

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

September 14, 2009

St. Charles Tower, Inc
Attn: Brian Everman
441 Macbrey Drive
Las Vegas, Nevada 89123

RE: Cell Facility for St. Charles Tower, Inc (APN 138-19-613-001) located at 2004 Spring Gate Lane: SDR-35776.

Dear Mr. Everman:

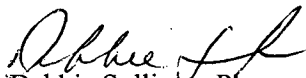
It has been determined that installation of a 60-foot tall Wireless Communication Facility, Stealth Design (Church Steeple) with a co-location of three (3) antennas and three (3) microwave dish antennas for Clearwire; and three (3) antennas for Cricket at 2004 Spring Gate Lane meets the standard for 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 two-years 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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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Multi-Carrier Stealth Wireless Communication Facility
 Project Address (Location) 2004 Spring Gate Lane, 89134
 Project Name St. Charles Tower - SPRINGATE Proposed Use Stealth Cell Tower
 Assessor's Parcel #(s) 138-19-613-001 Ward # 2
 General Plan: existing PR-OS proposed - Zoning: existing P-C proposed -
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 3.79 ac Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Grace in the Desert Episcopal Contact Rev Dale Augustin
 Address 2004 Spring Gate Lane Phone: (702) 838-7444 Fax: (702) 838-7222
 City Las Vegas State NV Zip 89134

APPLICANT St. Charles Tower, Inc. Contact Brian Everman
 Address 441 Macbrey Drive Phone: (702) 622-1145 Fax: (636) 530-9825
 City Las Vegas State NV Zip 89123

REPRESENTATIVE St. Charles Tower, Inc. Contact Brian Everman
 Address 441 Macbrey Drive Phone: (702) 622-1145 Fax: (636) 530-9825
 City Las Vegas State NV Zip 89123

Property Owner Signature* Patricia Holbrook-Seay

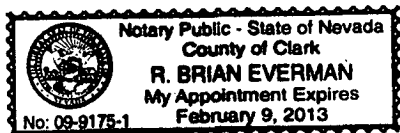
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Patricia Holbrook-Seay

Subscribed and sworn before me

This 24TH day of AUGUST, 20 09

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR 35776</u>
Meeting Date:	<u>10.22.09</u>
Total Fee:	<u>\$500.-</u>
Date Received:*	<u>8.26.09</u>
Received By:	<u>HA</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.

Justification Letter



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August 25, 2009

City of Las Vegas, Planning & Development
Attn: Planning Staff
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Request for Admin Review for Stealth Design; APN 138-19-613-001
2004 Spring Gate Lane (Grace in the Desert Episcopal Church)
St. Charles Tower site no. LSV234 – Springate

Pursuant to Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas, St. Charles Tower, Inc. requests an administrative review of a proposed facility at 2004 Springate Lane., which is used as the Grace in the Desert Episcopal Church. St. Charles Tower, Inc. proposes to relinquish the former approval (SDR-28584) for a seventy foot Stealth Cross, and replace that request with a new design to construct a sixty foot "Stealth Church Steeple," multi-user tower. I have enclosed site plans and elevation drawings that illustrate the proposal.

The proposal qualifies for administrative approval for the following reasons:

- *"No residential use may exist on the property."* The property is currently used as a community church.
- Because the tower is designed to appear as a Stealth Church Steeple, it is *"a wireless communication facility that is designed to blend into the surrounding environment...[such as] tower alternative structures...[and] other camouflaging techniques...."*
- The proposed facility is not *"within an area designated as a Historic Preservation District...."* The subject parcel is zoned Planned Community District (P-C).
- *"The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility."* St. Charles Tower, Inc. proposes to construct a facility that appears as a Stealth Church Steeple. St. Charles Tower's tenants' ground equipment would be located within a decorative block wall enclosure.

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AUG 26 2009

St. Charles Tower, Inc.
4 West Drive, Suite 110
Chesterfield, MO 63017



- *"The frequencies used by the communication provider shall be in conformance with Federal Communications standards, as certified by a competent professional (such as radio frequency engineer). By law, all tenants on the tower can only operate within their allotted frequencies.*

If this application meets your approval, please send approval letter to:

Brian Everman
St. Charles Tower, Inc.
441 Macbrey Drive
Las Vegas, NV 89123

Please contact me if I may assist your consideration in any way.

