



126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV SCOTLAND

2901 HIGHLAND DR UNIT 6A
LAS VEGAS, NEVADA 89109

CURRENT ISSUE DATE:

09/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

2	09/22/11	CLIENT REVISION	N.L.
1	08/26/09	100% ZONING	R.S.
0	08/13/09	90% ZONING	R.S.

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.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:



SHEET TITLE:

ANTENNA AND CABLE
SCHEDULE &
ANTENNA LAYOUTS

SHEET NUMBER: REVISION:

A5

2

LSV-367-A

NOT USED

SCALE:
NONE

11

NOT USED

SCALE:
NONE

8

NOT USED

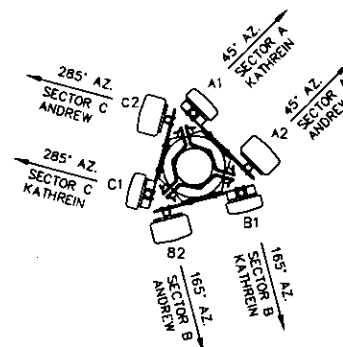
SCALE:
NONE

5

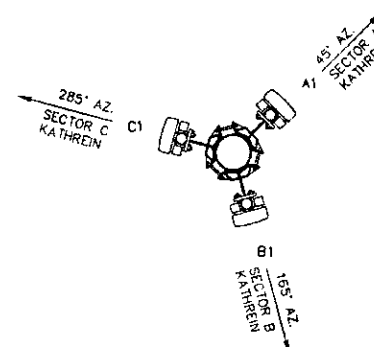
NOT USED

SCALE:
NONE

3



* PROPOSED ANTENNA CONFIGURATION - (6) ANTENNAS



* EXISTING ANTENNA CONFIGURATION - (3) ANTENNAS

NOT USED

SCALE:
NONE

1D

NOT USED

SCALE:
NONE

7

PROPOSED ANTENNA LAYOUT

SCALE:
1" = 5'

4

EXISTING ANTENNA LAYOUT

SCALE:
1" = 5'

2

SECTOR	POSITION	MANUFACTURER	MODEL	Ø	AZIMUTH	MECH. DOWNTILT	ELECT. DOWNTILT	COAX	SIZE	MODEL
A - EXISTING CONFIGURATION	1 (TO BE RELOCATED)	KATHREIN	742-265	78"-9"	45°	0	B	2 DIPLEXERS & 2 EXISTING COAX	7/8"	
A - PROPOSED CONFIGURATION	1 (NEW LOCATION)	KATHREIN	742-265	78"-9"	45°	0	B	2 DIPLEXERS & 2 EXISTING COAX	7/8"	
	2 (PROPOSED)	ANDREW	LNK-6514-DS-VTM	78"-9"	45°	0	T.B.D.	2 NEW COAX	7/8" (±85°)	AVA5
B - EXISTING CONFIGURATION	1 (TO BE RELOCATED)	KATHREIN	742-265	78"-9"	165°	0	B	2 DIPLEXERS & 2 EXISTING COAX	7/8"	
B - PROPOSED CONFIGURATION	1 (NEW LOCATION)	KATHREIN	742-265	78"-9"	165°	0	B	2 DIPLEXERS & 2 EXISTING COAX	7/8"	
	2 (PROPOSED)	ANDREW	LNK-6514-DS-VTM	78"-9"	165°	0	T.B.D.	2 NEW COAX	7/8" (±85°)	AVA5
C - EXISTING CONFIGURATION	1 (TO BE RELOCATED)	KATHREIN	742-265	78"-9"	285°	0	B	2 DIPLEXERS & 2 EXISTING COAX	7/8"	
C - PROPOSED CONFIGURATION	1 (NEW LOCATION)	KATHREIN	742-265	78"-9"	285°	0	B	2 DIPLEXERS & 2 EXISTING COAX	7/8"	
	2 (PROPOSED)	ANDREW	LNK-6514-DS-VTM	78"-9"	285°	0	T.B.D.	2 NEW COAX	7/8" (±85°)	AVA5

