

Justification Letter



Separator Sheet



Site Address: 1333 N. Buffalo Drive, Las Vegas, NV 89128
APN: 138-28-501-014 • MetroPCS Site #VGS-036A

JUSTIFICATION LETTER

MetroPCS is a regional provider of wireless communications services with more than 3 million subscribers to date. We have been operating in the greater Miami, Tampa, Sarasota, Atlanta, San Francisco, Dallas, Detroit and Sacramento metropolitan areas. MetroPCS is currently building a network in Las Vegas (among other regions in the country), expecting to launch service in less than a year. When we enter a new market, our goal is to collocate on existing structures as much as possible.

In this case, MetroPCS proposes to mount three (3) panel antennas on an existing office building. These antennas will all be concealed inside one radome or canister, the top of which is to measure 38.9' above ground level, just 8 feet over the parapet. MetroPCS's equipment cabinets will be located on the ground almost directly below the radome and below an open staircase. The equipment area, measuring 8.5' x 11', will be enclosed by new 6-foot tall block walls with stucco finish painted to match the building. Typically, the GPS antenna is attached to an equipment cabinet. However, because this equipment location is obstructed above by the stairwell and eaves (unable to get a clear satellite signal), MetroPCS must mount the GPS antenna on the proposed coax cable tray at the point it reaches the top of the roof. MetroPCS has designed this site thoughtfully, in a stealth manner to minimize any changes to the building's appearance.

Once MetroPCS service is available in the greater Las Vegas area, residents will finally have the option of flat-rate plans with unlimited anytime local and domestic long distance minutes with no signed contract. Customers have many plans to choose from, the premier one priced no more than \$50.00 a month plus tax, which includes unlimited text messaging, directory assistance and the taking, sending and receiving of photos. MetroPCS is among the first wireless operators to deploy an all-digital network based on third generation infrastructure and handsets. In sum, MetroPCS allows its customers to benefit from new technology without having to count minutes and hassle with paying overages. In addition to bringing a new low, flat-rate wireless service, MetroPCS's entry into the Las Vegas market will create many technical and retail based jobs.

If there are any questions regarding this application, please contact MetroPCS's representative, Judy Ma, at (415) 259-9106 or judycma@gmail.com.

SDR-24376
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 11:12 AM**Submitted By**

Page 1

A/P # 24376 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	09/04/2007 11:10	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-24376 - CELL TOWER - APPLICANT: METRO PCS - Request for Administrative Approval TO ALLOW A PROPOSED ADDITION OF ANTENNAS ON AN EXISTING 31-FOOT TALL OFFICE BUILDING at 1333 North Buffalo Drive (APN 138-28-501-014), O (Office) Zone, Ward 4 (Brown)

Parent A/P #

Project # 24376	Project/Phase Name CELL TOWER 1333 NORTH BUFFALO	Phase #
Size/Area 0.00	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 13828501014**Location****Owner/Tenant**

Contact ID AC1326506	Name HOUGIE CHRISTOPHER J	Organization MILLER TRUST
Mailing Address 2500 W SAHARA AVE #211	State/Province NV	
City LAS VEGAS	Country	☐ Foreign
ZIP/PC 89102-4393	Evening Phone	
Day Phone	Mobile #	
Fax		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses1333 N BUFFALO DR
LAS VEGAS, 89128-1333 N BUFFALO DR 250
LAS VEGAS, 89128-1333 N BUFFALO DR 220
LAS VEGAS, 89128-1333 N BUFFALO DR 100
LAS VEGAS, 89128-1333 N BUFFALO DR 290
LAS VEGAS, 89128-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 09/04/2007 11:12 AM**Submitted By**

Page 2

Address**Parcel Link****AP Link**1333 N BUFFALO DR 270
LAS VEGAS, 89128-1333 N BUFFALO DR 140
LAS VEGAS, 89128-1333 N BUFFALO DR 110
LAS VEGAS, 89128-1333 N BUFFALO DR 120
LAS VEGAS, 89128-1333 N BUFFALO DR 190
LAS VEGAS, 89128-1333 N BUFFALO DR 135
LAS VEGAS, 89128-1333 N BUFFALO DR 130
LAS VEGAS, 89128-1333 N BUFFALO DR 170
LAS VEGAS, 89128-1333 N BUFFALO DR 220
LAS VEGAS, 89128-**Linked Parcels**

No Parcels are linked to this Application

AP Linked Parcels

13828501014

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 11:12 AM

Submitted By

Page 3

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
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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983953 GOLDBERG NATHAN B

