

Plans (Approved Site Plan)



Separator Sheet



126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

LSV KIOWA

7890 W. ANN RD.
LAS VEGAS, NEVADA 89149

verizon wireless

126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV KIOWA

7890 W. ANN RD.
LAS VEGAS, NEVADA 89149

CURRENT ISSUE DATE:

12/04/06

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	12/04/06	100% ZONING ISSUE	D.S.
1	11/22/06	SITE PLAN REVISION	D.S.
0	11/06/06	ZONING	D.S.

PLANS PREPARED BY:



SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

D. ESCOBAR M. CEFALU C. WENER

LICENSURE:

Blank area for license information.

SHEET TITLE:

TITLE SHEET

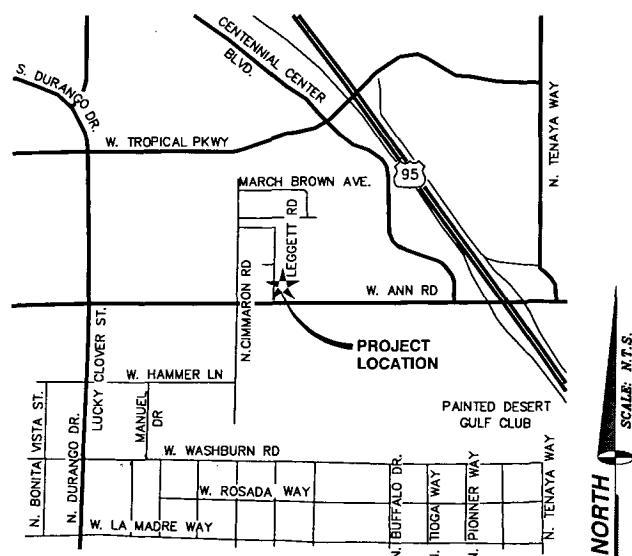
SHEET NUMBER: REVISION:

T1 1
LSV-245

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF AN 80' MONOPIE WITH ANTENNAS AT A 76' CENTERLINE. TOP OF BRANCHES NOT TO EXCEED 85'.
- INSTALLATION OF A VERIZON WIRELESS 7' X 13' SUNWEST CABINET ON A CONCRETE PAD
- INSTALLATION OF ONE VERIZON WIRELESS GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- INSTALLATION OF A VERIZON WIRELESS GENERATOR ON A CONCRETE PAD
- INSTALLATION OF (2) VERIZON WIRELESS 6" WIDE SOLID METAL GATES
- INSTALLATION OF A VERIZON WIRELESS 8" DECORATIVE BLOCK WALL

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

VERIZON WIRELESS
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032
CONTACT: BOBBY COSTA
PHONE: 639-5320 OR 378-6008

PROPERTY INFORMATION

OWNER: ANN ROAD PROPERTIES LTD
2575 MONTESSOURI STREET #200
LAS VEGAS, NEVADA 89117-3060

CONTACT: DAN COLETTI
PHONE: (702) 363-8060

AREA OF CONSTRUCTION: 511± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: GENERAL COMMERCIAL (C-2)

JURISDICTION: CITY OF LAS VEGAS

ZONING APPLICATION #: T.B.D.

A.P.N.: 125-28-818-005

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

PROJECT INFORMATION

EQUIPMENT LOCATION: OUTDOOR INDOOR

EQUIPMENT SHELTER: YES NO

ANTENNA LOCATION: NEW MONOPIE
 SELF SUPPORT TOWER
 EXISTING MONOPIE
 ROOF TOP
 EXISTING TOWER
 OTHER: NEW MONOPIE

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.

- INTERNATIONAL BUILDING CODE 2003 W/STATE AMENDMENTS
- UNIFORM MECHANICAL CODE 2000
- ANSI/EIA-222-F LIFE SAFETY CODE
- UNIFORM PLUMBING CODE 2000
- NATIONAL ELECTRIC CODE 2002
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES
- UNIFORM FIRE CODE 2000

CODE COMPLIANCE

CIVIL ENGINEER

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:

T.B.D.

ELECTRICAL ENGINEER:

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	1
A1	SITE PLAN	1
A2	SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT	1
A3	ELEVATIONS	1
ISSUED FOR:		
SHEET INDEX		ZONING

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

APPROVAL LIST

SDR-18794

ADMIN

LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED APRIL 11, 2002 IN BOOK 20020411 AS INSTRUMENT NO. 01998 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 90°00'00" EAST, 20.15 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°00'00" EAST, 22.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 35.00 FEET; THENCE SOUTH 00°00'00" EAST, 19.00 FEET; THENCE NORTH 90°00'00" WEST, 35.00 FEET; THENCE NORTH 00°00'00" EAST, 19.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

A FIELD SURVEY WAS PERFORMED ON OCTOBER 17, 2006.