NOT USED

SCALE:
NONE

9

DUAL ANTENNA FLUSH MOUNT

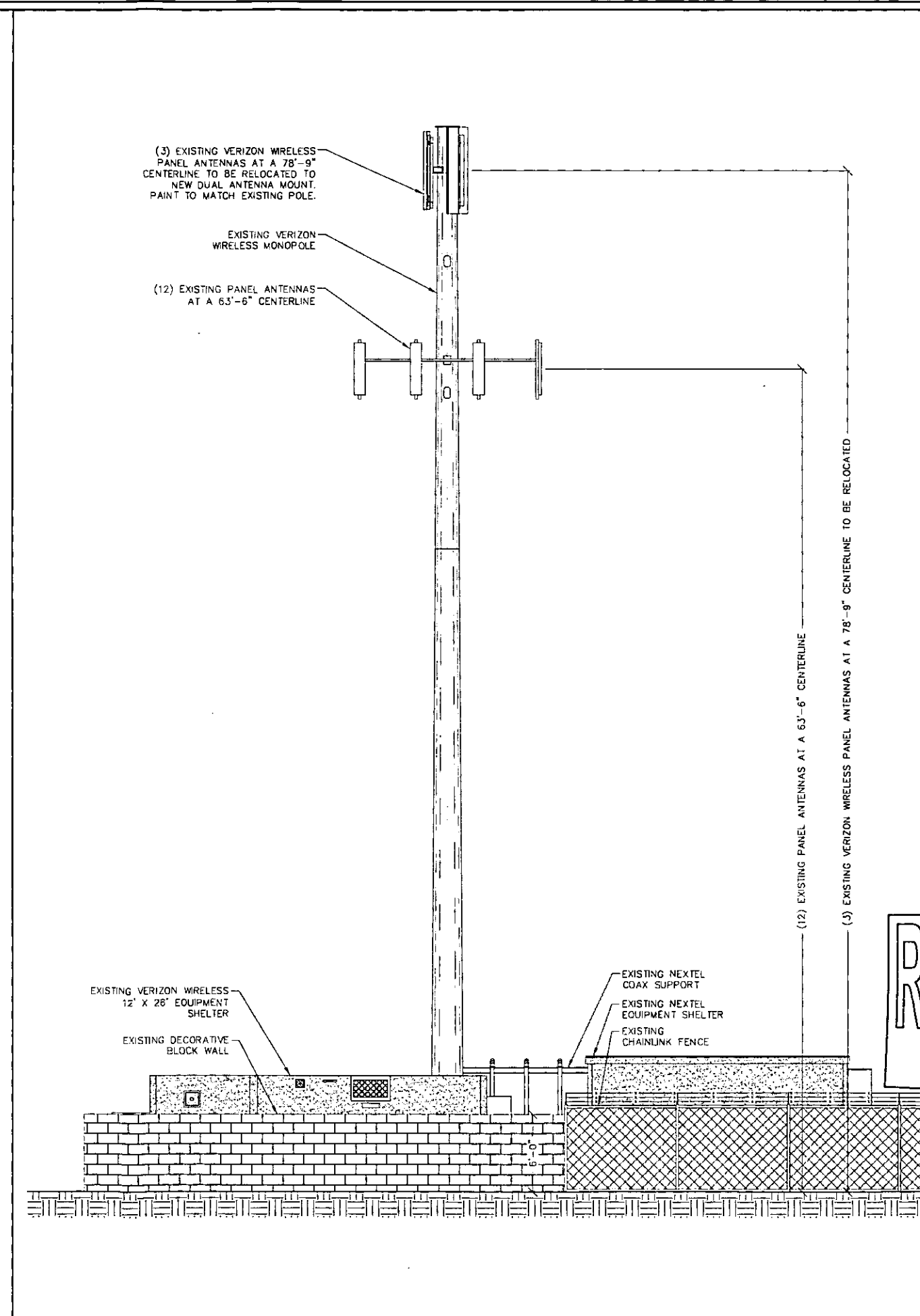