Log Action Comments	Description	Entered By	Start	Stop	Hours
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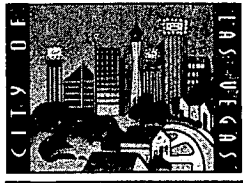
No Log Entries

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 05, 2007

Judy Ma
MetroPCS
500 Amigo Court, Suite 130
Las Vegas, NV 89119

RE: Cell Facility at APN: 138-28-501-014 for Metro PCS located at 1333 North Buffalo Drive. SDR-24376

Dear Ms. Ma:

It has been determined that the proposed co-location of antennas to an existing 31-foot tall 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

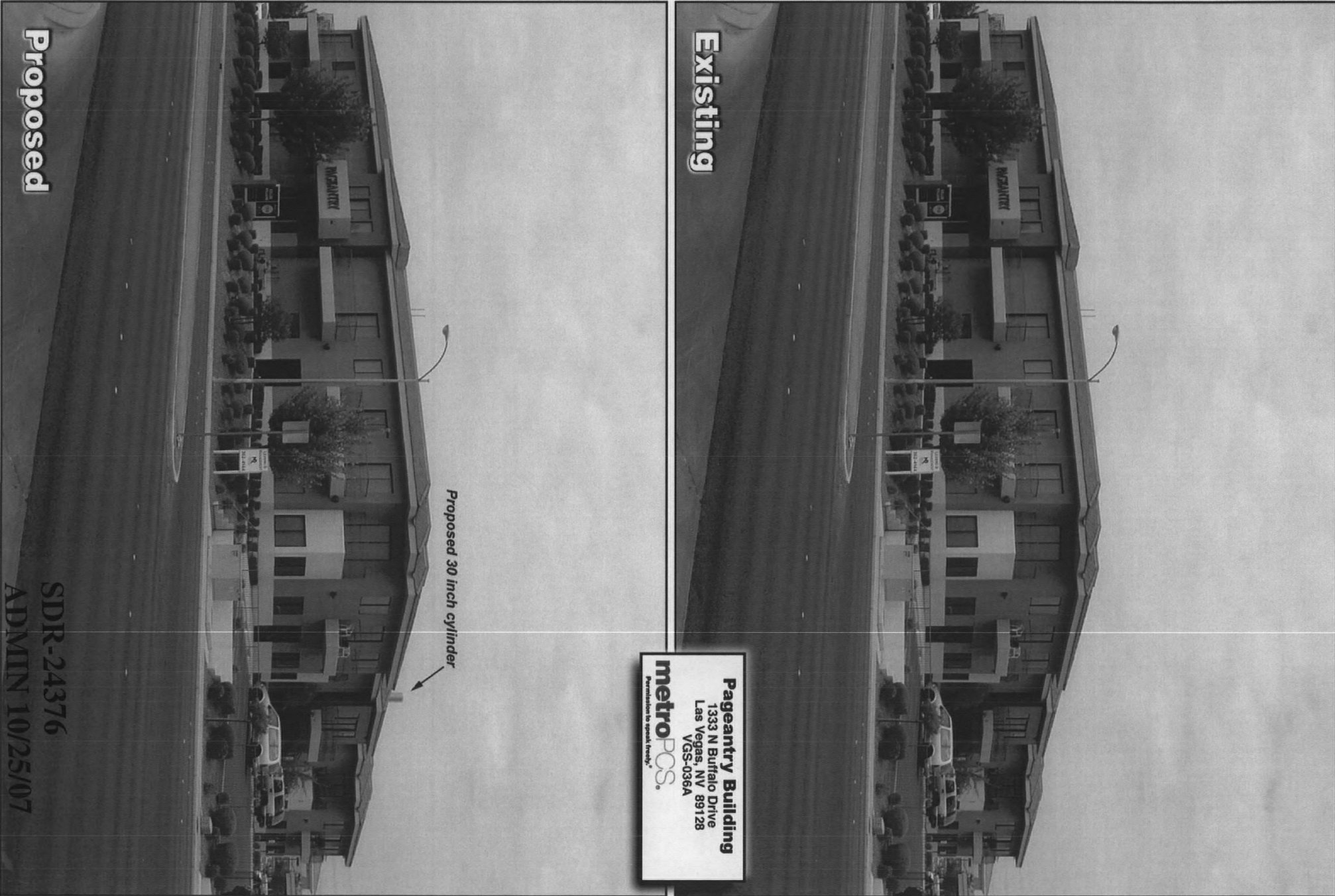


Plans (PMT)



Separator Sheet

Photosimulation of view looking southwest from across N. Buffalo Drive.



