

# Action Letter

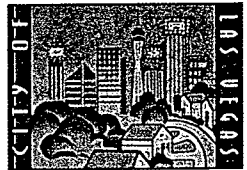
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# Separator Sheet

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# 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](http://www.lasvegasnevada.gov)

September 14, 2009

WFI  
Attn: Melissa Gibson  
7030 Smoke Ranch Road  
Las Vegas, Nevada 89128

**RE: Cell Facility for Verizon Wireless (APN 137-12-410-010) located at 3350 Novat Street: SDR-35771.**

Dear Ms. Gibson:

It has been determined that the co-location of three (3) antennas inside an existing Monument Sign located at 3350 Novat Street 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 date-stamped August 26, 2009.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the proposed installation. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 thirty (30) days of abandonment. All equipment must then be removed within six (6) months after operations at the site cease.

A Special Use Permit application will not be required prior to submittal of building permits. A copy of this letter must be included in the permit package.

If you have any questions, please contact me at (702) 229-6895.

Sincerely,

Debbie Sullivan, Planner I  
Current Planning Division  
Planning & Development Department

DS:dw

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



# Application

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Separator Sheet

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Verizon Wireless antenna modification

Project Address (Location) Unaddressed APN 137-12-410-010

Project Name Verizon LSV Shadow Hills Proposed Use wireless comm.

Assessor's Parcel #(s) 137-12-410-010 Ward # 4- Anthony

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PD proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres 0.03 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information Verizon proposes to add three antennas to its existing configuration inside an existing pylon sign . Final configuration will be six antennas inside the sign.

PROPERTY OWNER Pogany-Mountain LLC Contact Steven Pogany

Address 8367 W. Flamingo Rd. #102 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89147

E-mail Address \_\_\_\_\_

APPLICANT Verizon Wireless Contact Lorraine Davies

Address 126 Gemini Dr. Phone: (480) 777-4348 Fax: (480) 777-4390

City Tempe State AZ Zip 85283

E-mail Address lorraine.davies@verizonwireless.com

REPRESENTATIVE WFI Contact Melissa Gibson

Address 7030 Smoke Ranch Rd. Phone: (702) 338-2299 Fax: (702) 586-3685

City Las Vegas State NV Zip 89128

E-mail Address melissa.gibson@wfinet.com

Property Owner Signature\* Steven Pogany

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

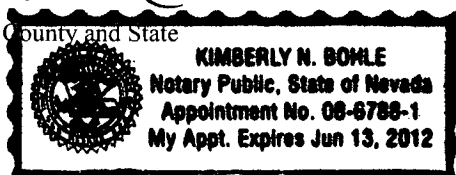
Print Name STEVEN POGANY

Subscribed and sworn before me

This 18 day of August, 20 09

[Signature]

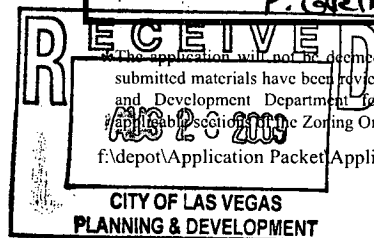
Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SDR-35771</u> |
| Meeting Date:  | <u>10/7/2009</u> |
| Total Fee:     | <u>\$500.00</u>  |
| Date Received: | <u>8-26-2009</u> |
| Received By:   | <u>P. Grimsy</u> |



The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.  
f:\depot\Application Packet\Application Form.pdf

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Verizon Wireless antenna modification

Project Address (Location) Unaddressed APN 137-12-410-010

Project Name Verizon LSV Shadow Hills Proposed Use wireless comm.

Assessor's Parcel #(s) 137-12-410-010 Ward # 4- Anthony

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PD proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres 0.03 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information Verizon proposes to add three antennas to its existing configuration inside an existing pylon sign . Final configuration will be six antennas inside the sign.

PROPERTY OWNER Emanuel-Mountain LLC Contact Chris Emanuel

Address 8367 W. Flamingo Rd. #102 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89147

E-mail Address \_\_\_\_\_

APPLICANT Verizon Wireless Contact Lorraine Davies

Address 126 Gemini Dr. Phone: (480) 777-4348 Fax: (480) 777-4390

City Tempe State AZ Zip 85283

E-mail Address lorraine.davies@verizonwireless.com

REPRESENTATIVE WFI Contact Melissa Gibson

Address 7030 Smoke Ranch Rd. Phone: (702) 338-2299 Fax: (702) 586-3685

City Las Vegas State NV Zip 89128

E-mail Address melissa.gibson@wfinet.com

Property Owner Signature\* [Signature]

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

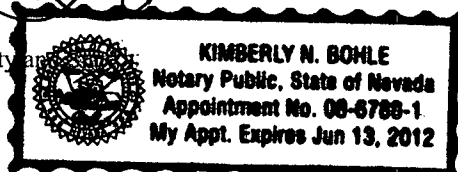
Print Name Chris Emanuel

Subscribed and sworn before me

This 18 day of August, 20 09

[Signature]

Notary Public in and for said County of \_\_\_\_\_

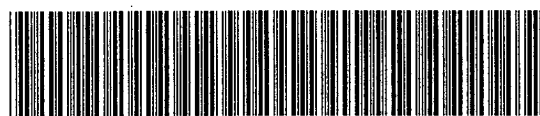


### FOR DEPARTMENT USE ONLY

|                |                   |
|----------------|-------------------|
| Case #         | <u>SDR-35771</u>  |
| Meeting Date:  | <u>10/7/09</u>    |
| Total Fee:     | <u>\$500.00</u>   |
| Date Received: | <u>8/26/09</u>    |
| Received By:   | <u>P. GRIMMER</u> |



# Justification Letter



JUSTIFICATION LETTER

Separator Sheet



August 24, 2009

Ms. Deborah Sullivan  
City of Las Vegas  
Planning & Development  
731 Fourth Street  
Las Vegas, NV 89101

RE: Verizon "LSV Shadow Hills" Existing Stealth Wireless Facility Modification  
Minor Site Development Plan Review  
Unaddressed parcel near 215 & W. Cheyenne APN137-12-410-010

Dear Ms. Sullivan,

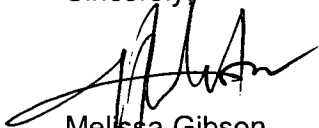
On behalf of Verizon Wireless, I respectfully request your consideration of the attached application. This project is located on APN 137-12-410-010, a PD parcel used only for a pylon sign.

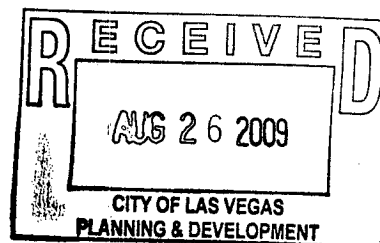
Verizon currently has three antennas inside the existing pylon sign and is proposing to add three additional antennas inside the sign. The resulting antenna configuration will be six antennas inside the sign. There will be no changes to the exterior of the sign. Please see photo simulation for further illustration.

This antenna modification will allow better phone coverage while bringing updated technology to subscribers with no visual impact to the existing structure.

If there are any questions regarding this application please contact me at (702) 338-2299 or [melissa.gibson@wfinet.com](mailto:melissa.gibson@wfinet.com).

Sincerely,

  
Melissa Gibson  
Site Acquisition Specialist  
WFI, representing Verizon Wireless





August 24, 2009

Ms. Deborah Sullivan  
City of Las Vegas  
Planning & Development  
731 Fourth Street  
Las Vegas, NV 89101

RE: Verizon "LSV Shadow Hills" Existing Stealth Wireless Facility Modification  
Minor Site Development Plan Review  
Unaddressed parcel near 215 & W. Cheyenne APN137-12-410-010

Dear Ms. Sullivan,

On behalf of Verizon Wireless, I respectfully request your consideration of the attached application. This project is located on APN 137-12-410-010, a PD parcel used only for a pylon sign.

Verizon currently has three antennas inside the existing pylon sign and is proposing to add three additional antennas inside the sign. The resulting antenna configuration will be six antennas inside the sign. There will be no changes to the exterior of the sign. Please see photo simulation for further illustration.

