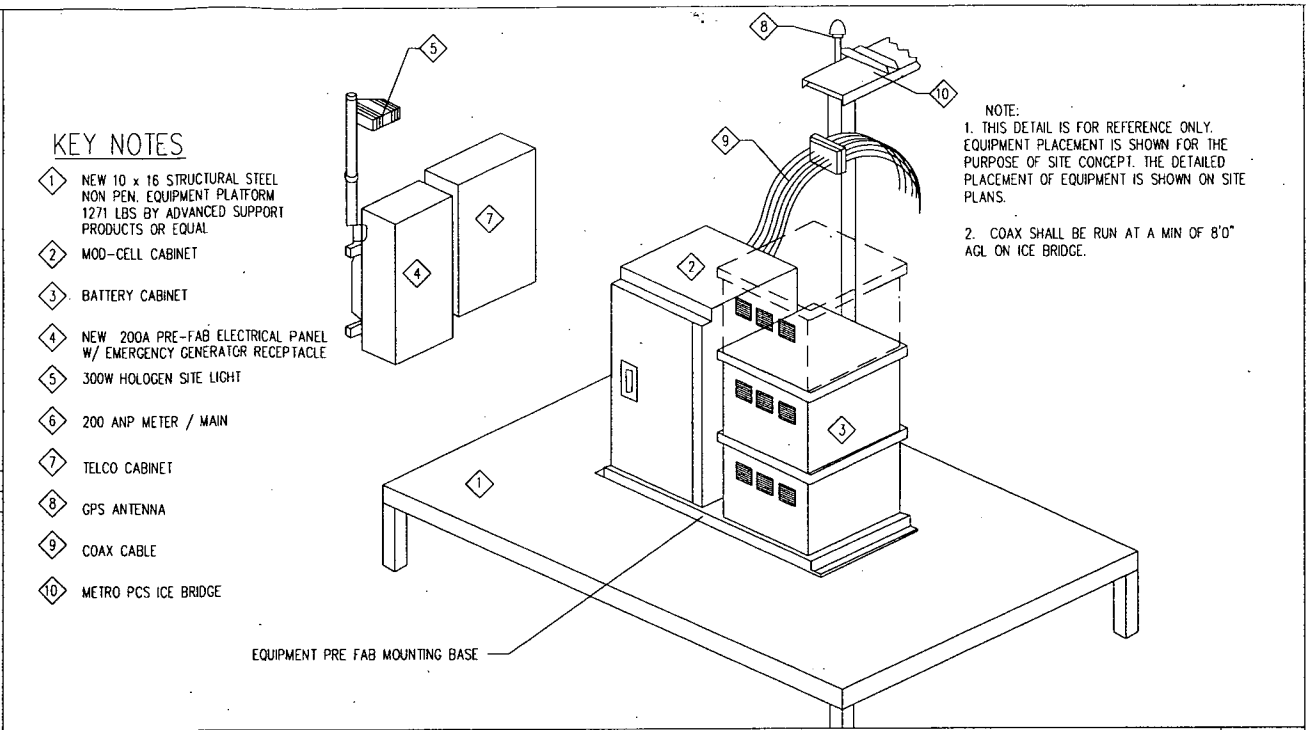
1 PROPOSED ANTENNA DETAIL



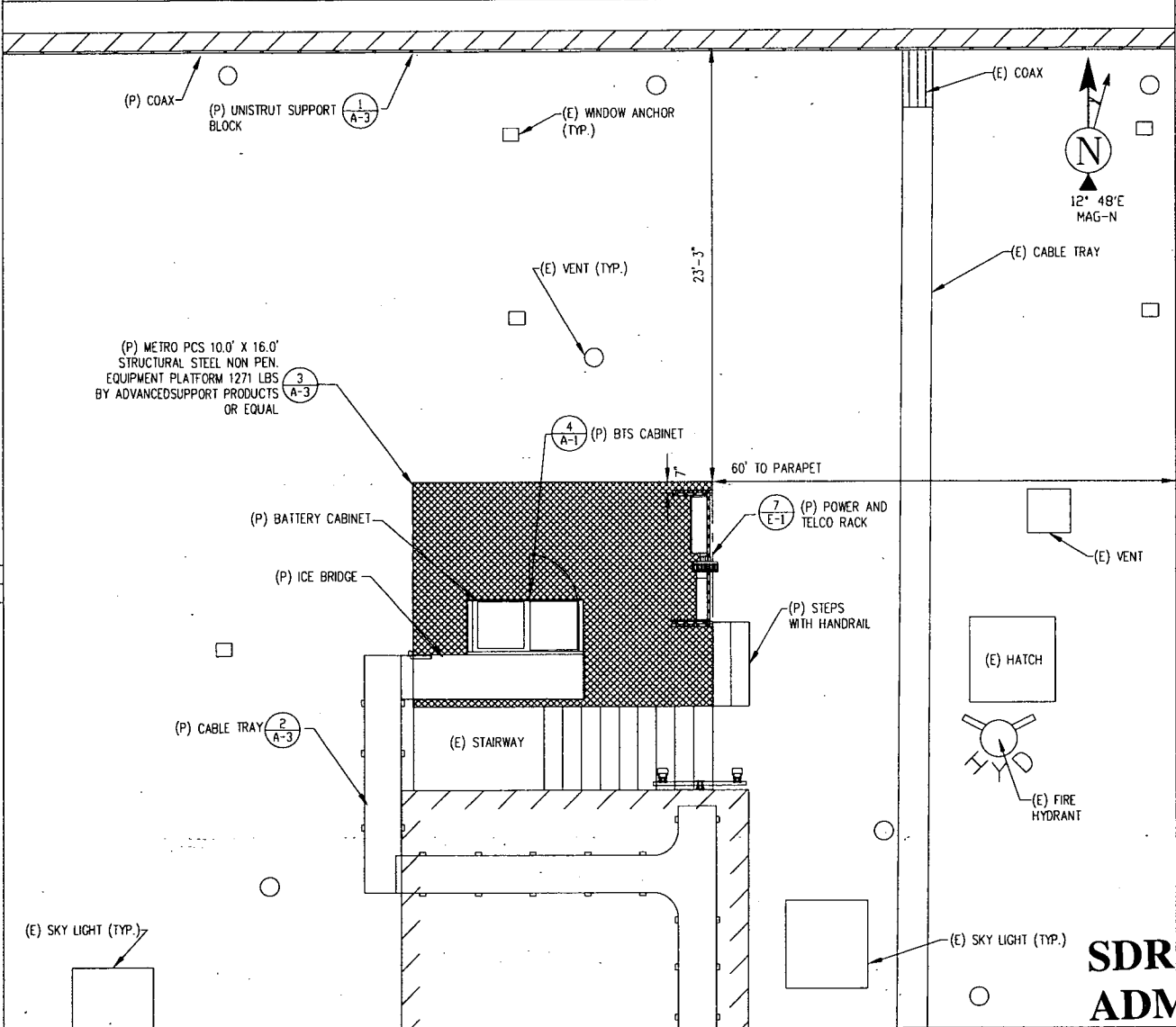
2 PROPOSED OVERALL SITE PLAN



3 PROPOSED SITE PLAN



4 PROPOSED EQUIPMENT AREA ISOMETRIC



5 PROPOSED ENARGED 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			
7			
8			

PREPARED FOR:

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

APPROVALS	
DATE	BY

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SINGLE SOURCE

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PHONE: 602-910-6030 FAX: 480-279-1271

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

SDR-24373
ADMIN 10/25/07