Photosimulation of view looking south at the equipment area.



Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

metro PCS

SITE NAME:
PAGEANTRY BUILDING

SITE NUMBER:
VGS-036A

SITE ADDRESS:
**1333 N BUFFALO DR
LAS VEGAS, NEVADA 89128**

SHEET INDEX

T	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
Z-1	SITE PLANS
Z-2	ELEVATION AND 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 CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS 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 PERFORMANCE OF THE WORK.

ADOPTED CODES:

INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
UNIFORM MECHANICAL CODE 2006
NATIONAL ELECTRIC CODE 2005
ANSI/EIA-222-F LIFE 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 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 TRANSCIEVER 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

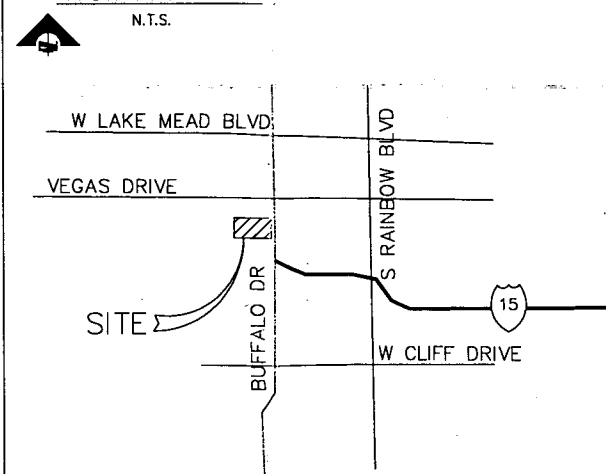
PROJECT DESCRIPTION

THE PROJECT ENTAILS:

METRO PCS WIRELESS PROPOSES TO CONSTRUCT AND OPERATE A COMMUNICATION SERVICE (PCS) SYSTEM FACILITY AT AN EXISTING BUSINESS SITE. METRO PCS WILL INSTALL NEW PCS EQUIPMENT AND A 3-SECTOR ANTENNA ARRAY WITH 1 ANTENNAS PER SECTOR IN NEW RADOM ENCLOSURE ON THE EXISTING ROOF. INSTALL METRO PCS EQUIPMENT UNDER AN (E) STAIRWAY AND ROUTE (P) POWER & TELCO CONDUITS FROM THE (E) ELECTRICAL ROOM TO THE (P) UTILITY CABINETS.

VICINITY MAP

N.T.S.



DIRECTIONS TO SITE

FROM METRO PCS OFFICE IN LAS VEGAS.
TAKE EXIT 10 TO MERGE ONTO I-15 N TOWARD LAS VEGAS.TAKE EXIT 42A FOR RENO/US-95.MERGE ONTO US-95. TAKE EXIT 81A TO MERGE ONTO E SUMMERLIN PKWY.TAKE THE BUFFALO DR EXIT.TURN RIGHT AT N BUFFALO DR.
ARRIVE AT SITE

PROJECT SUMMARY:

SITE NAME:	PAGEANTRY BUILDING
SITE NUMBER:	VGS-036A
SITE ADDRESS:	1333 N BUFFALO DR LAS VEGAS, NEVADA 89128
OWNER:	CHRISTOPHER J HOUGLE & MILLER TRUST C/O NEVADA DEVELOPMENT & REALTY CO 2500 W SAHARA AVE, #211 LAS VEGAS, NV 89102 PHONE: (702) 362-4144
SITE CONTACT:	TEDD ROSENSTEIN
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: JUDY MA METRO PCS 2121 E WARM SPRINGS RD #1142 LAS VEGAS, NEVADA 89119 PHONE: (415) 259-9106 FAX: (702) 821-1200
JURISDICTION:	CITY OF LAS VEGAS
EXISTING ZONING:	OFFICE (O)
APN:	138-29-501-014
LATITUDE:	36° 11' 08.2" NORTH (NAD 83)
LONGITUDE:	115° 15' 38.0" WEST
ELEVATION:	2496.0' (NAVD 88)
GROUND LEASE AREA:	8.75' X 11' (96.25 SQ FT)
ROOF LEASE AREA:	10' X 10' (100 SQ FT)