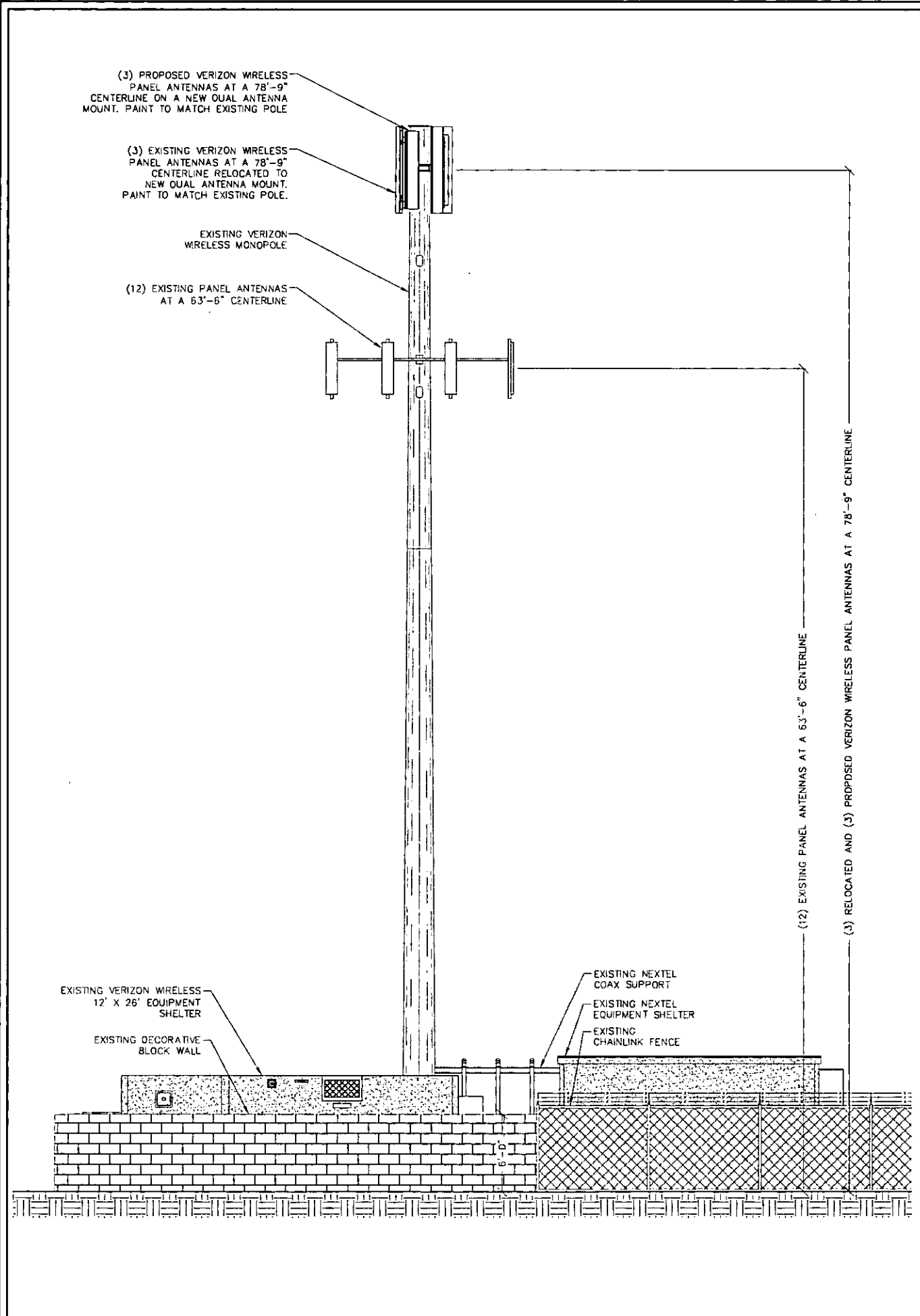
SCALE:
NONE