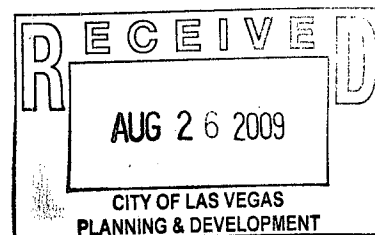
This antenna modification will allow better phone coverage while bringing updated technology to subscribers with no visual impact to the existing structure.

If there are any questions regarding this application please contact me at (702) 338-2299 or [melissa.gibson@wfinet.com](mailto:melissa.gibson@wfinet.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Gibson".

*fu*  
Melissa Gibson  
Site Acquisition Specialist  
WFI, representing Verizon Wireless



# Legal Description

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Separator Sheet

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**EMANUEL-MOUNTAIN, LLC****Business Entity Information**

|                   |                                   |                       |                      |
|-------------------|-----------------------------------|-----------------------|----------------------|
| Status:           | Active                            | File Date:            | 9/19/2007 2:43:20 PM |
| Type:             | Foreign Limited-Liability Company | Corp Number:          | E0657362007-6        |
| Qualifying State: | DE                                | List of Officers Due: | 9/30/2009            |
| Managed By:       |                                   | Expiration Date:      |                      |

**Registered Agent Information**

|                    |                                |                    |                         |
|--------------------|--------------------------------|--------------------|-------------------------|
| Name:              | CHRIS EMANUEL                  | Address 1:         | 2801 N TENAYA WAY STE C |
| Address 2:         |                                | City:              | LAS VEGAS               |
| State:             | NV                             | Zip Code:          | 89128                   |
| Phone:             |                                | Fax:               |                         |
| Mailing Address 1: |                                | Mailing Address 2: |                         |
| Mailing City:      |                                | Mailing State:     |                         |
| Mailing Zip Code:  |                                |                    |                         |
| Agent Type:        | Noncommercial Registered Agent |                    |                         |

**Financial Information**

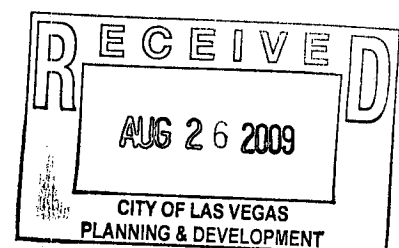
|                                         |   |                 |      |
|-----------------------------------------|---|-----------------|------|
| No Par Share Count:                     | 0 | Capital Amount: | \$ 0 |
| No stock records found for this company |   |                 |      |

**Officers**☐ Include Inactive Officers

|                         |                         |            |    |
|-------------------------|-------------------------|------------|----|
| Manager - CHRIS EMANUEL |                         |            |    |
| Address 1:              | 2801 N TENAYA WAY STE C | Address 2: |    |
| City:                   | LAS VEGAS               | State:     | NV |
| Zip Code:               | 89128                   | Country:   |    |
| Status:                 | Active                  | Email:     |    |

**Actions\Amendments**

|                            |                                      |                 |   |
|----------------------------|--------------------------------------|-----------------|---|
| Action Type:               | Application for Foreign Registration |                 |   |
| Document Number:           | 00001529144-46                       | # of Pages:     | 1 |
| File Date:                 | 09/19/2007                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |
| Action Type:               | Initial List                         |                 |   |
| Document Number:           | 20070875745-95                       | # of Pages:     | 1 |
| File Date:                 | 12/21/2007                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |
| Action Type:               | Annual List                          |                 |   |
| Document Number:           | 20080621990-17                       | # of Pages:     | 1 |
| File Date:                 | 09/19/2008                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |



## POGANY-MOUNTAIN, LLC

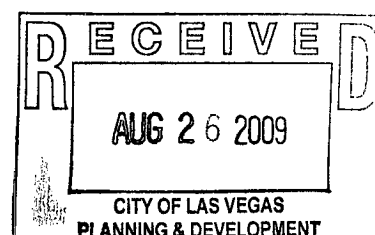
| Business Entity Information |                                   |                       |                      |
|-----------------------------|-----------------------------------|-----------------------|----------------------|
| Status:                     | Active                            | File Date:            | 9/19/2007 2:43:20 PM |
| Type:                       | Foreign Limited-Liability Company | Corp Number:          | E0657392007-9        |
| Qualifying State:           | DE                                | List of Officers Due: | 9/30/2009            |
| Managed By:                 |                                   | Expiration Date:      |                      |

| Registered Agent Information |                                |                    |                         |
|------------------------------|--------------------------------|--------------------|-------------------------|
| Name:                        | CHRIS EMANUEL                  | Address 1:         | 2801 N TENAYA WAY STE C |
| Address 2:                   |                                | City:              | LAS VEGAS               |
| State:                       | NV                             | Zip Code:          | 89128                   |
| Phone:                       |                                | Fax:               |                         |
| Mailing Address 1:           |                                | Mailing Address 2: |                         |
| Mailing City:                |                                | Mailing State:     |                         |
| Mailing Zip Code:            |                                |                    |                         |
| Agent Type:                  | Noncommercial Registered Agent |                    |                         |

| Financial Information                   |                      |
|-----------------------------------------|----------------------|
| No Par Share Count: 0                   | Capital Amount: \$ 0 |
| No stock records found for this company |                      |

| Officers                |                    | <input type="checkbox"/> Include Inactive Officers |
|-------------------------|--------------------|----------------------------------------------------|
| Manager - STEVEN POGANY |                    |                                                    |
| Address 1:              | 3521 WRIGHTWOOD DR | Address 2:                                         |
| City:                   | STUDIO CITY        | State:                                             |
| Zip Code:               | 91604              | Country:                                           |
| Status:                 | Active             | Email:                                             |

| Actions\Amendments         |                                      |                 |   |
|----------------------------|--------------------------------------|-----------------|---|
| Action Type:               | Application for Foreign Registration |                 |   |
| Document Number:           | 00001529156-89                       | # of Pages:     | 1 |
| File Date:                 | 09/19/2007                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |
| Action Type:               | Initial List                         |                 |   |
| Document Number:           | 20070875746-06                       | # of Pages:     | 1 |
| File Date:                 | 12/21/2007                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |
| Action Type:               | Annual List                          |                 |   |
| Document Number:           | 20080621991-28                       | # of Pages:     | 1 |
| File Date:                 | 09/19/2008                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |



# Deed

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# Separator Sheet

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20071004-0003852

Fee: \$17.00 RPTT: \$49,215.00  
N/C Fee: \$25.00

10/04/2007 14:50:52  
T20070177815

Requestor:  
EQUITY TITLE OF NEVADA

Debbie Conway LEX  
Clark County Recorder Pgs: 5

RECORDING REQUESTED BY:  
EQUITY TITLE OF NEVADA  
AND WHEN RECORDED MAIL TO:

Pogany-Mountain, LLC  
c/o Chris Emanuel  
2801 N. Tenaya Way  
Las Vegas, NV 89128

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

APN NO.: 137-12-410-007,008  
Affix RPTT: \$49,215.00  
ESCROW NO.: 07030261

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

**Keith-Mountain, LLC, a Nevada limited liability company and Scottsdale Survivors, LLC, a Nevada limited liability company**

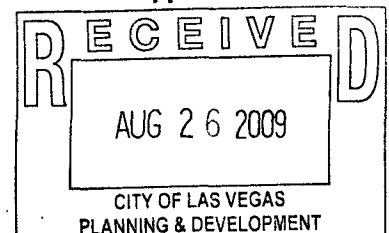
in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

**Pogany-Mountain, LLC, a Delaware limited liability company, as to an undivided 90% interest and Emanuel-Mountain, LLC, a Delaware limited liability company, as to an undivided 10% interest**

all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.



**SUBJECT TO:**

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.
3. Deed of Trust now of record in favor of Morgan Stanley Mortgage Capital, Inc., a New York Corporation recorded 1/19/07 in Book #20070119 Document #04389

**SELLERS:**

Keith-Mountain, LLC, a Nevada limited liability company

By: Keith-Pebble, LLC, a Nevada limited liability company, Its Managing Member

Henry A. Keith II  
Henry A. Keith II, Managing Member

Scottsdale Survivors, LLC, a Nevada limited liability company

By: Keith-Sunset, LLC, a Nevada limited liability company, Its Managing Member

Henry Keith II  
Henry Keith II, Managing Member

STATE OF NEVADA  
COUNTY OF CLARK

On September 27, 2007

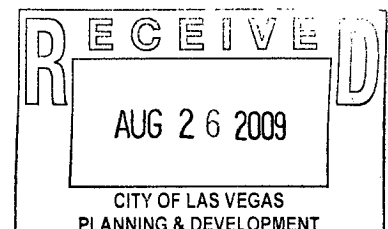
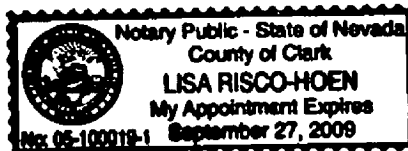
Personally appeared before me, a Notary Public

**Henry A. Keith II**

who acknowledged that he/she/they executed the above instrument.