SOUTH 90°00'00" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY MAP THEREOF ON FILE IN BOOK 103, PAGE 78 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. 1LV90 33N4 BEING A RIVET AND PLATE IN TOP OF CURB SOUTHEAST CORNER OF ANN ROAD AND CIMMARRON.

ELEVATION: 2405.06 FEET (NAVD 1988)
733.25 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 06-09-0001-MME, DATED AUGUST 23, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

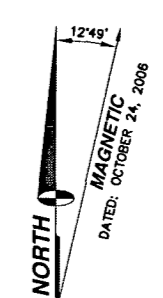
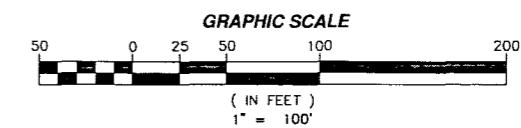
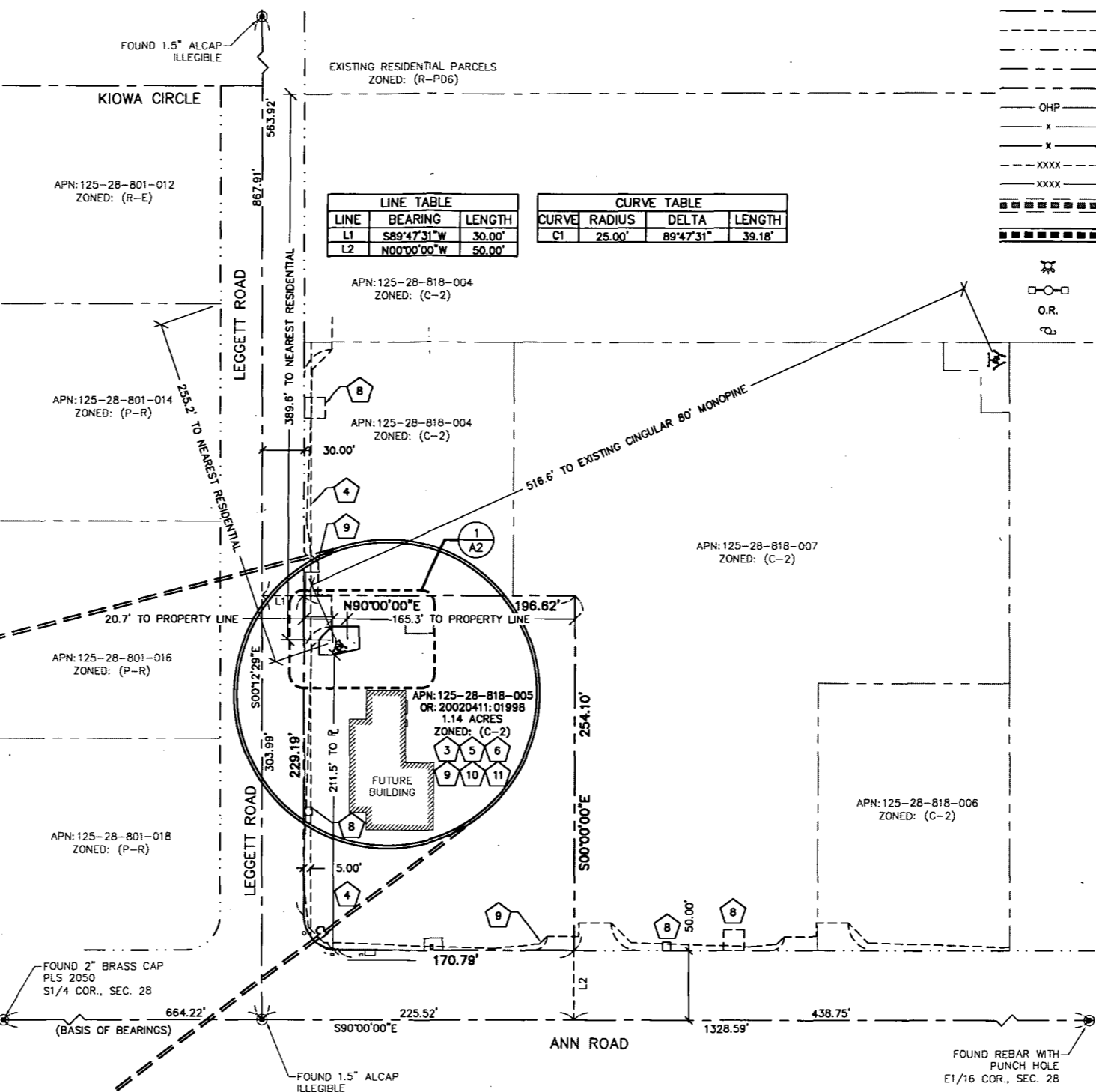
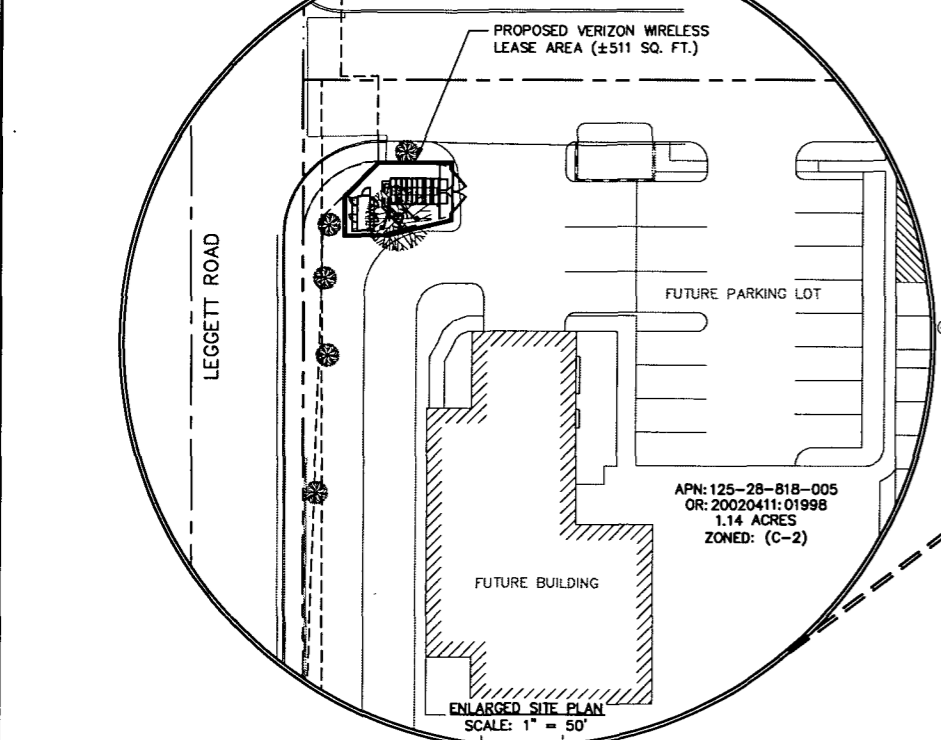
- 3 RESERVATION AND EASEMENTS IN THE PATENT, FROM NEVADA. OR:12:202:25950. AFFECTS ENTIRE SUBJECT PROPERTY.
- 4 NPC AND CTC. FOR ELECTRICAL COMMUNICATION AND COMMUNICATION FACILITIES. OR:545:504288. AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 5 COVENANTS, CONDITIONS AND RESTRICTION. OR:910822:00693. AFFECTS ENTIRE SUBJECT PROPERTY.
- 6 FILE 70, PAGE 74 OF PARCEL MAPS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 8 LVVW. FOR PIPELINES. OR:20020225:01508. AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 9 BOOK 103, PAGE 78 OF PLATS. AFFECTS ENTIRE SUBJECT PROPERTY.
- 10 NPC. FOR ELECTRICAL LINES. OR:20020312:00925. 20020312:00925. AFFECTS ENTIRE SUBJECT PROPERTY.
- 11 FILE 121, PAGE 49 OF SURVEYS. AFFECT ENTIRE SUBJECT PROPERTY.

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'31"W	30.00'
L2	N00°00'00"W	50.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	89°47'31"	39.18'



verizon wireless
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1	11/22/06	SITE PLAN REVISION	D.S.
0	11/06/06	ZONING	D.S.