PROJECT NAME & NO. PAGEANTRY BUILDING VGS-036A			
SITE ADDRESS: 1333 N BUFFALO DR LAS VEGAS, NV 89128			
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ZONING DOCS 90%	06/28/07	MRF
2	ZONING DOCS 100%	07/29/07	MRF
3	ZONING DOCS 100%	08/16/07	MRF
PREPARED FOR:			
metro PCS 2121 E WARM SPRINGS RD SUITE 1142 LAS VEGAS, NEVADA 89119			
APPROVALS			
DATE	BY	DATE	BY

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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: TITLE SHEET			
SEAL	DRAWN BY: MRF	PROJECT NO. VGS-036A	SDR-24376 ADMIN 10/25/07
	CHECKED BY:	CADD FILE NO.	
	SCALE: AS NOTED	DRAWING NO. T	
	DATE: 06/27/07	SHEET 1 OF 1	

KEY NOTE REFERENCE

PROPERTY LINE

FENCING

ELECTRICAL SERVICE

TELCO SERVICE

BURIED ELECTRICAL

BURIED TELCO

DETAIL NUMBER

SHEET NUMBER

SECTION LETTER

SHEET NUMBER

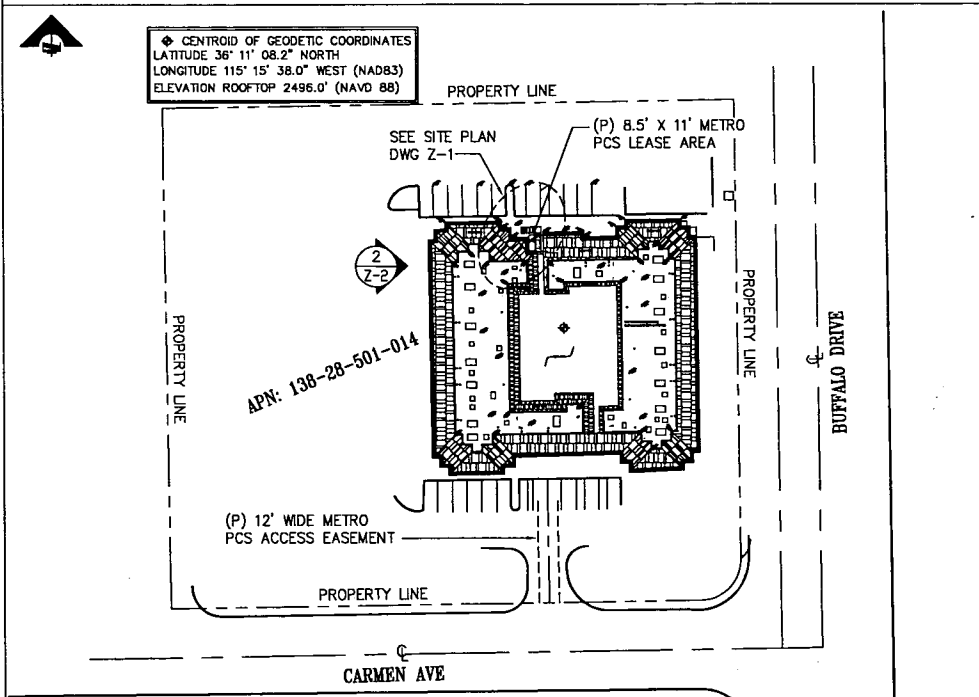
DETAIL REFERENCE

DETAIL SECTION REFERENCE