Lisa Risco-Hoen  
Notary Public

My commission expires:



Parcel One (1):

That portion of Lot "2" of the CHEYENNE/BELTWAY COMMERCIAL SUBDIVISION, as shown in Book 105 Page 86 of Plats, in the Office of the Clark County, Nevada Recorder, located in the Southwest Quarter (SW ¼) of Section 12, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Northwest (NW) corner of Lot "2" as shown in Book 105 Page 86 of Plats, said point also being the Point of Beginning; thence North 89°27'52" East, a distance of 270.57 feet; thence South 00°30'19" East, a distance of 139.50 feet; thence South 13°30'24" West, a distance of 27.61 feet; thence South 89°59'19" West, a distance of 132.84 feet; thence North 61°51'00" West, a distance of 76.52; thence North 73°56'35" West, a distance of 22.92 feet; thence North 76°55'03" West, a distance of 28.34 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 25.00 feet and a central angle of 40°32'33"; thence Northwesterly along the arc of said curve to the right, a distance of 17.69 feet to the beginning of a non-tangent curve, concave Westerly, having a radius of 1,140.00 feet and a central angle of 01°32'26", said point having a radial bearing of South 89°11'05" East; thence from a tangent bearing of North 00°48'55" East, Northerly along the arc of said curve to the left, a distance of 30.65 feet; thence North 00°43'30" West, a distance of 74.82 feet to the Point of Beginning.

Said land being further described as Lot "C" on that certain Record of Survey File 149, Page 97, recorded July 20, 2005 in Book 20050720 as Document No. 01652 and on that certain Record of Survey File 154, Page 7, recorded February 10, 2006 in Book 20060210 as Document No. 00644, Official Records.

Parcel Two (2):

Lot Two (2) of the CHEYENNE/BELTWAY COMMERCIAL SUBDIVISION, as shown in Book 105 Page 86 of Plats, in the Office of the Clark County, Nevada Recorder, located in the Southwest Quarter (SW ¼) of Section 12, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada.

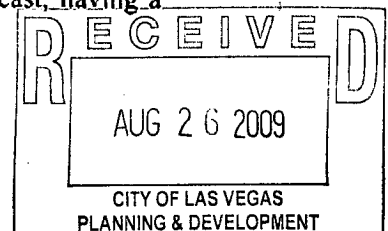
Excepting therefrom Lot "A" as described by Deed recorded July 27, 2006 in Book 20060727, as Document No. 06004, Official Records.

Further excepting therefrom Lot "B" as described by Deed recorded May 17, 2005 in Book 20050517 as Document No. 03765, Official Records.

Further excepting therefrom Lot "C" as described by Deed recorded August 3, 2006 in Book 20060803 as Document No. 00716, Official Records.

Said land being more particularly described by metes and bounds as follows:

Beginning at the most Easterly corner of said Lot "A"; thence along the Northerly line thereof North 49°34'18" West, a distance of 198.50 feet; thence South 89°57'36" West, a distance of 120.93 feet to the Easterly right-of-way line of Novat Street and the beginning of a non-tangent curve concave to the West, having a radius of 1,140.00 feet, from which a radial line bears North 76°54'45" West; thence departing said Northerly line, along said Easterly line, Northerly along said curve, an arc length of 244.18 feet, through a central angle of 12°16'20" to the Southerly line of said Lot "C" and the beginning of a non-tangent curve concave to the Northeast, having a



radius of 25.00 feet, from which a radial line bears North 53°37'30" East; thence departing said Easterly line, along said Southerly line, Southeasterly along said curve, an arc length of 17.69 feet, through a central angle of 40°32'33"; thence continuing along said Southerly line South 76°55'03" East, a distance of 28.34 feet; thence continuing along said Southerly line South 73°56'35" East, a distance of 22.92 feet; thence continuing along said Southerly line South 61°51'00" East, a distance of 76.52 feet; thence continuing along said Southerly line North 89°59'19" East, a distance of 132.84 feet to the Easterly line of said Lot "C"; thence departing said Southerly line, along said Easterly line North 13°30'24" East, a distance of 15.32 feet to the Southerly line of said Lot "B"; thence along said Southerly line of Lot "B", departing said Easterly line, North 89°37'30" East, a distance of 129.45 feet; thence continuing along said Southerly line of Lot "B" South 63°47'26" East, a distance of 67.28 feet to the Southeasterly line of said Lot 2; thence departing said Southerly line of Lot "B", along said Southeasterly line, South 35°49'21" West, a distance of 367.82 feet to the Point of Beginning.

Parcel Three (3):

That portion of Lot "2" of the CHEYENNE/BELTWAY COMMERCIAL SUBDIVISION, as shown in Book 105 Page 86 of Plats, in the Office of the Clark County, Nevada Recorder, located in the Southwest Quarter (SW ¼) of Section 12, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

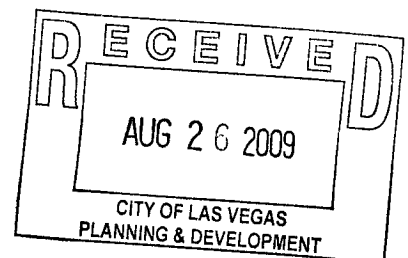
Commencing at the Southeast corner of Lot "A" as shown in File 146 Page 69 of Surveys in the Office of the Clark County Recorder; thence North 35°49'21" East a distance of 207.32 feet to a point on the East line of said Lot "A"; thence North 54°10'39" West a distance of 2.10 feet to the Point of Beginning; thence continuing North 54°10'39" West a distance of 28.00 feet; thence North 35°49'21" East a distance of 40.70 feet; thence South 54°10'39" East a distance of 28.00 feet; thence South 35°49'21" West a distance of 40.70 feet to the Point of Beginning.

Parcel Four (4):

Non-exclusive easements for vehicular and pedestrian ingress and egress and utility purposes, as set forth in and subject to the terms and provisions of that certain Declaration of Covenants, Conditions Restrictions and Grant of Easements recorded April 13, 2005 in Book 20050413 as Document No. 01670, Official Records.

Parcel Five (5):

A non-exclusive easement for pylon sign purposes, as set forth in and subject to the terms and provisions of that certain Easement Agreement recorded April 3, 2006 in Book 20060403 as Document No. 02255, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 137-12-410-008, 007

b) 137-12-410-010

c)

d)

**2. Type of Property:**

a) ☐ Vacant Land

c) ☐ Condo/Twnhse

e) ☐ Apt. Bldg

g) ☐ Agricultural

☐ Other

b) ☐ Single Fam. Res.

d) ☐ 2-4 Plex

f) ☒ Comm'l/Ind'l

h) ☐ Mobile Home

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$9,650,000.00

\$9,650,000.00

\$49,215.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Henry A. Keith II

Capacity

manager

Signature

Capacity

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Keith-Mountain, LLC

Name: Henry A. Keith II

Address: 7 Commerce Center Dr. Suite A

City: Henderson

State: NV Zip: 89014

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Steve Pogany

Address: 11054 Venture Blvd. # 262

City: Studio City

State: CA Zip: 91604

**COMPANY/PERSON REQUESTING RECORDING** (required if not seller or buyer)

Print Name: Equity Title of Nevada

Address: 7360 W. Flamingo Rd.