PLANS PREPARED BY:
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SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:
D. ESCOBAR M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:
SITE PLAN

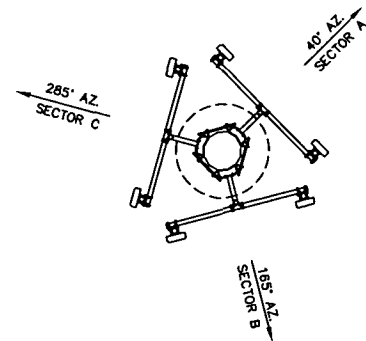
SHEET NUMBER: A1
REVISION: 1

SITE PLAN

SDR-18794
ADMIN

SCALE: 1" = 100'

LSV-245



ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	ANTENNA CENTERLINE	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	40°	TBD	95'	76'	(2) 7/8" COAX	GREEN GREEN/GREEN	5'	15'	:
SECTOR B	165°	TBD	95'	76'	(2) 7/8" COAX	YELLOW YELLOW/YELLOW	5'	15'	:
SECTOR C	285°	TBD	95'	76'	(2) 7/8" COAX	WHITE WHITE/WHITE	5'	15'	:
GPS	N/A	NORTEL GPS	-	-	1/2" COAX	GRAY	-	-	:

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.



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FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

D. ESCOBAR M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA
AND CABLE SCHEDULE
AND ANTENNA LAYOUT

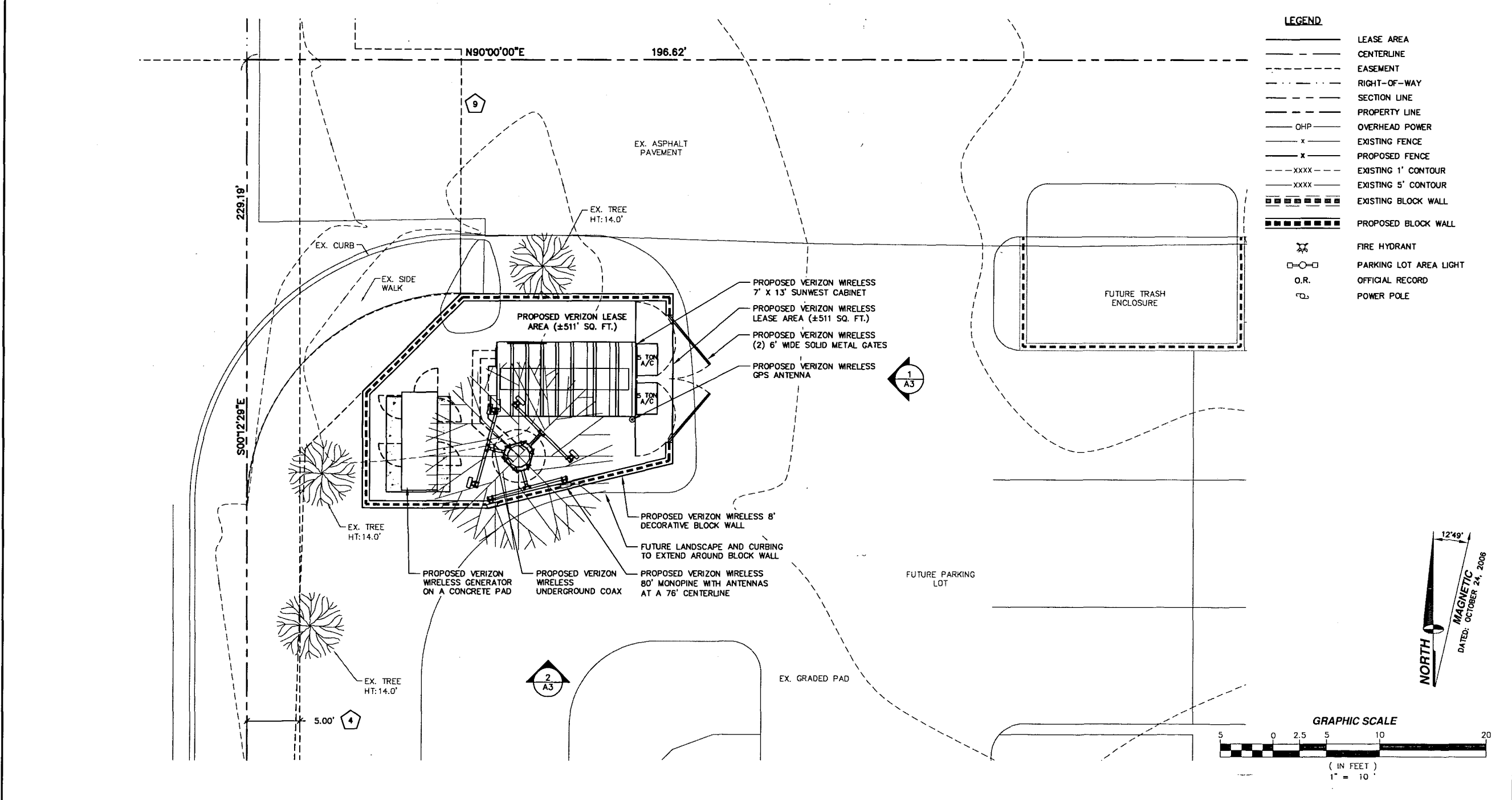
SHEET NUMBER: REVISION:

A2 1
LSV-245

ANTENNA LAYOUT

3 ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



SITE DETAIL

SDR-18794
ADMIN

SCALE: 1" = 10' 1

Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet

PROJECT INFORMATION:
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 7890 W. ANN RD.
 LAS VEGAS, NEVADA 89149

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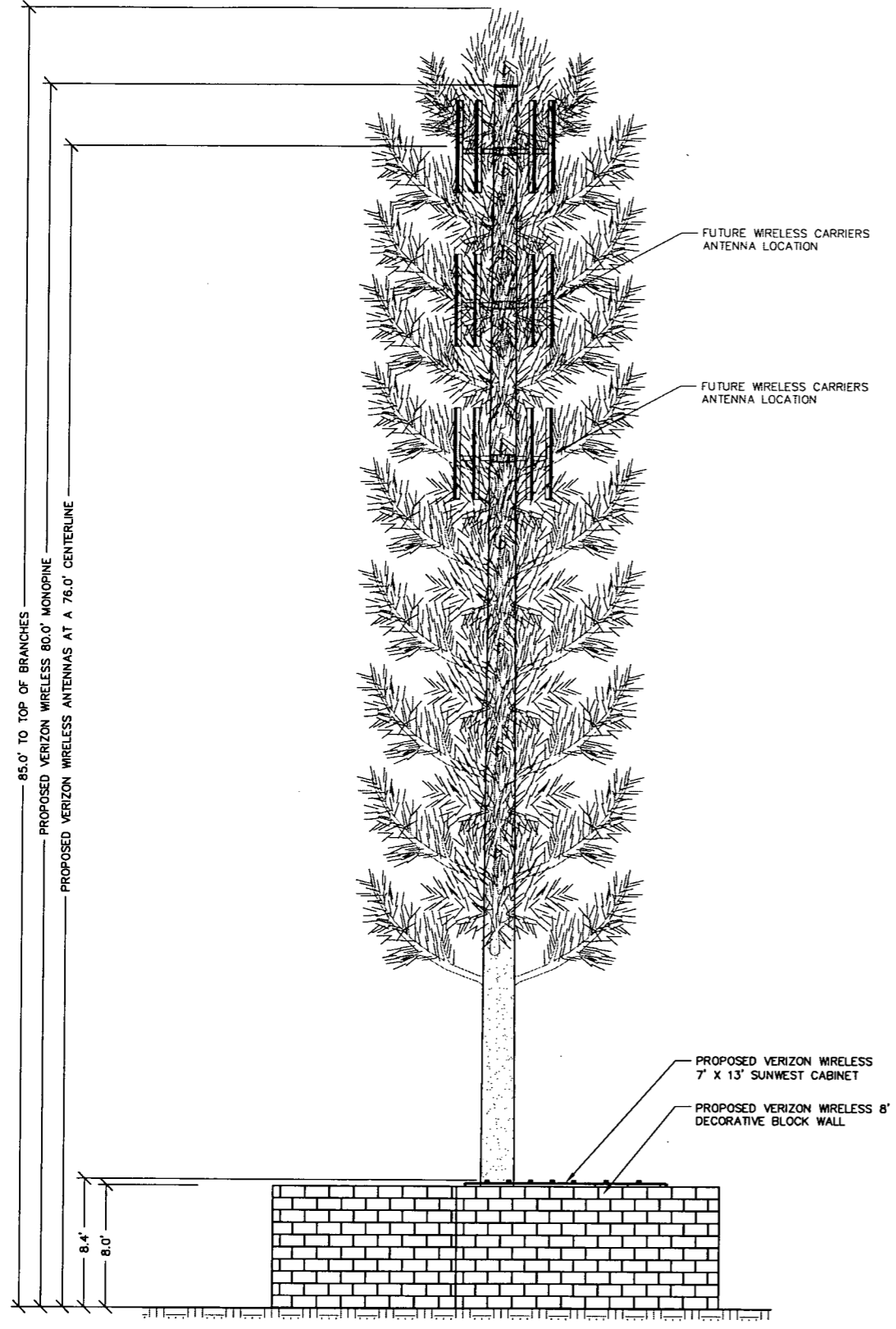
DRAWN BY: CHK.: APV.:
 D. ESCOBAR M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:

ELEVATIONS

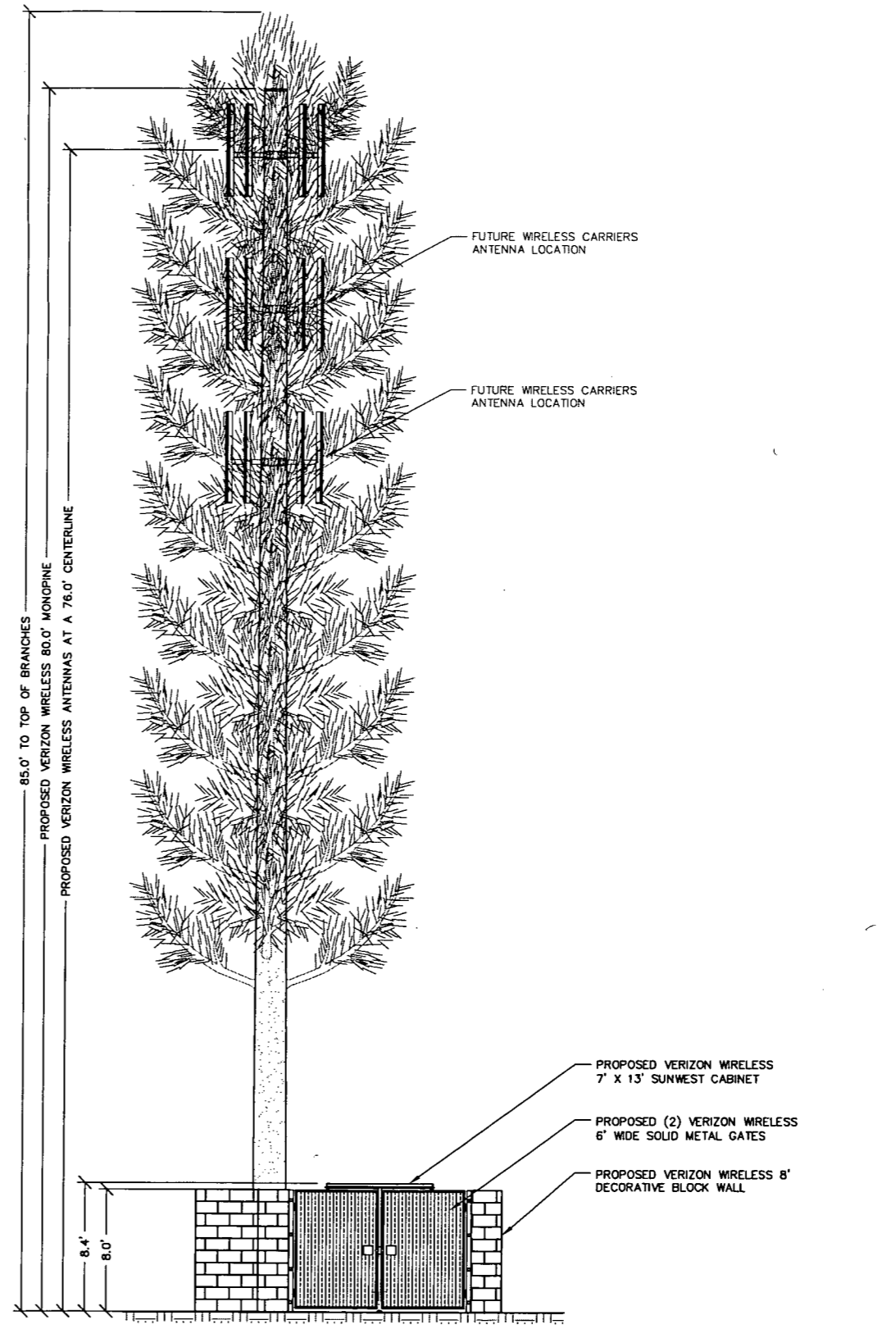
SHEET NUMBER: REVISION:
A3 1
 LSV-245



SOUTH ELEVATION

SCALE: 1" = 10' 2

EAST ELEVATION



SCALE: 1" = 10' 1

SDR-18794

ADMIN

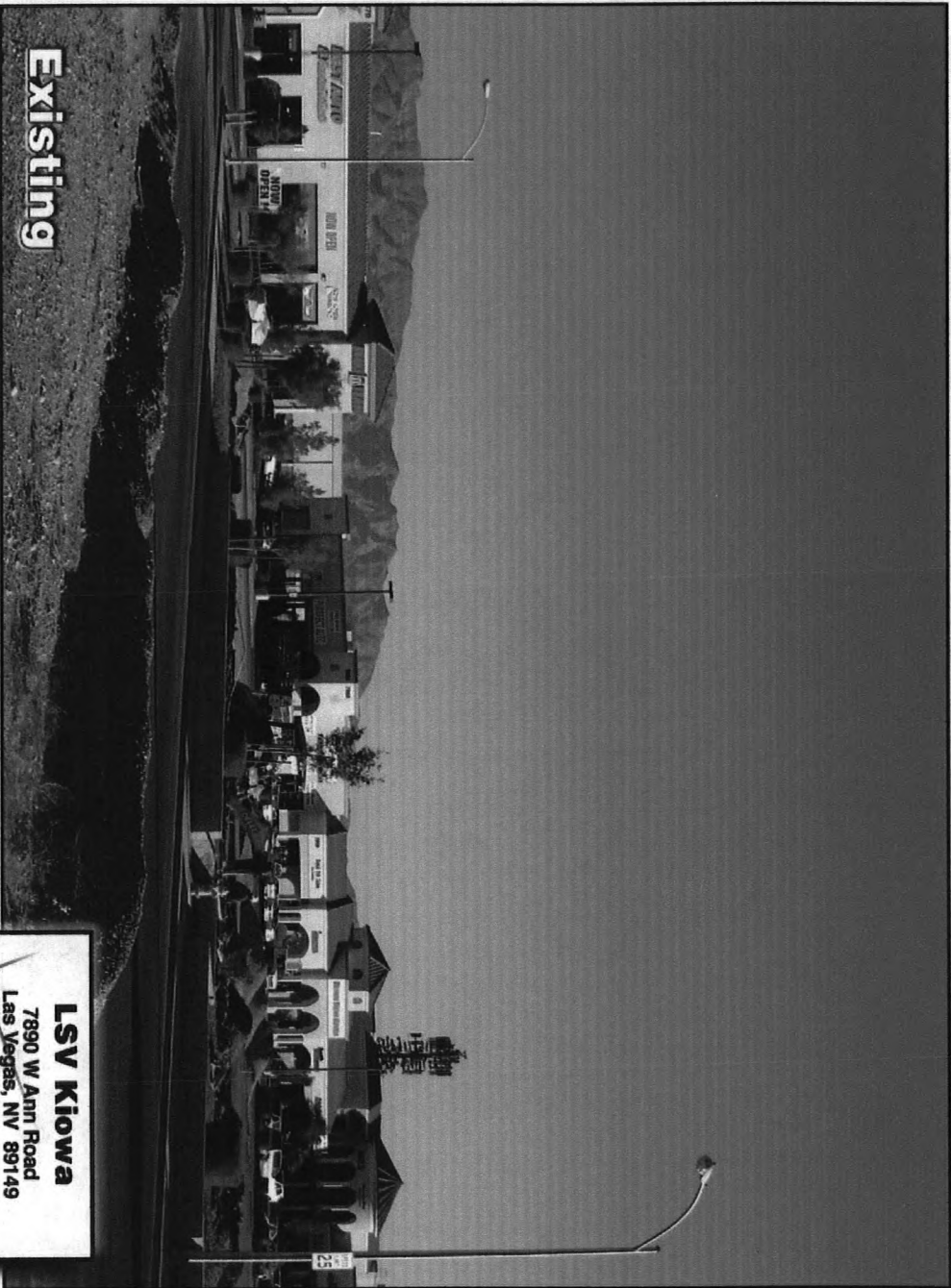
Plans (PMT)



PLANS - PMT

Separator Sheet

Photosimulation of view looking northeast from across Leggett Road.



LSV Kiowa
 7890 W Ann Road
 Las Vegas, NV 89149
verizonwireless



SDR-18794
 ADMIN

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 23, 2007

Mr. Shane Hennessy-York
Wireless Facilities, Inc.
1701 W. Charleston Blvd., Suite 600
Las Vegas, Nevada 89102

RE: Cell Facility at APN: 125-28-818-005 for Verizon Wireless located at 7890 West Ann Road.

Dear Mr. Hennessy-York:

It has been determined that the proposed 85-foot wireless communication facility, stealth 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 proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.
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 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) 229-4693.