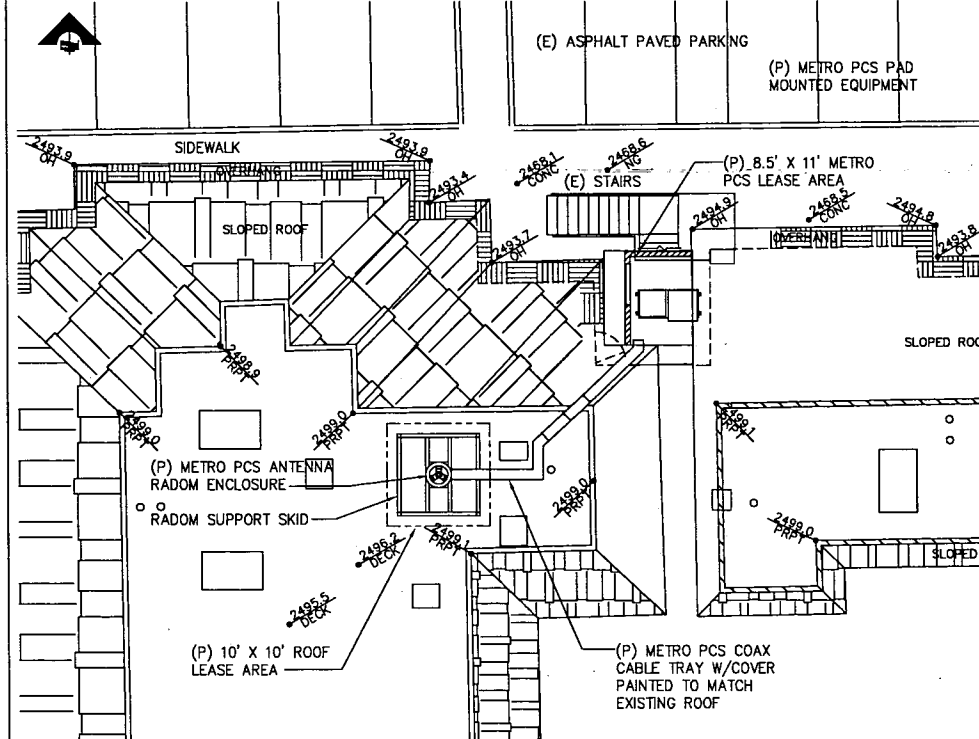
EXTERIOR ELEVATION REFERENCE

SHEET NUMBER

LEGEND AND SYMBOLS



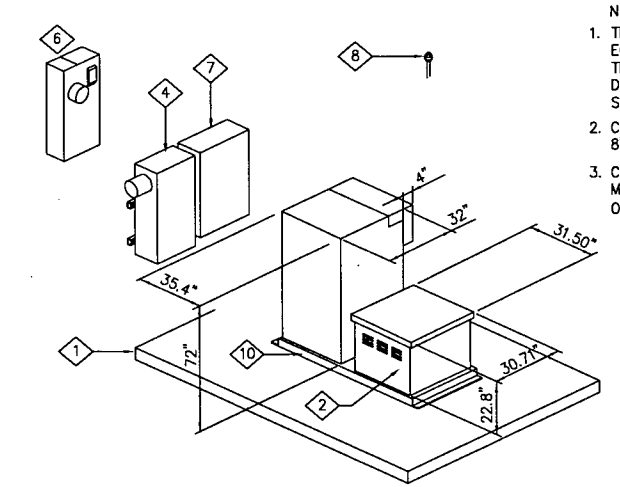
OVERALL SITE PLAN



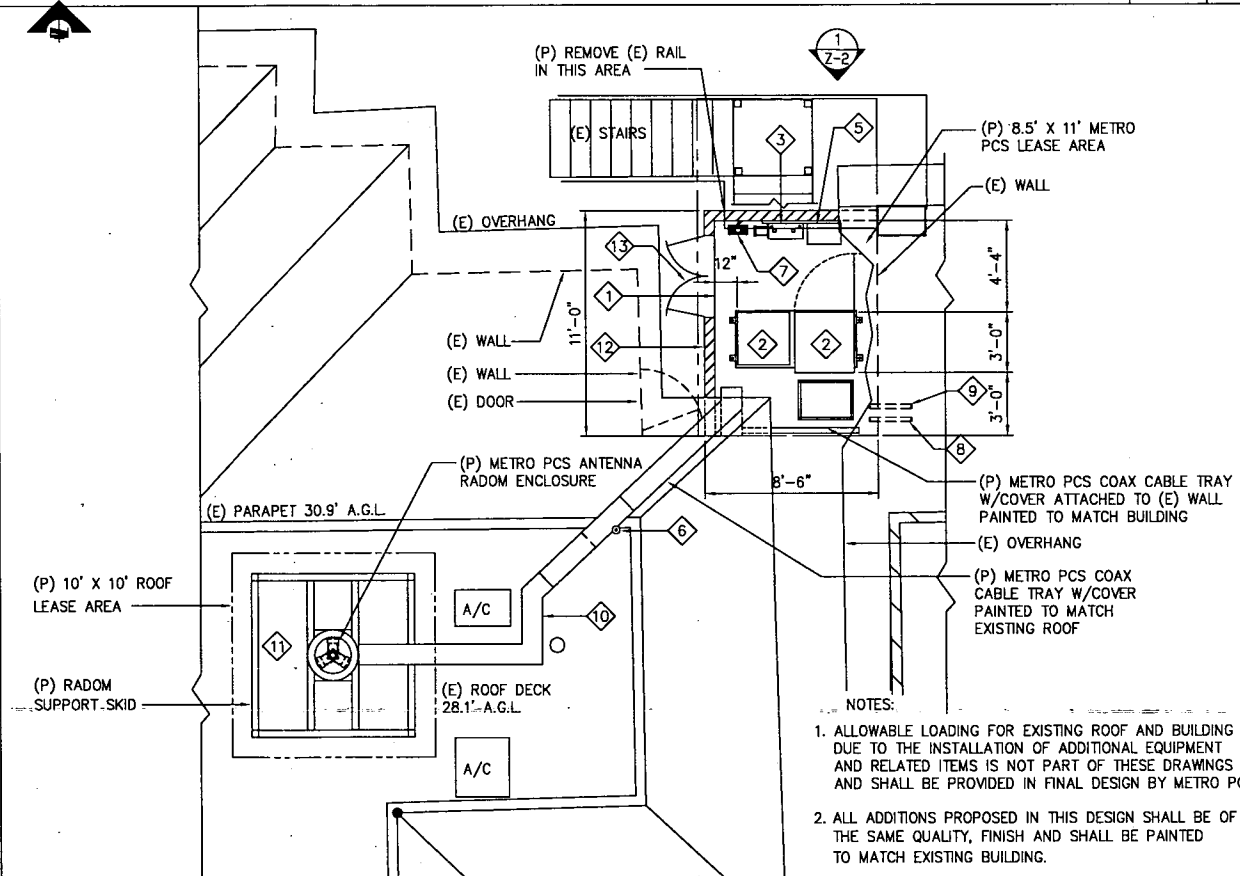
SITE PLAN

KEY NOTES

- 1 NEW 6" THK CONCRETE EQUIPMENT SLAB
- 2 BATTERY CABINET
- 3 MOD-CELL CABINET
- 4 NEW 200A PRE-FAB ELECTRICAL PANEL W/EMERGENCY GENERATOR RECEPTACLE
- 5 NOT USED
- 6 200A METER/MAIN
- 7 TELCO CABINET
- 8 GPS ANTENNA LOCATED ON ROOF
- 9 NOT USED
- 10 METRO PCS EQUIPMENT PRE-FAB MOUNTING BASE



EQUIPMENT AREA ISOMETRIC



KEYED NOTES

- 1 (P) 12' X 16' CONCRETE EQUIPMENT SLAB
- 2 (P) METRO PCS MOD-CELL EQUIPMENT CABINETS
- 3 (P) 200A PRE-FAB ELECTRICAL PANEL W/EMERGENCY GENERATOR RECEPTACLE
- 4 (P) 200A METER INSIDE (E) ELECTRICAL ROOM
- 5 (P) TELCO PANEL ON DOUBLE PIPE SUPPORT
- 6 (P) GPS ANTENNA MOUNTED ON PARAPET
- 7 (P) SITE LIGHT FIXTURE, 300W FLOODLIGHT MOUNTED BELOW TOP OF WALL