City, State & Zip: Las Vegas, NV 89147

Escrow #: 07030261-HC

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION  
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**



3852

# Plans (PMT)

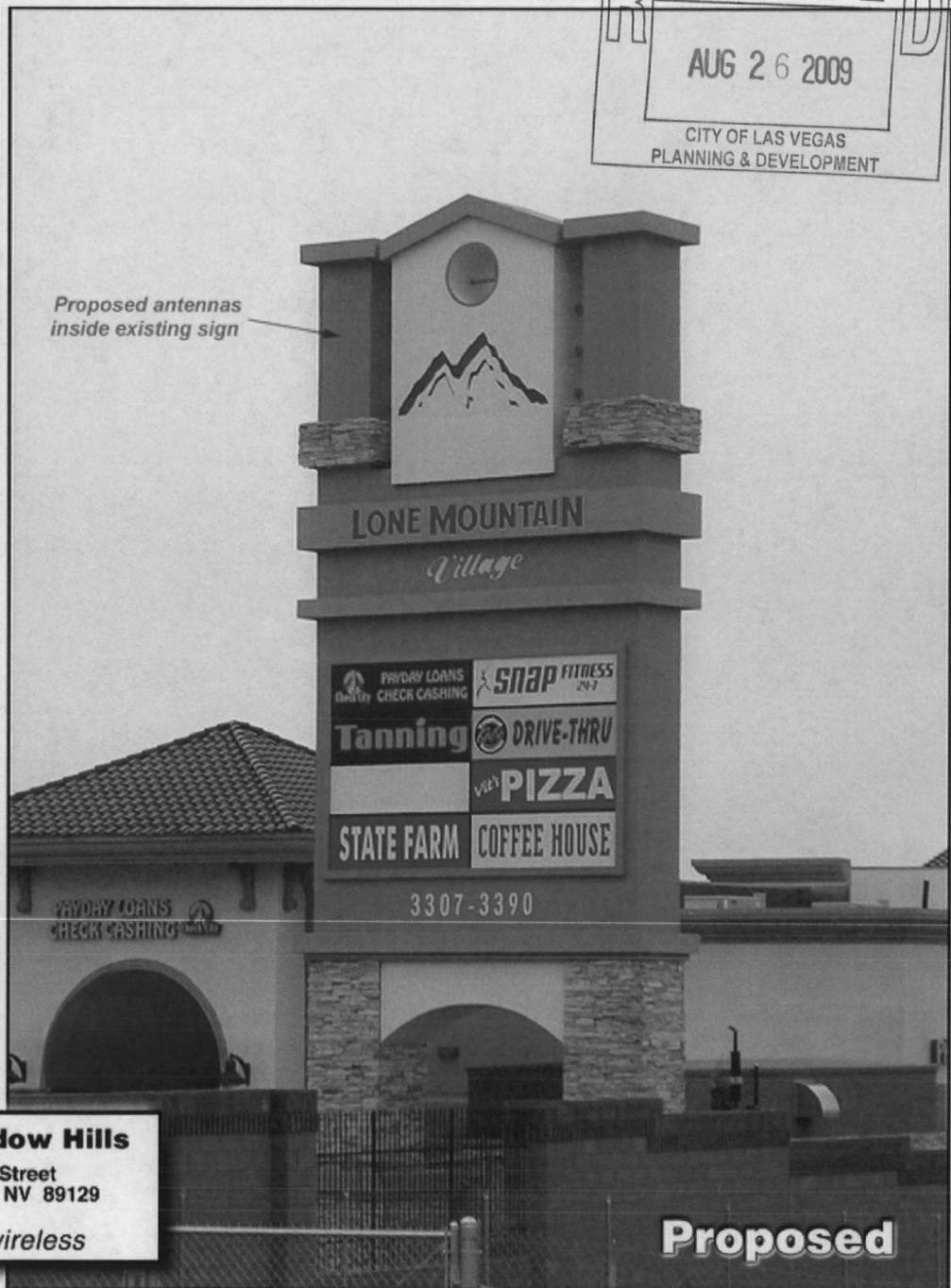
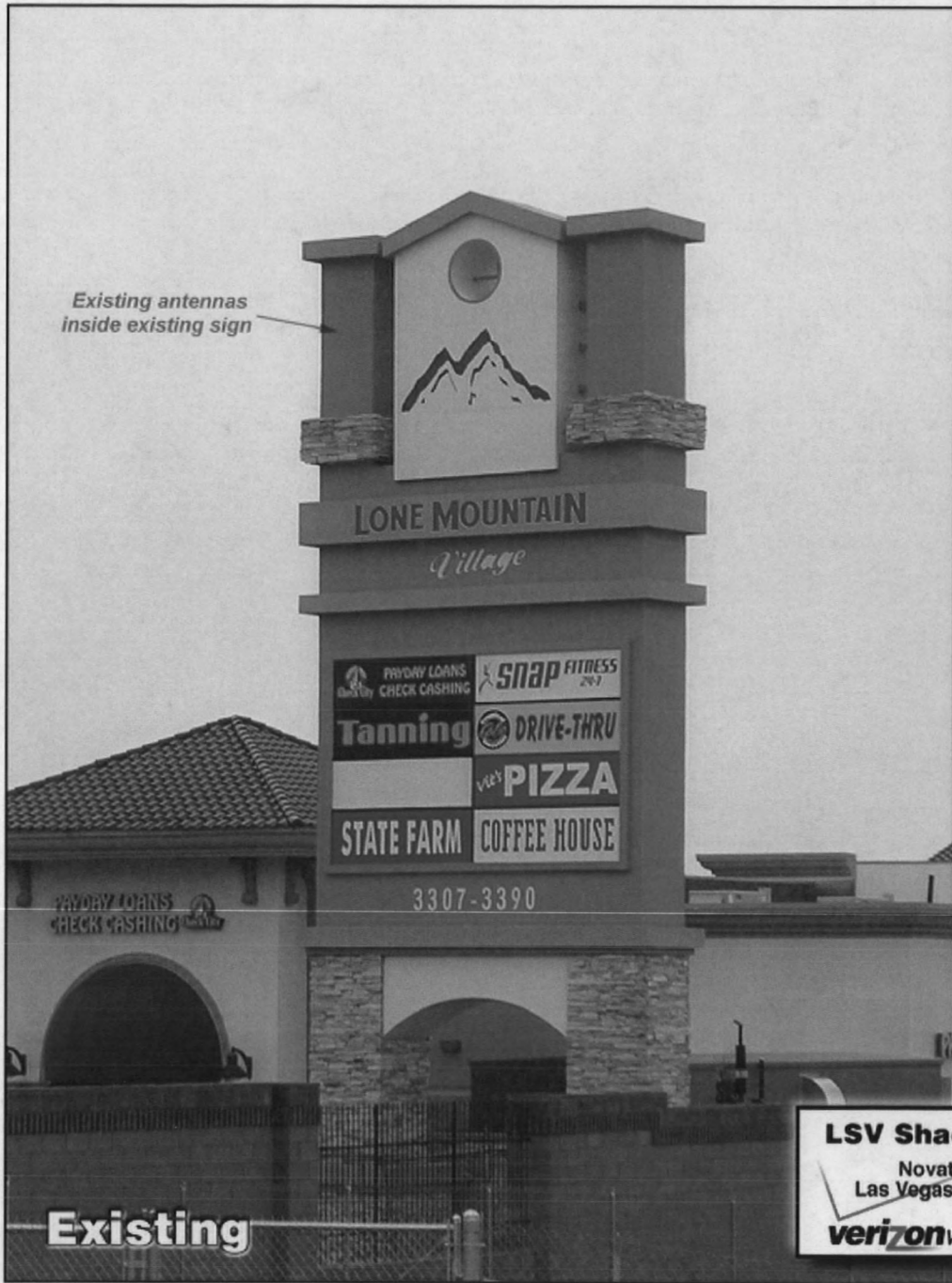
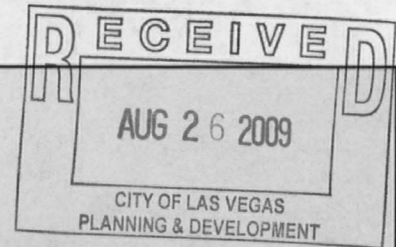
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Separator Sheet

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**Photosimulation of view looking north from Cheyenne Avenue.**



**Existing**

**LSV Shadow Hills**

Novat Street  
Las Vegas, NV 89129

**verizon**wireless

**Proposed**

# Plans (Approved Site Plan)

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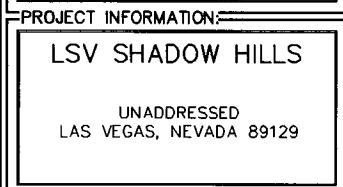
Separator Sheet