Sincerely,

Brian Everman
(702) 622-1145

St. Charles Tower, Inc.
4 West Drive, Suite 110
Chesterfield, MO 63017

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-19-613-001

Name of Property Owner: Grace in the Desert Episcopal Church

Name of Applicant: St. Charles Tower, Inc.

Name of Representative: Brian Everman; St. Charles Tower, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

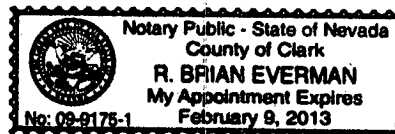
Signature of Property Owner: Patricia A Holbrook Seay

Print Name: Patricia Holbrook-Seay

Subscribed and sworn before me

This 26th day of August, 2009

[Signature]
Notary Public in and for said County and State



Comments



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The Howard Hughes Corporation

an affiliate of General Growth Properties, Inc.

August 21, 2009

Jennifer J. DiMarzio
Lionel Sawyer & Collins
Attorneys At Law
1700 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101

Re: Proposed cell tower structure (St. Charles Tower Springate-SCT-LSV234/Cricket (LAS-372B)/Clear Wirekess, LLC (NV-LSV234E) at the Grace in the Desert Episcopal Church, 2004 Spring Gate Lane, Las Vegas, Nevada 89134, Summerlin Village 7(The Trails)

Dear Ms. DiMarzio,

The Summerlin Non-Residential Design Review Committee (SNRDRC or Committee) has granted final approval of your revised submittal for the above referenced project. Copies of the stamped approved drawings are attached.

Please feel free to contact me if you have any questions.

Sincerely,



Elizabeth Molina
SNRDRC Review Coordinator

Encl. Drawings (St. Charles Tower, dtd 8/11/09, shts: T1, A1, A2, A3)

CC: Julie Cleaver, THHC

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AUG 26 2009

HOWARD HUGHES PLAZA

10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel. 702.791.4000

Legal Description



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GRACE IN THE DESERT EPISCOPAL CHURCH

Business Entity Information

Status:	Active	File Date:	1/30/1998
Type:	Domestic Non-Profit Corporation	Corp Number:	C1940-1998
Qualifying State:	NV	List of Officers Due:	1/31/2010
Managed By:		Expiration Date:	

Registered Agent Information

Name:	PAUL G TURNER	Address 1:	8628 HIGHACRE DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	891454808
Phone:		Fax:	
Mailing Address 1:	2004 SPRING GALE LANE	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89134		
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

Director - WAYNE ADAMS

Address 1:	10413 ORKINEY DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89144	Country:	USA
Status:	Active	Email:	

Treasurer - PATRICIA HOLBROOK- SEAY

Address 1:	3150 SOFT BREEZES #2035	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	USA
Status:	Active	Email:	

Treasurer - PATRICIA HOLBROOKE - SEAY

Address 1:	3150 SOFT BREEZES #2035	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Historical	Email:	

Secretary - MARGERY KOSEK

Address 1:	616 MARIOLA ST	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89144	Country:	
Status:	Historical	Email:	

Secretary - MARGERY KOSEK

Address 1:	616 MARIOLA ST	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89144	Country:	USA
Status:	Active	Email:	

President - IAN MYLCHREEST

Address 1:	9633 CAMDEN HILLS	Address 2:	
------------	-------------------	------------	--