- 8 (P) ELECTRICAL CONDUIT RUN TO (E) ELECTRICAL ROOM
- 9 (P) TELCO CONDUIT RUN TO (E) TELCO PANEL
- 10 (P) COAX CABLE TRAY MOUNTED ON PVC ROOF SLEEPERS
- 11 (P) METRO PCS PANEL TYPE ANTENNAS (TYP) 1 PER SECTOR FOR A TOTAL OF 3 IN RADOM
- 12 (P) METRO PCS 6' HIGH CMU WALL STUCCO & PAINT TO MATCH (E) BUILDING
- 13 (P) NEW 48" WIDE 2-PANEL WROUGHT IRON GATE W/SCREEN PAINTED TO MATCH EXISTING BUILDING

ENLARGED SITE PLAN

SDR-24376

ADMIN 10/25/07

SCALE: 1/4"=1'-0" 3

PROJECT NAME & NO.
PAGEANTRY BUILDING
VGS-036A

SITE ADDRESS:
1333 N BUFFALO DR
LAS VEGAS, NV 89128

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ZONING DOCS 90%	06/28/07	MRF
2	ZONING DOCS 100%	07/29/07	MRF
3	ZONING DOCS 100%	08/16/07	MRF

PREPARED FOR:

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

APPROVALS

DATE	BY

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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