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LSV SHADOW HILLS  
~~UNADDRESSED~~ 3350  
LAS VEGAS, NEVADA 89129

S  
3350 NOVA ST.  
QJ



CURRENT ISSUE DATE: 03/23/09

ISSUED FOR:

ZONING

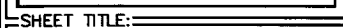
REV.: DATE: DESCRIPTION: BY:

[illegible]

PLANS PREPARED BY: \_\_\_\_\_



LICENSURE: \_\_\_\_\_



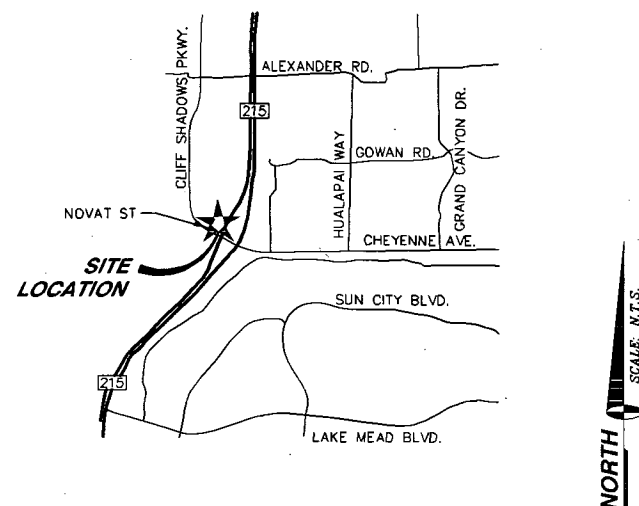
# TITLE SHEET

SHEET NUMBER:        REVISION:       

|    |           |
|----|-----------|
| T1 | 1         |
|    | LSV-308-A |

- INSTALLATION OF (2) VERIZON WIRELESS PANEL ANTENNAS AT A 45° CENTERLINE MOUNTED INSIDE THE EXISTING 50" SIGN
- INSTALLATION OF NEW VERIZON WIRELESS UNDERGROUND COAX IN EXISTING COAX TRENCH
- CURRENT ANTENNA CONFIGURATION - 2 ANTENNAS TOTAL (1 PER SECTOR)
- PROPOSED ANTENNA CONFIGURATION - 4 ANTENNAS TOTAL (2 PER SECTOR)

### PROJECT DESCRIPTION



### VICINITY MAP

VERIZON WIRELESS  
475 ROCK QUARRY WAY  
NORTH LAS VEGAS, NV 89032  
CONSTRUCTION CONTACT: JIM JOHNSON  
OFFICE: (702) 639-5320  
MOBILE: (702) 379-5007

WFI  
7030 SMOKE RANCH RD.  
LAS VEGAS, NEVADA 89128  
MELISSA GIBSON  
OFFICE: (702) 202-3596  
MOBILE: (702) 338-2299

OWNER: POGANY-MOUNTAIN LLC  
EMANUEL MOUNTAIN LLC  
8367 W. FLAMINGO RD #102  
LAS VEGAS, NEVADA 89147

AREA OF CONSTRUCTION: 15± SQ. FT.

OCCUPANCY TYPE: S-2

**CONSTRUCTION TYPE:** V-B

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)

JURISDICTION: CITY OF LAS VEGAS

APN: 137-12-410-010

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

EQUIPMENT LOCATION: ☐ OUTDOOR ☒ INDOOR

EQUIPMENT SHELTER: ☒ YES ☐ NO

ANTENNA LOCATION: ☐ NEW MONOPOLE  
☐ SELF SUPPORT TOWER  
☐ EXISTING MONOPOLE  
☐ ROOF TOP  
☐ EXISTING TOWER  
☒ OTHER: EXISTING SIGN

## PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND  
INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE  
FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING  
AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED  
TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

**CODE COMPLIANCE**

**SPECTRUM SURVEYING & ENGINEERING**  
8905 W POST RD., SUITE 100  
LAS VEGAS, NEVADA 89148  
CHRIS WENER  
PHONE: (702) 367-7705  
FAX: (702) 367-8733

STRUCTURAL ENGINEER:  
T.B.D.

ELECTRICAL ENGINEER:  
N/A

SURVEYOR:  
N/A

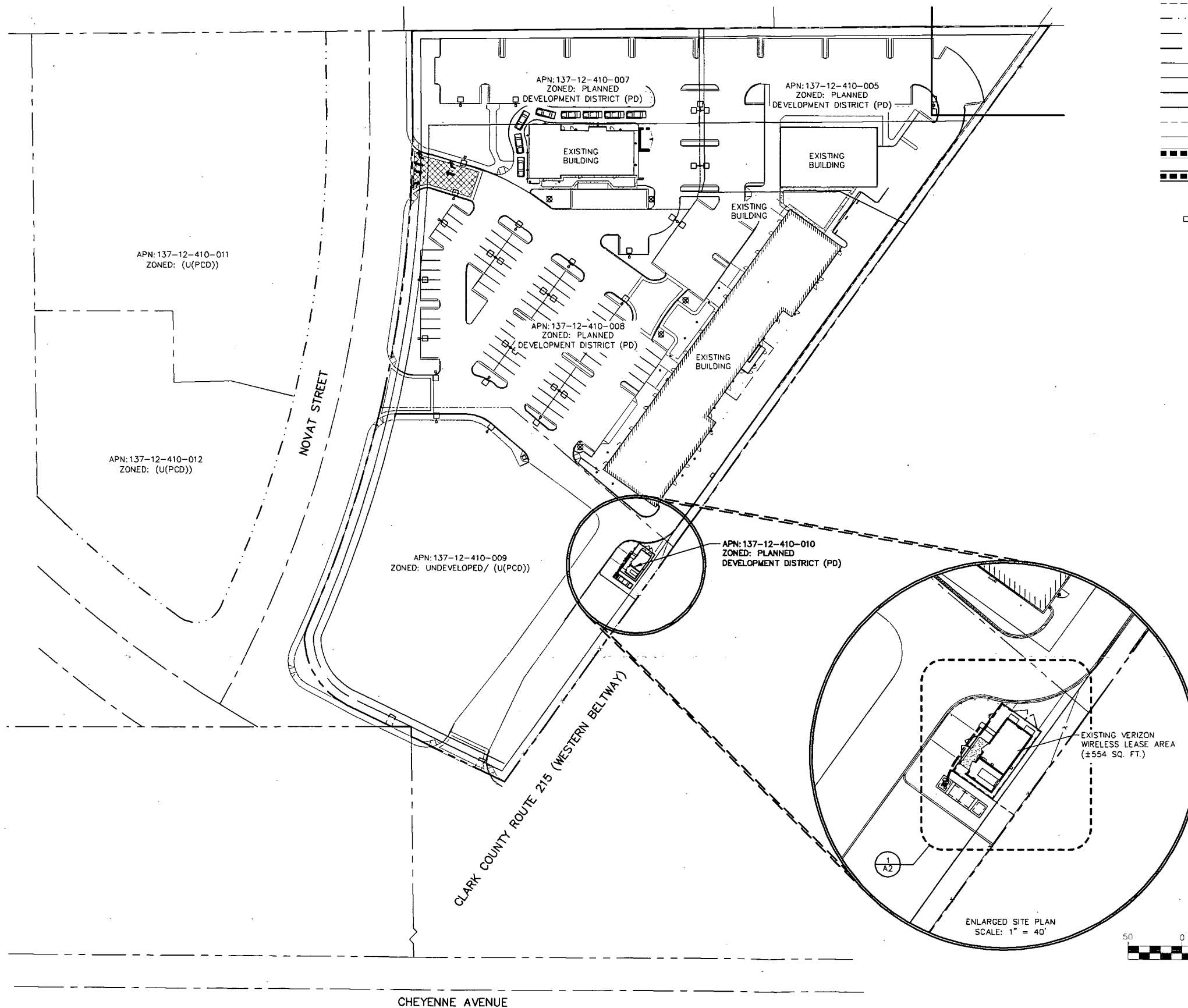
## PROJECT TEAM

[illegible]

| TITLE                 | SIGNATURE | DATE |
|-----------------------|-----------|------|
| RF ENGINEER           |           |      |
| REAL ESTATE           |           |      |
| PROPERTY OWNER        |           |      |
| ZONING APPROVAL       |           |      |
| CONSTRUCTION DIRECTOR |           |      |
| ADDITIONAL APPROVAL   |           |      |
|                       |           |      |
|                       |           |      |

**APPROVAL LIST**

NOTE: NO SURVEY WAS PERFORMED. SITE MAPPING ONLY.