Sincerely,

Peter Lowenstein, Planner II
Current Planning Division
Planning and Development Department

PL:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



INTER - OFFICE MEMORANDUM

Date

January 23, 2007

TO: M. MARGO WHEELER, AICP, DIRECTOR	FROM: PETER LOWENSTEIN, PLANNER II
SUBJECT: Cell Site for Administrative Approval	COPIES TO: Ward 6 – Councilman Steven D. Ross

This memo includes a cell site, which is to be approved administratively. 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. The attached information includes; area maps, photo-simulations and scaled site plans and elevations. The cell site is indicated below:

SDR-18794 - CELL TOWER - APPLICANT: SHANE HENNESSY-YORK - Request for Administrative Approval TO ALLOW A PROPOSED 85-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH at 7890 West Ann Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Ross).

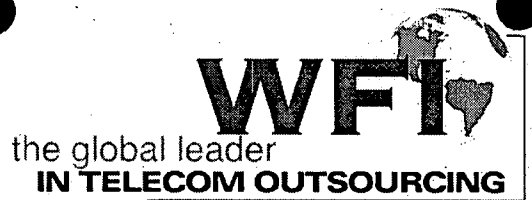
SDR-18794
ADMIN

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



December 15, 2006

Mr. Ben Sticka
City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

**Re: Wireless Communication Facility Administrative Review Land Use Application
7890 W Ann Road – APN 125-28-818-005– Ann Road & Leggett Drive**

Dear Mr. Sticka:

On behalf of Verizon Wireless, I respectfully request your consideration and acceptance of the attached application. This project is located on APN 125-28-818-005 on the north side of Ann Road, west of Interstate 95, near the intersection Ann Road & Leggett Drive. This proposed wireless communication facility is designed as a multi-carrier, 80-foot stealth mono-pine on a C-2, General Commercial parcel which has received building permits and is under construction to be a carwash/convenience store in a strip-mall with many other retail, automotive & professional offices currently in operation.

As you may know, along Ann Road, there is little to no commercially zoned property with the exception of this stand-alone parcel which was granted its commercial nature so that a small Rodeo operation could offer concessions during their events long before the Las Vegas development & growth set sights on the budding northwest. To this day, as you travel west on Ann Road, you will not encounter another commercially zoned parcel along the dedicated right-of-way. Therefore, this is Verizon's best opportunity to provide sufficient network coverage and the kind of service the marketplace demands for the extensive residential population to the north, west and south of this proposal.

This application is for the installation a multi-carrier, co-locatable 80-foot stealth mono-pine facility on the C-2, General Commercial parcel. A setback of 300% of the tower height is required as separation from residential developed property necessitating a 240-foot setback. In this development plan, a 255.2-foot setback is provided to the R-E residential development to the northwest and a 311.5-foot setback to the RPD-5 residential development to the south. To the east side of this proposal is a two-story, high profile commercial center, a self-storage facility is directly north and through CLV application ZON-12379, the adjacent parcels to the west were re-zoned P-R, Office & Professional.

Initially, Verizon conducted research with the intent to collocate on the existing mono-pine tree 516.6-feet from this proposal but it was determined by our RF Engineers that due to the presence of other wireless carriers on the pole, the height available for collocation would not provide the coverage needed for the surrounding area. The main factor in determining the existing pole's inability to meet our demands was the extensive residential development surrounding this proposal & the lack of parcels that are commercial or industrial in nature where Verizon might have been able to install another site to also bear the burden and assist with the large volume of

Wireless Facilities, Inc.
representing Verizon Wireless in Las Vegas SDR-18794
1701 W. Charleston Blvd., Suite 600
Las Vegas, NV 89102
ADMIN

telephony traffic generated by the community. But fortunately, due to the stealth design of the existing mono-pine 516.6-feet away, according to Title 19's Wireless Communication Facility, Stealth Design ordinance, a distance-separation restriction is not a requirement.

At this time, it is with much pride that Verizon Wireless can propose this stealth mono-pine facility and say that we have found a solution with the help of the parcel owner & developer, Ann Road Properties, to offer reliable wireless communication coverage in one of the most prominent areas of the northwest. By permitting this Verizon application, a multi-carrier, 80-foot stealth mono-pine will be constructed on the C-2 General Commercial parcel, with all equipment housed in adjacent compound and plenty of ground space available for additional collocations by others. If you have any concerns regarding this application, please do not hesitate to contact me at (702) 501-0992.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shane Hennessy-York', written in a cursive style.

Shane Hennessy-York
Land Use Zoning Specialist
WFI, representing Verizon Wireless
Shane.HennessyYork@wfinet.com