City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Historical	Email:	
Director - SARAH NEWTON			
Address 1:	7496 GRASSY FIELD CT.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89131	Country:	
Status:	Historical	Email:	
President - ROBERT E VETAULT			
Address 1:	9901 TRAILWOOD DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89134	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C1940-1998-001	# of Pages:	5
File Date:	01/30/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1940-1998-008	# of Pages:	1
File Date:	03/24/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1940-1998-006	# of Pages:	1
File Date:	01/09/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1940-1998-009	# of Pages:	1
File Date:	02/01/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1940-1998-007	# of Pages:	1
File Date:	02/02/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1940-1998-005	# of Pages:	1
File Date:	12/24/2001	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C1940-1998-004	# of Pages:	2
File Date:	02/03/2003	Effective Date:	
DOUG BECKLEY SUITE 13-B			
1350 EAST FLAMINGO ROAD LAS VEGAS NV 89119 APN			
Action Type:	Annual List		
Document Number:	C1940-1998-002	# of Pages:	1
File Date:	02/07/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Amended List		
Document Number:	C1940-1998-003	# of Pages:	1
File Date:	04/09/2004	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20050011766-08	# of Pages:	1
File Date:	02/22/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20050319038-11	# of Pages:	1
File Date:	07/20/2005	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20070210955-51	# of Pages:	1
File Date:	03/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Acceptance of Registered Agent		
Document Number:	20070210956-62	# of Pages:	1
File Date:	03/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080011378-60	# of Pages:	1
File Date:	01/04/2008	Effective Date:	
08-09			
Action Type:	Annual List		
Document Number:	20090068280-05	# of Pages:	1
File Date:	01/26/2009	Effective Date:	
(No notes for this action)			

Plans (PMT)



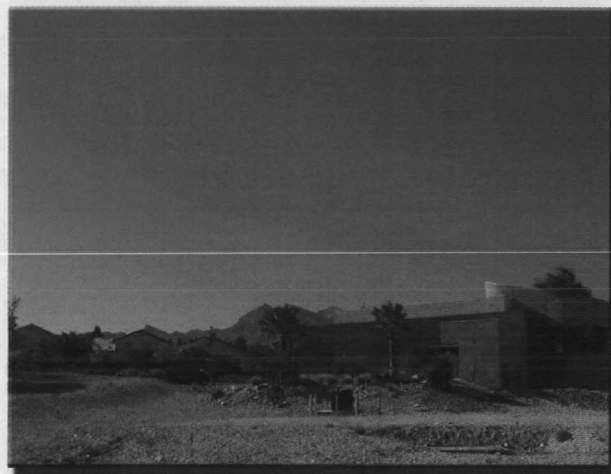
Separator Sheet

SPRINGGATE

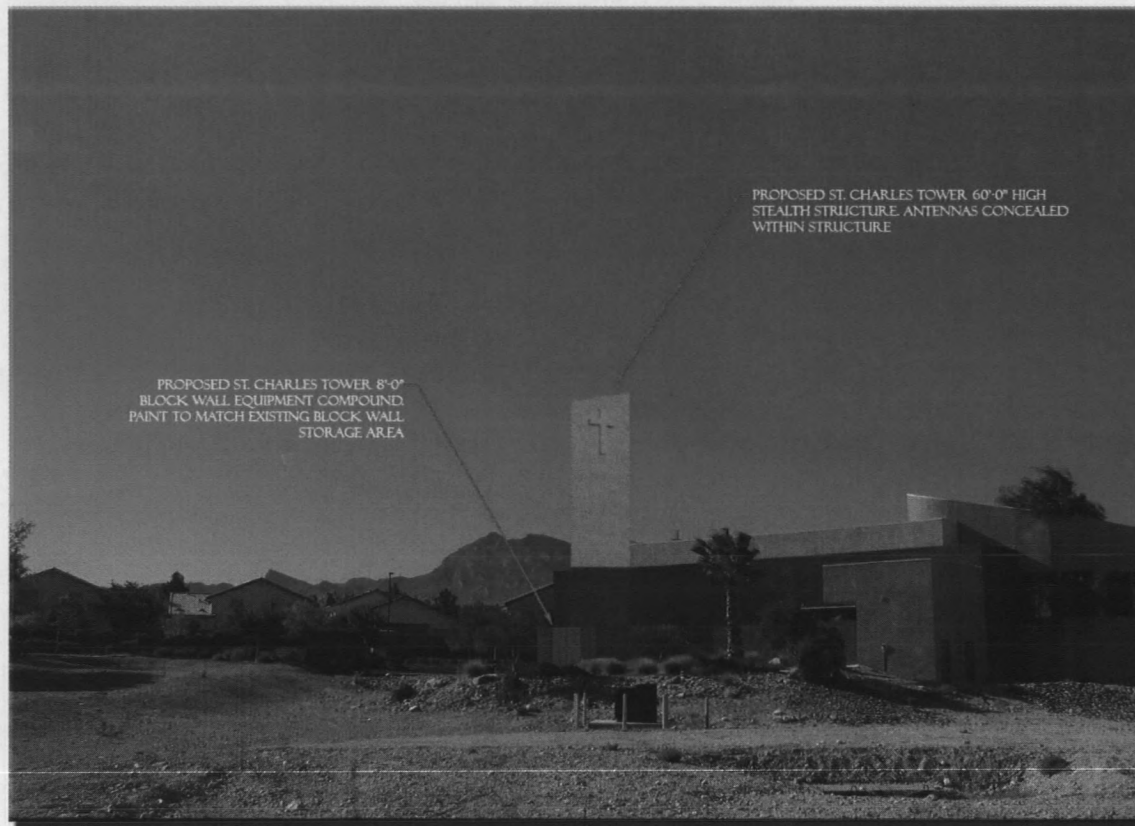
2004 SPRING GATE LANE LAS VEGAS, NEVADA 89134