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP
- OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- XXXX
- EXISTING 1' CONTOUR
- XXXX
- EXISTING 5' CONTOUR
- XXXX
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R.
- OFFICIAL RECORD
- POWER POLE



126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV SHADOW HILLS

UNADDRESSED  
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:

03/23/09

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| REV. | DATE     | DESCRIPTION | BY   |
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| 1    | 03/23/09 | 100% ZONING | A.B. |
| 0    | 02/25/09 | 90% ZONING  | A.B. |

PLANS PREPARED BY:

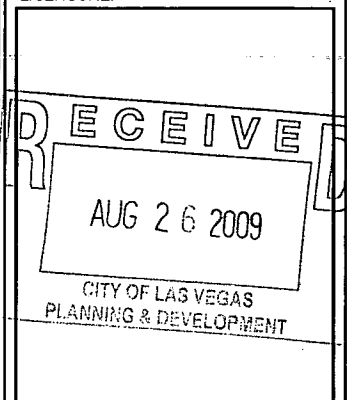


SURVEYING & ENGINEERING  
8905 W POST RD., SUITE 100  
LAS VEGAS, NEVADA 89148  
PH. (702) 367-7705  
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

A.BUENAVISTA M. CEFALU C. WENER

LICENSURE:



SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

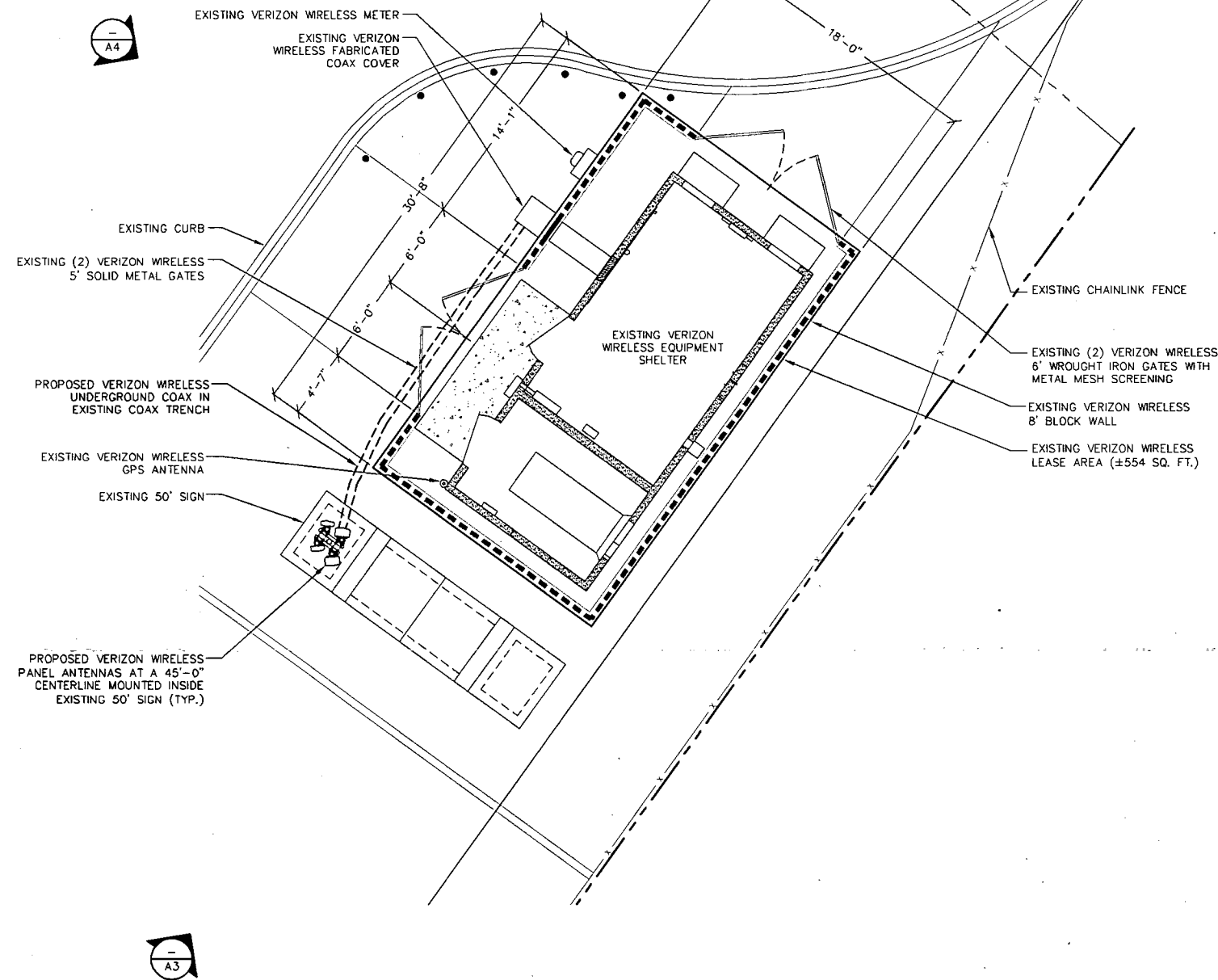
A1

1

LSV-308-A

SITE PLAN

SCALE: 1" = 100'



- LEGEND**
- LEASE AREA
  - - - CENTERLINE
  - - - EASEMENT
  - - - RIGHT-OF-WAY
  - - - SECTION LINE
  - - - PROPERTY LINE
  - - - OHP OVERHEAD POWER
  - x - EXISTING CHAINLINK FENCE
  - x - PROPOSED CHAINLINK FENCE
  - □ - PROPOSED WROUGHT IRON FENCE
  - - - XXXX - EXISTING 1' CONTOUR
  - - - XXXX - EXISTING 5' CONTOUR
  - - - - - EXISTING BLOCK WALL
  - - - - - PROPOSED BLOCK WALL
  - ⊕ FIRE HYDRANT
  - - ○ PARKING LOT AREA LIGHT
  - D.R. OFFICIAL RECORD
  - ⊕ POWER POLE



126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85283

**PROJECT INFORMATION:**

**LSV SHADOW HILLS**

UNADDRESSED  
LAS VEGAS, NEVADA 89129

**CURRENT ISSUE DATE:**

03/23/09

**ISSUED FOR:**

**ZONING**

**REV.: DATE: DESCRIPTION: BY:**

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| 0 | 02/25/09 | 90% ZONING  | A.B. |

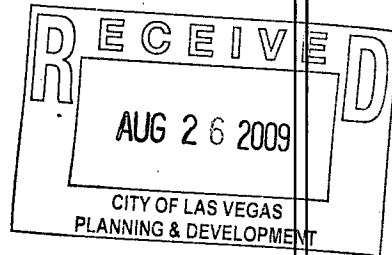
**PLANS PREPARED BY:**

**SPECTRUM**  
SURVEYING & ENGINEERING  
8905 W POST RD., SUITE 100  
LAS VEGAS, NEVADA 89148  
PH. (702) 367-7705  
FAX (702) 367-8733

**DRAWN BY: CHK.: APV.:**

A.BUENAVISTA M. CEFALU C. WENER

**LICENSURE:**



**SHEET TITLE:**

**SITE DETAIL**

**SHEET NUMBER: REVISION:**

**A2** **1**  
LSV-308-A

# Plans (Elevations)

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Separator Sheet

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126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV SHADOW HILLS

UNADDRESSED  
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:

03/23/09

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

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| 0 | 02/25/09 | 90% ZONING  | A.B. |

PLANS PREPARED BY:

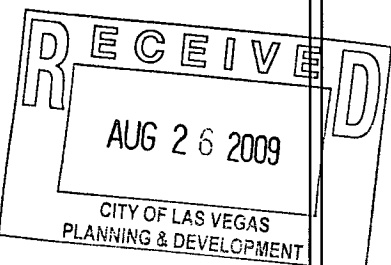
**SPECTRUM**

SURVEYING & ENGINEERING  
8905 W POST RD., SUITE 100  
LAS VEGAS, NEVADA 89148  
PH. (702) 367-7705  
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