6

ANTENNA AND CABLE SCHEDULE

SCALE:
NONE

1



PROJECT INFORMATION:

LSV SCOTLAND

2901 HIGHLAND DR UNIT 6A
LAS VEGAS, NEVADA 89109

CURRENT ISSUE DATE:

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2	09/22/11	CLIENT REVISION	N.L.
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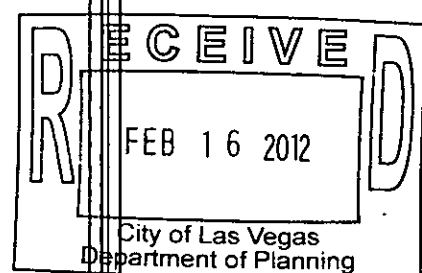
PLANS PREPARED BY:

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.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:



SHEET TITLE:

EXISTING AND PROPOSED
SOUTH ELEVATION

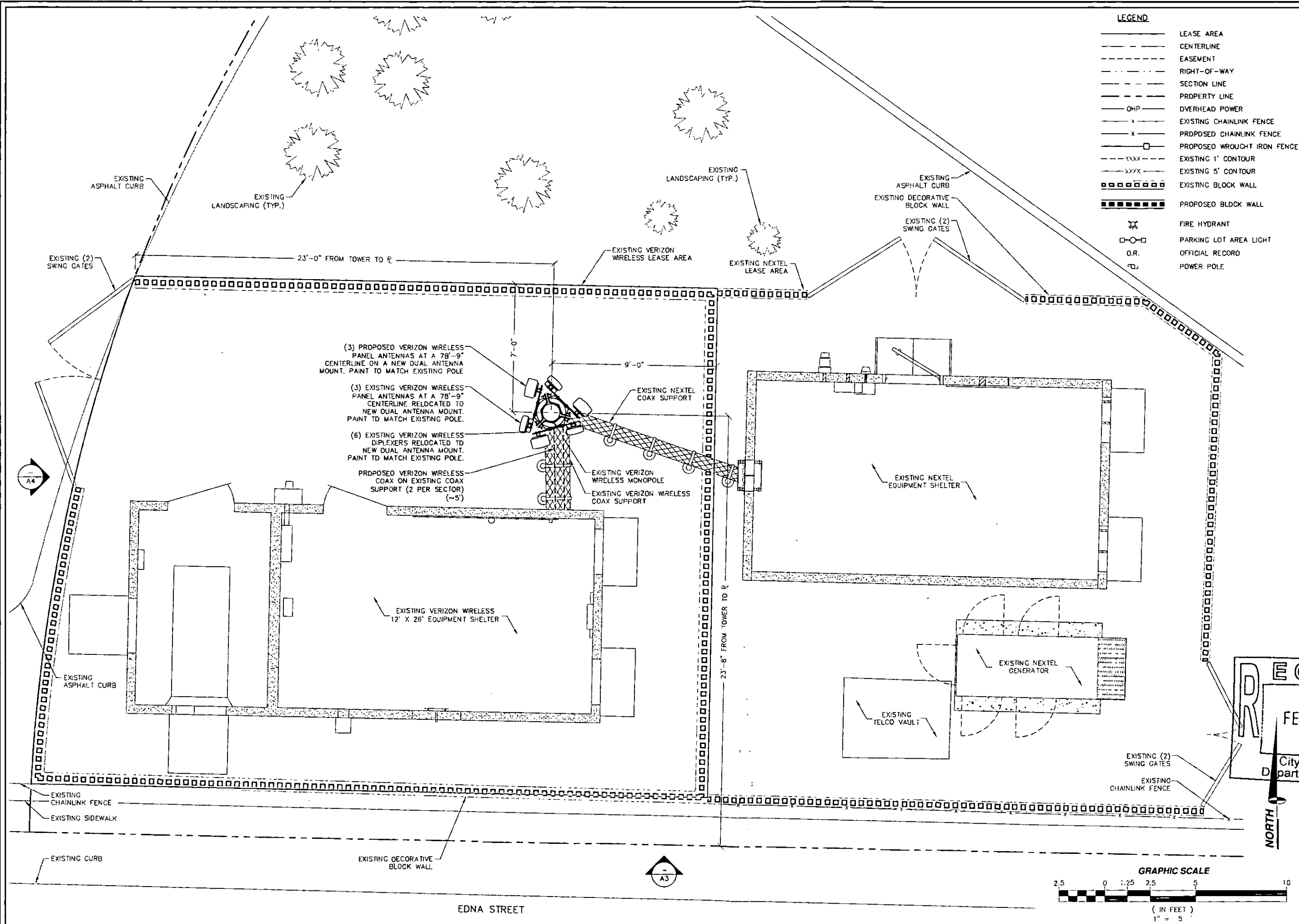
SHEET NUMBER: REVISION:

A3 2

LSV-367-A

PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION



126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV SCOTLAND

29D1 HIGHLAND DR UNIT 6A
LAS VEGAS, NEVADA 89109

CURRENT ISSUE DATE:

09/22/11

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2	09/22/11	CLIENT REVISION	N.L.
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D	08/13/09	90% ZONING	R.S.