LOCATION MAP



EXISTING VIEW



PROPOSED

Plans (Approved Site Plan)



Separator Sheet

ST. CHARLES TOWER

cricket LAS-372-B
clear SUMMERLIN CHURCH
wireless LLC NV-LSV234E

THE PROPOSED PROJECT INCLUDES:

ST. CHARLES TOWER:

- INSTALLATION OF A NEW 60'-0" STEALTH STRUCTURE. PAINT TO MATCH EXISTING BUILDING
- INSTALLATION OF AN 8' BLOCK WALL COMPOUND. STUCCO AND PAINT TO MATCH EXISTING BUILDING
- INSTALLATION OF A 600A MULTI METER GEAR AND TELCO CABINET MOUNTED TO BLOCK WALL

- INSTALLATION OF (2) 4' WIDE SOLID METAL GATE

CRICKET COMMUNICATIONS:

- INSTALLATION OF (3) PANEL ANTENNAS AT A 57'-0" CENTERLINE MOUNTED INSIDE A NEW 60'-0" STEALTH STRUCTURE (BY OTHERS).
- INSTALLATION OF OUTDOOR CABINETS ON A NEW 7' X 8' CONCRETE PAD
- INSTALLATION OF (1) GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS

CLEARWIRE:

- INSTALLATION OF (3) PANEL ANTENNAS AND (3) MICROWAVE DISHES AT A 57'-0" CENTERLINE MOUNTED INSIDE A NEW 60'-0" STEALTH STRUCTURE (BY OTHERS)
- INSTALLATION OF A SSC EQUIPMENT CABINET MOUNTED ON A

LEGAL DESCRIPTION

LOT 1 AS SHOWN THEREOF ON FILE IN BOOK 59, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