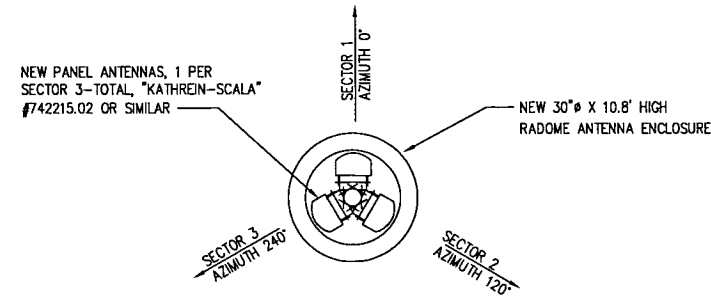
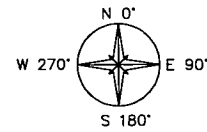
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ZONING SITE PLANS

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	CHECKED BY: 	CADD FILE NO.
	SCALE: AS NOTED	DRAWING NO. Z-1
	DATE: 06/27/07	SHEET 1 OF 1

Plans (Elevations)

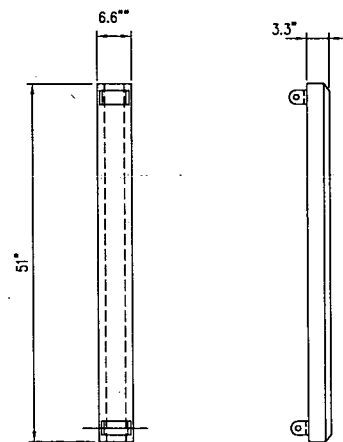


Separator Sheet



ANTENNA PLAN VIEW

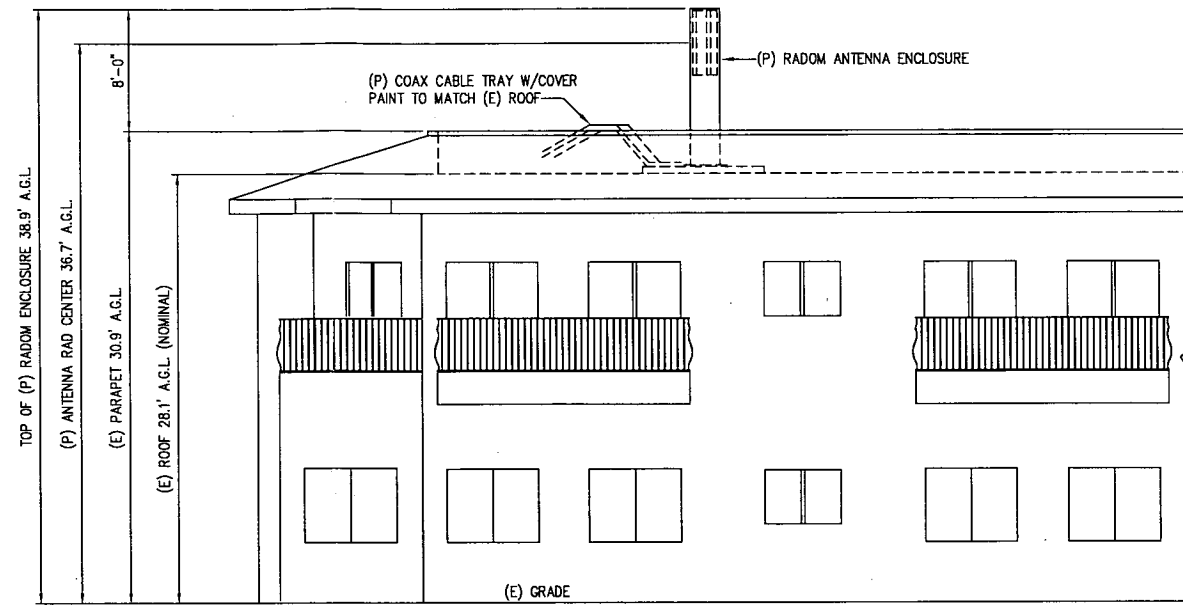
SCALE:
NTS 4



"KATHERIN-SCALA" 742215.02 ANTENNA DETAIL (OR SIMILAR)
(1-REQUIRED PER SECTOR 3-TOTAL)