A.BUENAVISTA M. CEFALU C. WENER

LICENSURE:



SHEET TITLE:

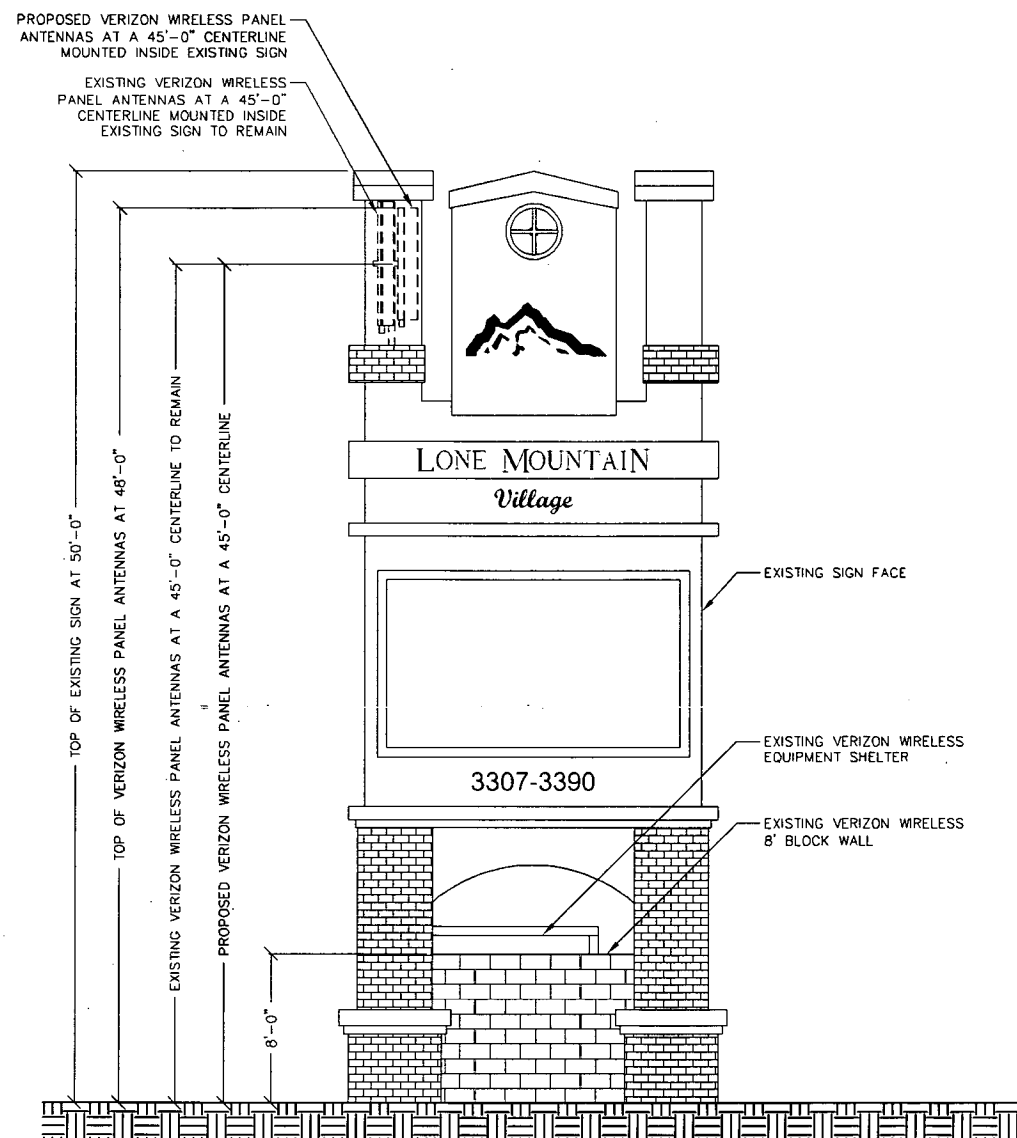
EXISTING AND PROPOSED  
SOUTHWEST ELEVATION

SHEET NUMBER: REVISION:

A3

1

LSV-308-A

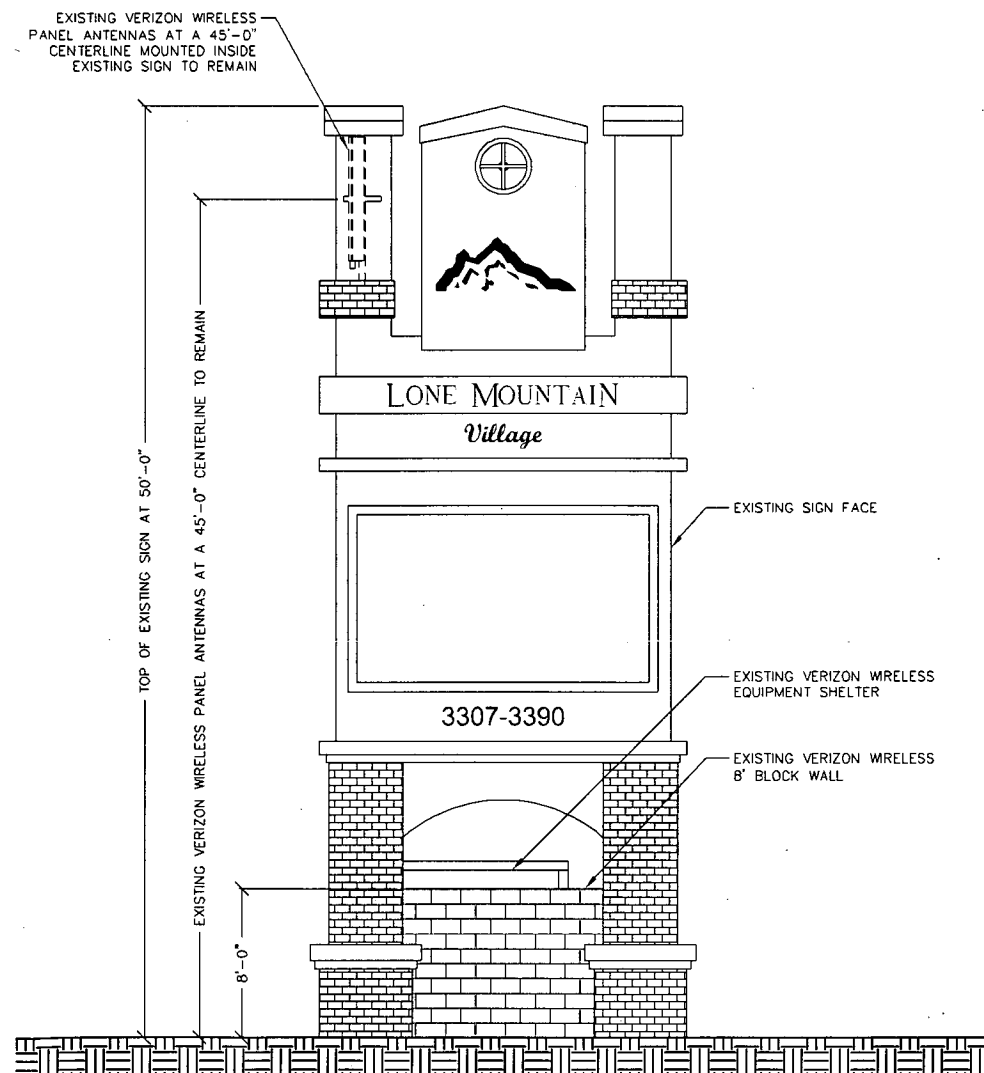


PROPOSED SOUHTWEST ELEVATION

SCALE: 1" = 10'

2

EXISTING SOUTHWEST ELEVATION



SCALE: 1" = 10'

1



PROJECT INFORMATION:  
LSV SHADOW HILLS  
UNADDRESSED  
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:  
03/23/09

ISSUED FOR:  
ZONING

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|   |          |             |      |
| 1 | 03/23/09 | 100% ZONING | A.B. |
| 0 | 02/25/09 | 90% ZONING  | A.B. |

PLANS PREPARED BY:  
**SPECTRUM**  
SURVEYING & ENGINEERING  
8905 W POST RD., SUITE 100  
LAS VEGAS, NEVADA 89148  
PH. (702) 367-7705  
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:  
A. BUENAVISTA M. CEFALU C. WENER

