

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

February 11, 2010

Black and Veatch
Attn: Jason Frayer
6 Sunset Way, Suite B108
Henderson, Nevada 89014

RE: Cell Facility for AT&T Mobility (APN 138-19-811-002) located at 1771 Inner Circle Drive: SDR-37245.

Dear Mr. Frayer:

It has been determined that the removal and replacement of twelve (12) antennas (four (4) per sector) at the top edge of an existing 54.33-foot tall building located at 1771 Inner Circle Drive 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 January 22, 2010.
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. Any equipment located on the outside of the shelter and or building shall be painted to match the color of the exterior wall.
4. 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

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Modification/switch out of existing antennas to new antennas
 Project Address (Location) 1771 Inner Circle Drive
 Project Name LSVGNVL354 TPC Summerlin Proposed Use Wireless/Telecom
 Assessor's Parcel #(s) 138-19-811-002 Ward # 2
 General Plan: existing P-C proposed n/a Zoning: existing P-C proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 4.5 Lots/Units n/a Density n/a
 Additional Information Switching out old antennas with new ones to be placed behind new RF boxes painted to match the building.

PROPERTY OWNER Las Vegas Clark County Library District Contact Steve Rice
 Address 833 N. Las Vegas Blvd. Phone: (702) 507-3740 Fax: _____
 City Las Vegas State Nevada Zip 89101

APPLICANT AT&T Mobility Contact Michelle Usher
 Address 3763 Howard Hughes Pkwy #200 Phone: (702) 217-7794 Fax: _____
 City Las Vegas State Nevada Zip 89109

REPRESENTATIVE Black & Veatch Contact Jason Frayer
 Address 6 Sunset Way Suite B108 Phone: (702) 460-8926 Fax: (702) 614-4650
 City Henderson State Nevada Zip 89014

Property Owner Signature*

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

Print Name Jeanne Goodrich Executive Director

Subscribed and sworn before me by Jeanne Goodrich

This 20th day of January, 2010

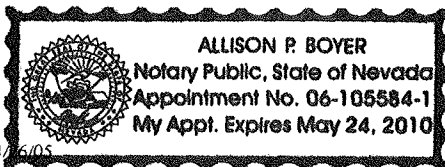
Allison P. Boyer

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-37245</u>
Meeting Date:	<u>3/25/10</u>
Total Fee:	<u>\$500</u>
Date Received:	<u>1/22/10</u>
Received By:	<u>[Signature]</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.





January 25, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, Nevada 89101
(702) 229-6301

RE: L-354 AT&T Mobility @ Summerlin Library 1771 Inner Circle Drive

To Planning and Development:

AT&T Mobility is asking for the following to be reviewed by the City of Las Vegas Planning Department for AT&T project L-354 TPC Summerlin located at 1771 Inner Circle Drive (Summerlin Library). The site has already been approved by the Summerlin Non-Residential Design Review Committee (SNRDRC) on January 6th, 2010. Please see the attached approval letter.

- What AT&T is seeking to complete is an upgrade to the cell site to allow for greater use and expanded technology. As you can see from the photo simulations and the plans, AT&T looks to replace the existing twelve (12) existing antennas (four each sector) with twelve (12) new antennas is to be located in the same place as the existing ones but placed behind new RF screen boxes painted to match the existing building. The antennas are approximately two (2') feet longer but they will be hidden behind the box and invisible to the general public. Please refer to the photo simulations.
- There are no changes to the operating equipment located on the roof of the library and the minor changes to the antennas will not be noticed by the general public. The new antennas will be behind screens that are painted to match the existing building as to fade into the background as the existing equipment does.

AT&T believes that this minor modification will not be detrimental to the surrounding area or the building. It is in an area away from the general public; generally going unnoticed by the public at large and necessary for the increased operations of AT&T's telecommunications facility coverage necessities.

Please let me know if the City of Las Vegas has any questions or comments for AT&T's project L-354 TPC Summerlin.

Thanks,

Jason Frayer
702-460-8926

Jason.Frayer@cox.net

Contractor for AT&T Mobility

702-460-8926 Office 6 Sunset Way Suite B108 702-614-4650 Fax Henderson, Nevada 89014

RECEIVED

JAN 22 2010



The Howard Hughes Corporation

an affiliate of General Growth Properties, Inc.

January 6, 2010

Jason Frayer
Black & Veatch
323 Greenleaf Glen
Henderson, Nevada 89014

Re: AT&T cellular antennas (L-354 MOD) at the Summerlin Library, 1771 Inner Circle Drive, Summerlin Village 1 (The Hills)

Dear Jason,

The Summerlin Non-Residential Design Review Committee (SNRDRC) has reviewed and approved your revised submittal to upgrade the existing cellular antennas at the above referenced location. As agreed, the FRP boxes shall be painted and textured to match the existing building. Please obtain all approvals from project owner (Summerlin Library/Clark County).