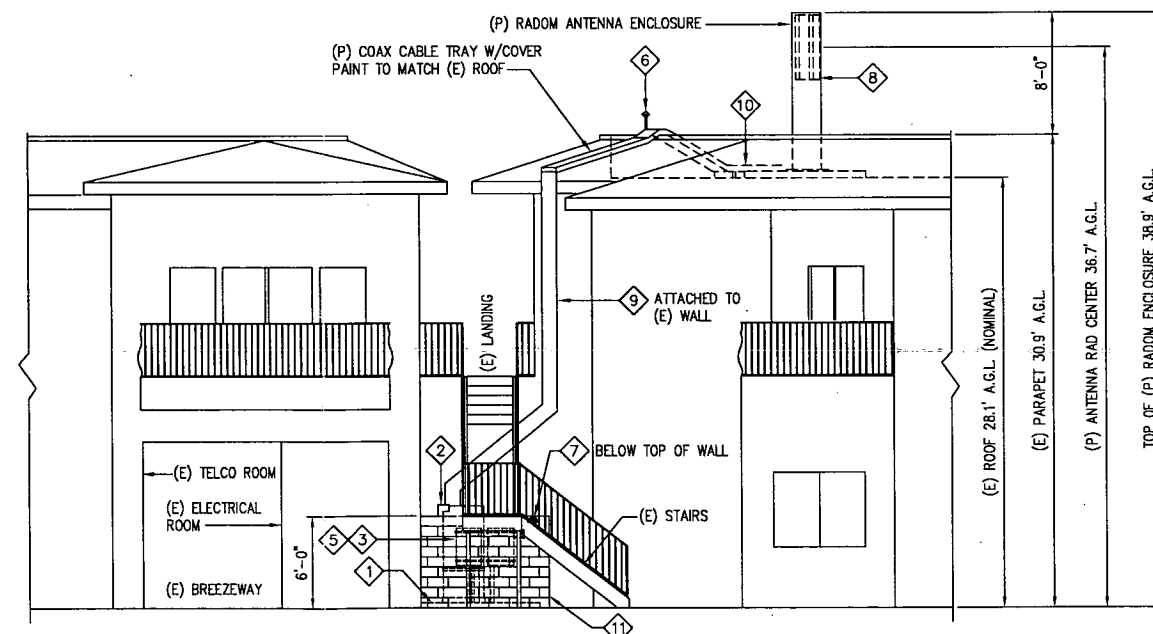
PROPOSED ANTENNA DETAILS

SCALE:
NTS 3



SITE ELEVATION (LOOKING EAST)

SCALE:
3/16"=1'-0" 2



KEYED NOTES

- 1 (P) 6" THK CONCRETE EQUIPMENT SLAB
- 2 (P) METRO PCS MOD-CELL EQUIPMENT CABINETS
- 3 (P) 200A PRE-FAB ELECTRICAL PANEL W/EMERGENCY GENERATOR RECEPTACLE
- 4 (P) METRO PCS 200A METER/MAIN INSIDE (E) ELECTRICAL ROOM
- 5 (P) TELCO PANEL ON DOUBLE PIPE H-FRAME
- 6 (P) GPS ANTENNA MOUNTED TO (P) COAX CABLE TRAY
- 7 (P) SITE LIGHT FIXTURE, 300W FLOODLIGHT MOUNTED BELOW TOP ON NEW CMU WALL
- 8 (P) METRO PCS PANEL TYPE ANTENNAS (TYP) 1 PER SECTOR FOR A TOTAL OF 3
- 9 (P) COAX CABLE SUPPORT ENCLOSURE FINISH AND PAINT TO MATCH (E) BUILDING
- 10 (P) COAX CABLE TRAY SUPPORTED ON PVC ROOF SLEEPERS
- 11 (P) 6' HIGH CMU WALL STUCCO & PAINT TO MATCH EXISTING BUILDING

NOTE:
ALL ADDITIONS PROPOSED IN THIS DESIGN SHALL BE OF THE SAME QUALITY, FINISH AND SHALL BE PAINTED TO MATCH EXISTING BUILDING.

SDR-24376
ADMIN 10/25/07

SITE ELEVATION (LOOKING SOUTH)

SCALE:
3/16"=1'-0" 1

PROJECT NAME & NO.
PAGEENTRY BUILDING
VGS-036A

SITE ADDRESS:
1333 N BUFFALO DR
LAS VEGAS, NV 89128

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	CONST DOCS 90%	06/28/07	MF
2	CONST DOCS 100%	07/29/07	MF
3	CONST DOCS 100%	08/16/07	MF

PREPARED FOR:

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

APPROVALS

DATE	BY

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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:

ELEVATION AND DETAILS

SEAL	DRAWN BY: MRF	PROJECT NO. VGS-036A
	CHECKED BY: 	CADD FILE NO.
	SCALE: AS NOTED	DRAWING NO. Z-2
	DATE: 08/20/07	SHEET 1 OF 1