LICENSURE:

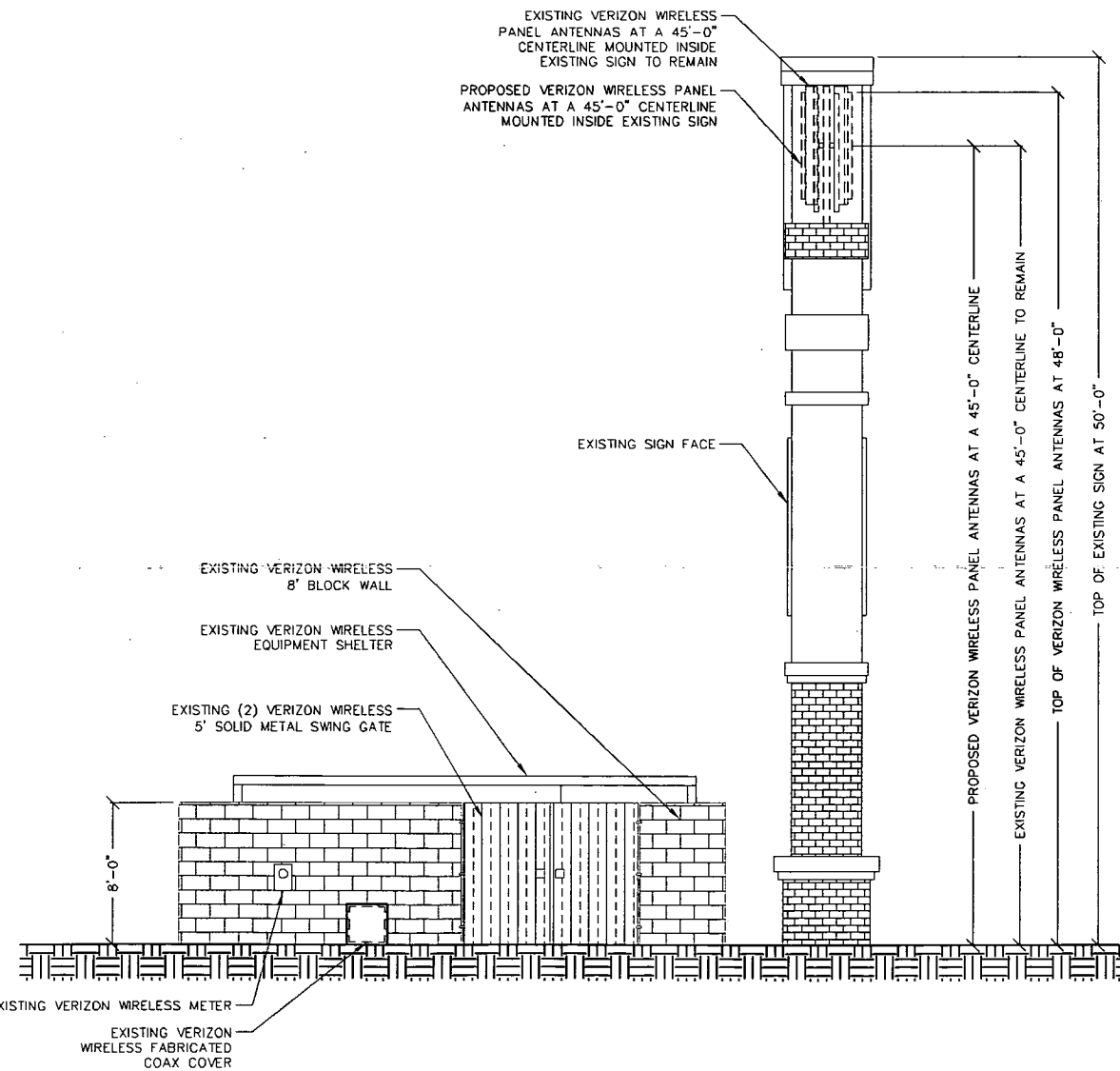
RECEIVED  
AUG 26 2009  
CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT

SHEET TITLE:

EXISTING AND PROPOSED  
NORTHWEST ELEVATION

SHEET NUMBER: REVISION:

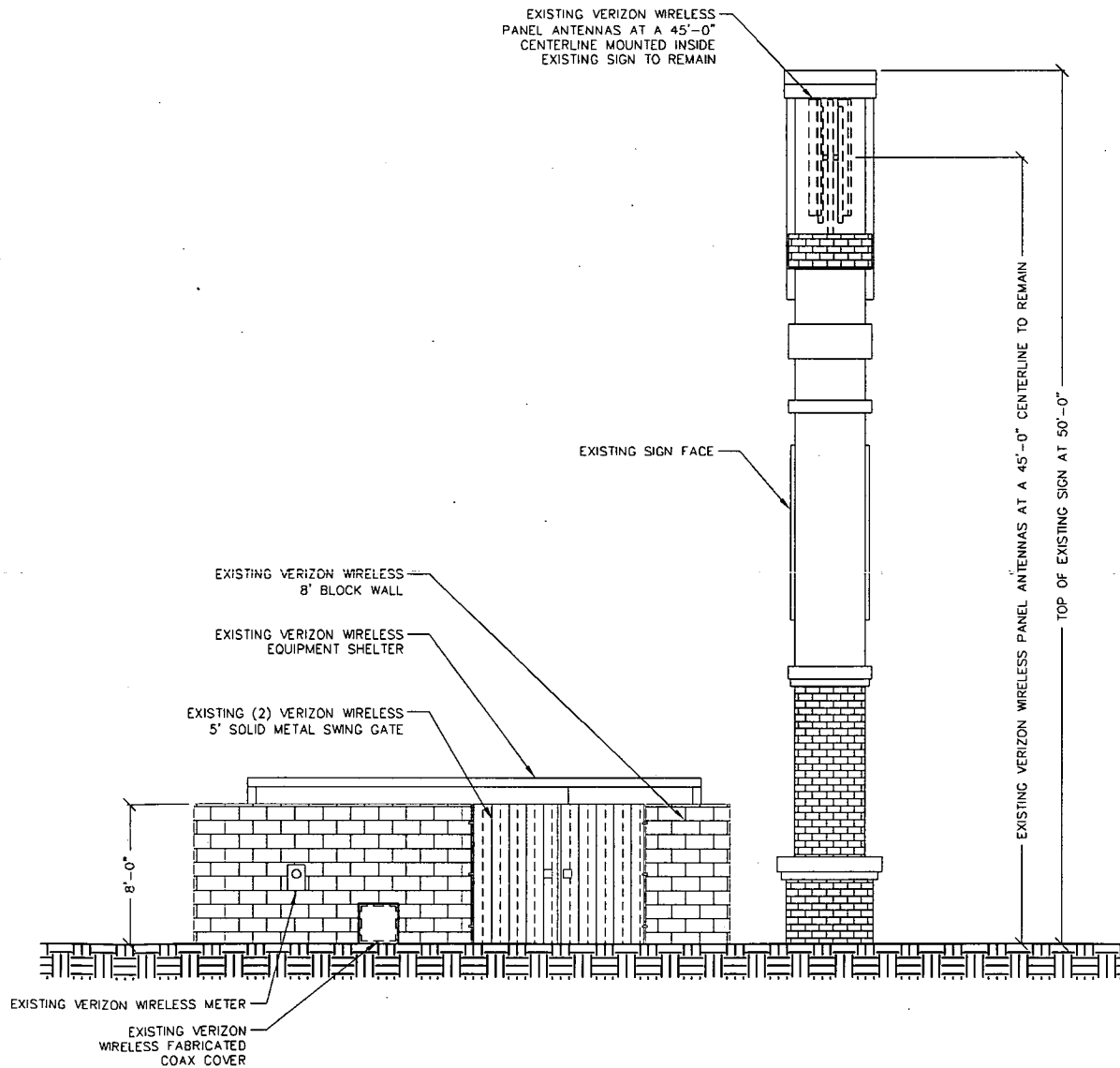
A4 ?  
LSV-308-A



PROPOSED NORTHWEST ELEVATION

SCALE: 1" = 10' 2

EXISTING NORTHWEST ELEVATION



SCALE: 1" = 10' 1