Please contact me if you have any questions.

Sincerely,



Elizabeth Molina
SNRDRC Design Review

Encl: Drawings w/comments (JRA/AT&T, sheets T1~RF-5, and photosims)

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

RECEIVED

JAN 22 2010

RECORDING REQUESTED BY AND
WHEN RECORDED ~~RETURN TO:~~

RETURN TO:
NEVADA TITLE CO.

Clark County Library District
Mr. Charles Hunsberger
833 Las Vegas, Blvd North
Las Vegas, Nevada 89101

11-10-1957 RMB (Space above line for Recorder's use)

APN APN 350-410-005

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to LAS VEGAS CLARK COUNTY LIBRARY DISTRICT, a body politic, as "Grantee," the real property in the City of Las Vegas, County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Attachment "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Land beneath a depth of five hundred feet (500').

B. Any and all water, rights or interests therein, no matter how acquired by Grantor, and owned or used by Grantor in connection with or with respect to the Land, or within or under the Land, together with the right and power to explore, drill, redrill, remove and store the same from the Land or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor, whether such water rights shall be riparian, overlying, appropriative, percolating, littoral, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon or in any way disturb the surface of the Land or any area within five hundred feet (500') from the surface of the Land in the exercise of such rights.

C. Non-exclusive easements in gross on, over, under or across the Land for the purposes of installation, emplacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Land (without

RECEIVED

JAN 22 2010

9 2 0 3 1 2 0 0 8 7 3

unreasonably interfering with Grantee's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities.

D. Non-exclusive easements in gross on, over, under or across the Land for the purpose of developing, constructing and improving perimeter and boundary walls on or adjacent to the Land together with appurtenant landscaping (the "Perimeter and Boundary Wall Improvements") in connection with Grantor's development of the Summerlin Planned Community ("Summerlin"), and the right to deposit and use equipment and materials thereon for such purposes, together with the right of ingress and egress thereto, in order to install, construct, service, maintain, repair, reconstruct, widen, relocate and replace any of such Perimeter and Boundary Wall Improvements.

E. Non-exclusive easements in gross on, over, under, or across the Land, together with the right of ingress and egress thereto, for the purpose of disposing soil, rocks, and other materials generated by the development and construction of the Perimeter and Boundary Wall Improvements, including, but not limited to, materials generated by grading of the streets adjacent to and in the vicinity of the Land, and the right to deposit and use equipment and materials thereon for such purposes, so long as Grantor's activity pursuant to this easement does not unreasonably interfere with the Grantee's construction of its development project on the Land.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments;

2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land and all other matters of record or apparent; and

3. That certain Declaration of Development Covenants and Restrictions by Grantee dated February 11, 1992 and

RECEIVED

JAN 22 2010

9 2 0 3 1 2 0 0 8 7 3

recorded in the Official Records of Clark County, Nevada, concurrently with the recordation of this Deed.

4. That certain Option Agreement and Escrow Instructions by and between Grantor and Grantee dated February 11, 1992.

5. That certain Memorandum of Option Agreement and Escrow Instructions by and between Grantor and Grantee dated February 11, 1992, and recorded in the Official Records of Clark County, Nevada, concurrently with the recordation of this Deed.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner thereunto duly authorized.

Dated as of February 11th, 1992.

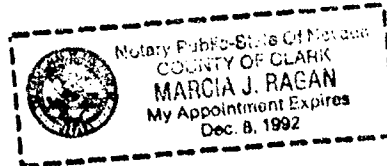
HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP, a
Delaware limited partnership

By: SUMMERLIN, a division
of SUMMA CORPORATION, a
Delaware corporation, its
sole general partner

By: Mark L. Fine

Mark L. Fine
President

STATE OF NEVADA)
COUNTY OF CLARK) SS.



On February 11, 1992, personally appeared before me, a Notary Public, Mark L. Fine, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he/she executed the instrument.