PLANS PREPARED BY:

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

DRAWN BY: CHK. APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
FEB 16 2012
City of Las Vegas
Department of Planning

SHEET TITLE:

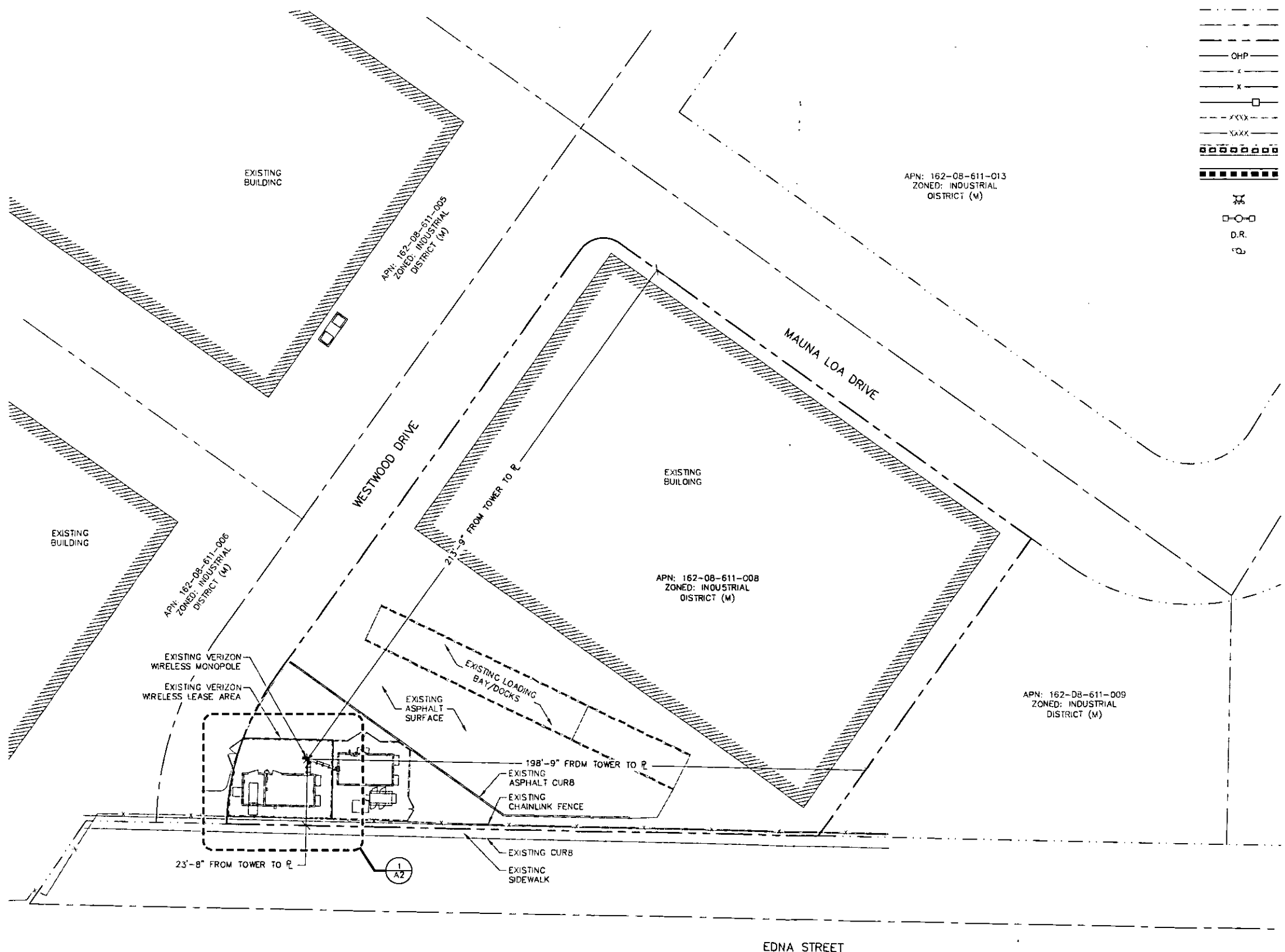
SITE DETAIL

SHEET NUMBER: REVISION:

A2 **2**

LSV-367-A

NOTE: NO SURVEY PERFORMED. SITE MAPPING ONLY.



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

verizon wireless

126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

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LSV SCOTLAND

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LAS VEGAS, NEVADA 89109

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0	08/13/09	90% ZONING	R.S.