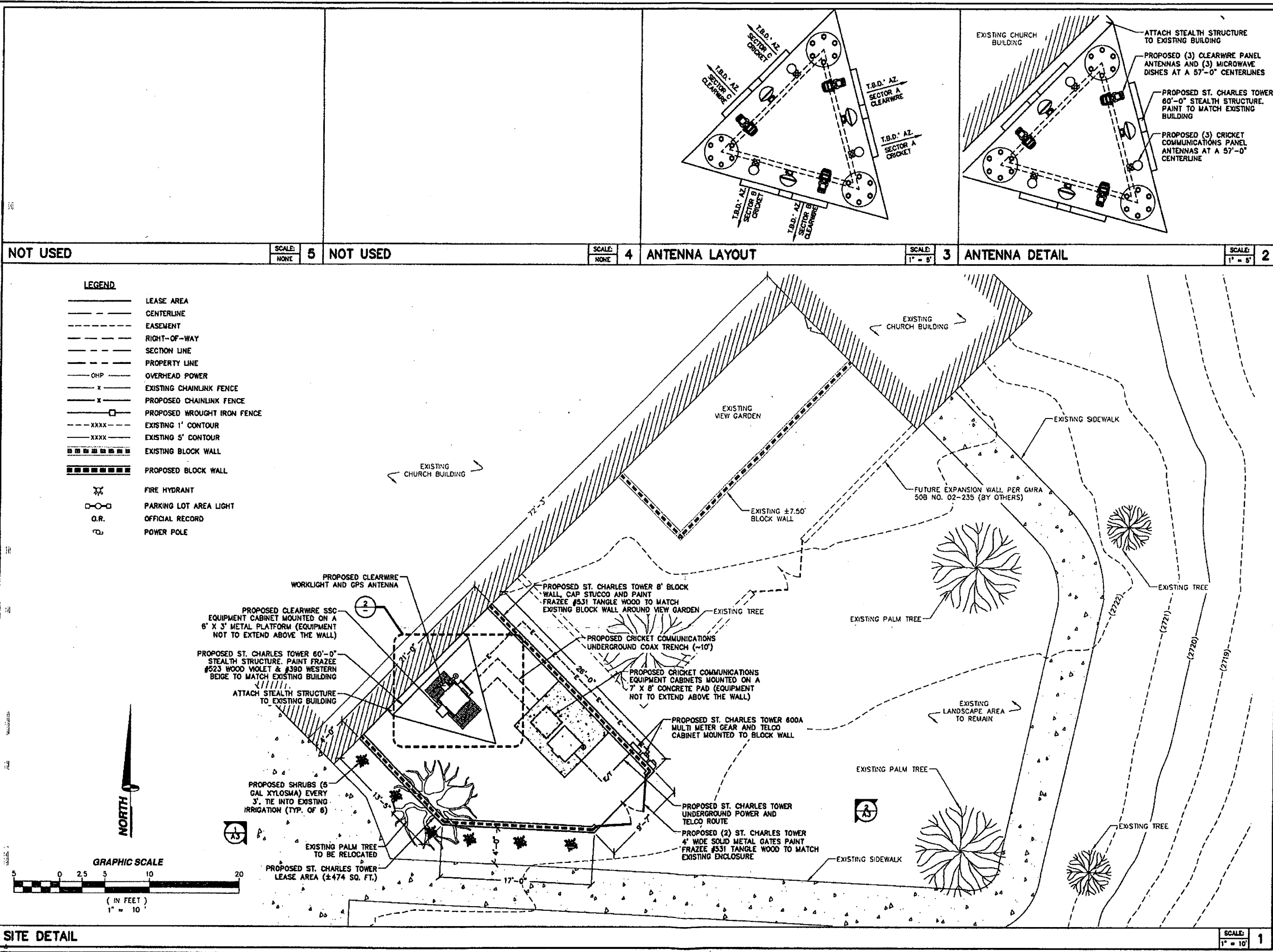
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRING GATE LANE AND THE SOUTHERLY LINE THEREOF; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 86°27'30" EAST, 193.63 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERLY LINE NORTH 03°30'43" EAST, 82.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 77°10'27" WEST, 25.00 FEET; THENCE NORTH 12°49'33" EAST, 50.00 FEET; THENCE SOUTH 77°10'27" EAST, 25.00 FEET; THENCE SOUTH 12°49'33" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON SEPTEMBER 28, 2008.

NORTH 11°43'43" WEST, BEING THE CENTERLINE OF SPRING GATE LANE ADJACENT TO LOT 1 AND LOT 4 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 69, PAGE 11 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK



Plans (Elevations)



Separator Sheet

ST. CHARLES TOWER

#4 WEST DRIVE
CHESTERFIELD, MISSOURI 63017

PROJECT INFORMATION:

SPRINGGATE
SCT-LSV234

2004 SPRING GATE LANE
LAS VEGAS, NEVADA 89134

CURRENT ISSUE DATE:

08/11/09

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
3			