Marcia J. Ragan
Notary Public

RECEIVED

9 2 0 3 1 2 0 0 8 7 3

ATTACHMENT "A" TO GRANT BARGAIN AND SALE DEED

**EXPLANATION: THIS LEGAL DESCRIBES THE LIBRARY SITE IN VILLAGE 1
SOUTH - UNIT NUMBER 4 (VILLAGE CENTER).**

DO NOT RECORD ABOVE THIS LINE

LEGAL DESCRIPTION

ALL OF LOT 3, CONTAINING 4.506 ACRES MORE OR LESS, OF BLOCK "A", AS
SHOWN ON SUMMERLIN VILLAGE 1 SOUTH - UNIT NUMBER 4, A PLANNED
COMMUNITY, ON FILE IN BOOK 51 OF PLATS, PAGE 86, OF CLARK COUNTY
NEVADA RECORDS; LYING WITHIN SECTION 19, OF TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA.

*Am
2/11/92*

JB 2/11/92

RECEIVED

JAN 22 2010

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
L. CORBETT

03-12-92 14:08 CJF
OFFICIAL RECORDS
BOOK: 920312 INST: 00873
FEE: .00 RPTT: EX#002

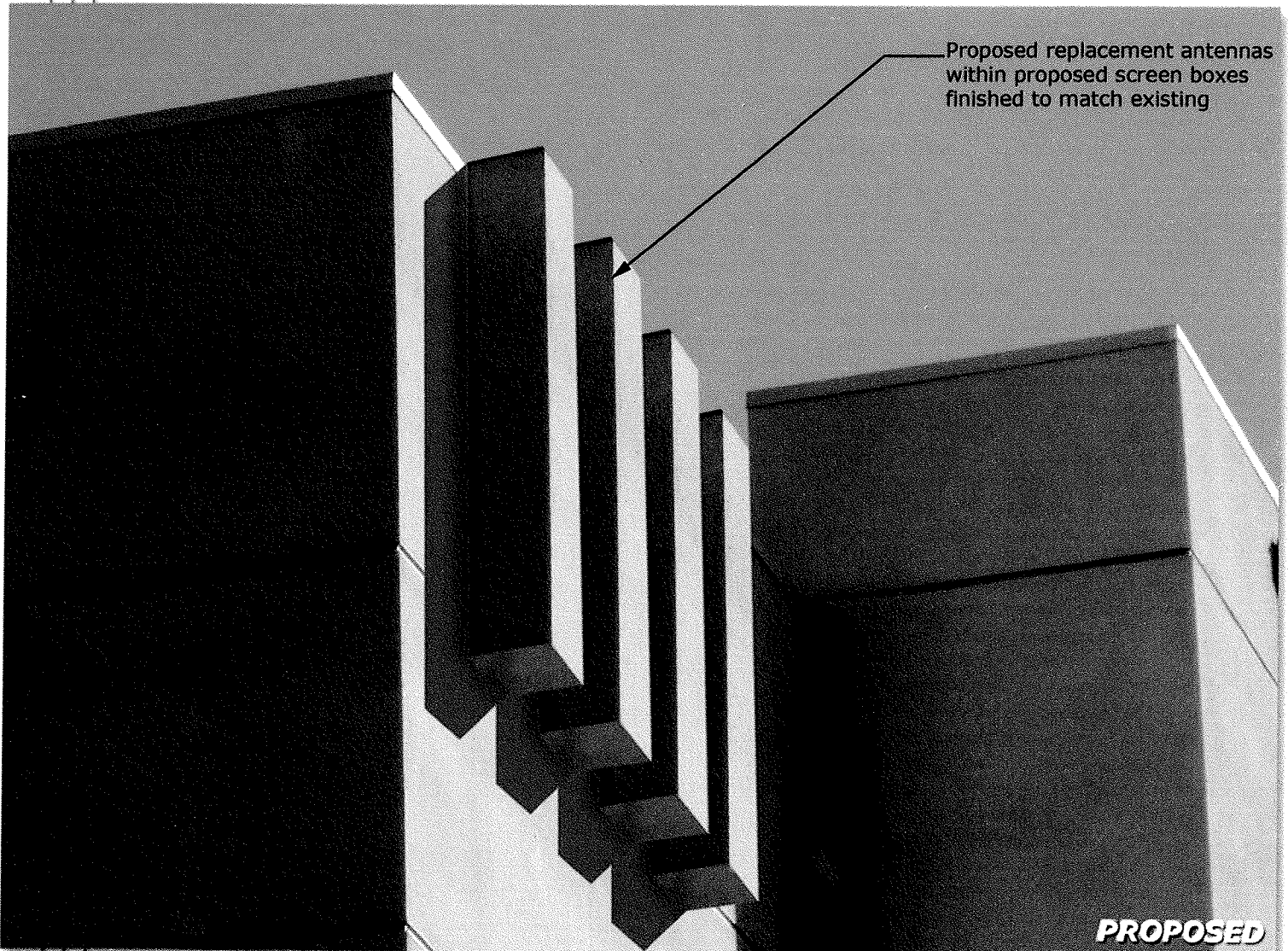
EXISTING



L-354 MOD
Summerlin Library
1771 Inner Circle Dr.
Las Vegas, NV 89134

RECEIVED

JAN 22 2010



Proposed replacement antennas
within proposed screen boxes
finished to match existing

PROPOSED

Photosimulation of proposed telecommunications site

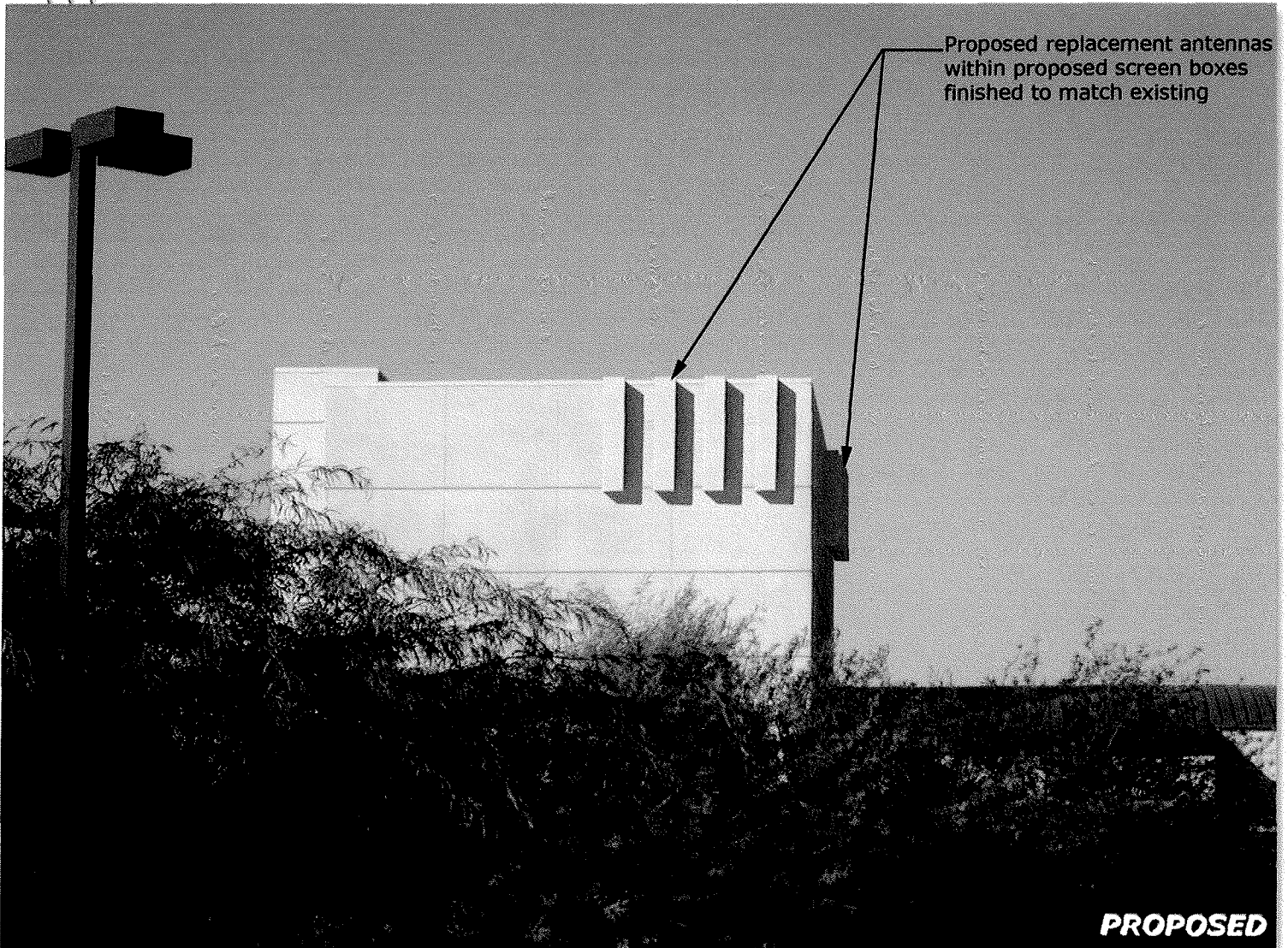
EXISTING



**L-354 MOD
Summerlin Library**
1771 Inner Circle Dr.
Las Vegas, NV 89134

RECEIVED

JAN 22 2010



Proposed replacement antennas
within proposed screen boxes
finished to match existing

PROPOSED

Photosimulation of proposed telecommunications site