PLANS PREPARED BY:

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LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
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DRAWN BY: CHK.: APV:

R. SAN JUAN M. CEBALU C. WENER

RECEIVED

FEB 16 2012

City of Las Vegas
Department of Planning

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1 **2**

LSV-367-A



126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

LSV SCOTLAND

2901 HIGHLAND DR UNIT 6A
LAS VEGAS, NEVADA 89109



126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV SCOTLAND

2901 HIGHLAND DR UNIT 6A
LAS VEGAS, NEVADA 89109

CURRENT ISSUE DATE:

D9/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	D9/22/11	CLIENT REVISION	N.L.
1	08/26/09	100% ZONING	R.S.
0	08/13/09	90% ZONING	R.S.

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.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED

FEB 16 2012

City of Las Vegas
Department of Planning

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1

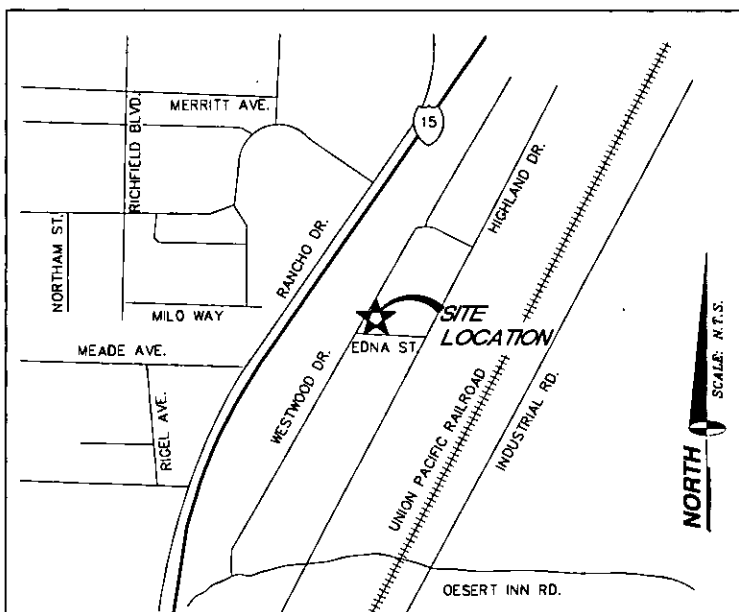
2

LSV-367-A

THE PROPOSED PROJECT INCLUDES:

- RELOCATION OF (3) EXISTING VERIZON WIRELESS PANEL ANTENNAS AT A 78'-9" CENTERLINE TO A NEW DUAL ANTENNA MOUNT. PAINT TO MATCH EXISTING POLE.
- INSTALLATION OF (3) VERIZON WIRELESS ANTENNAS AT A 78'-9" CENTERLINE TO A NEW DUAL ANTENNA MOUNT ON THE EXISTING VERIZON WIRELESS MONOPOLE. PAINTED TO MATCH EXISTING POLE.
- INSTALLATION OF NEW COAX ON AN EXISTING COAX SUPPORT (2 PER SECTOR)
- EXISTING ANTENNA CONFIGURATION - (3) ANTENNAS
- PROPOSED ANTENNA CONFIGURATION - (6) ANTENNAS

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

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

SITE ACQUISITION

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

PROPERTY INFORMATION

OWNER: HIGHLAND INDUSTRIAL PARK
PARTNERSHIP
2500 W SAHARA AVE #211
LAS VEGAS, NEVADA 89102-4393

CONTACT: TEDD ROSENSTEIN
PHONE: (702) 362-4042

AREA OF CONSTRUCTION: 15± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: INDUSTRIAL DISTRICT (M)

JURISDICTION: CITY OF LAS VEGAS

APN: 162-DB-611-DOB

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 MONOPOLE
☐ SELF SUPPORT TOWER
☒ EXISTING MONOPOLE
☐ ROOF TOP
☐ EXISTING TOWER
☐ OTHER

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 2009 W/STATE AMENDMENTS
- UNIFORM MECHANICAL CODE 2009
- ANSI/ISA-222-F LIFE SAFETY CODE
- UNIFORM PLUMBING CODE 2009
- NATIONAL ELECTRIC CODE 2008
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES
- UNIFORM FIRE CODE 2000

CODE COMPLIANCE

CIVIL ENGINEER

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

STRUCTURAL ENGINEER:

TOWERCOM TECHNOLOGIES, LLC
767 N. STAR RD.
STAR, IDAHO 83669
DON GEORGE, PE
OFFICE: (208) 286-0266 X104
MOBILE: (208) 602-6569

ELECTRICAL ENGINEER:

N/A

SURVEYOR:

N/A

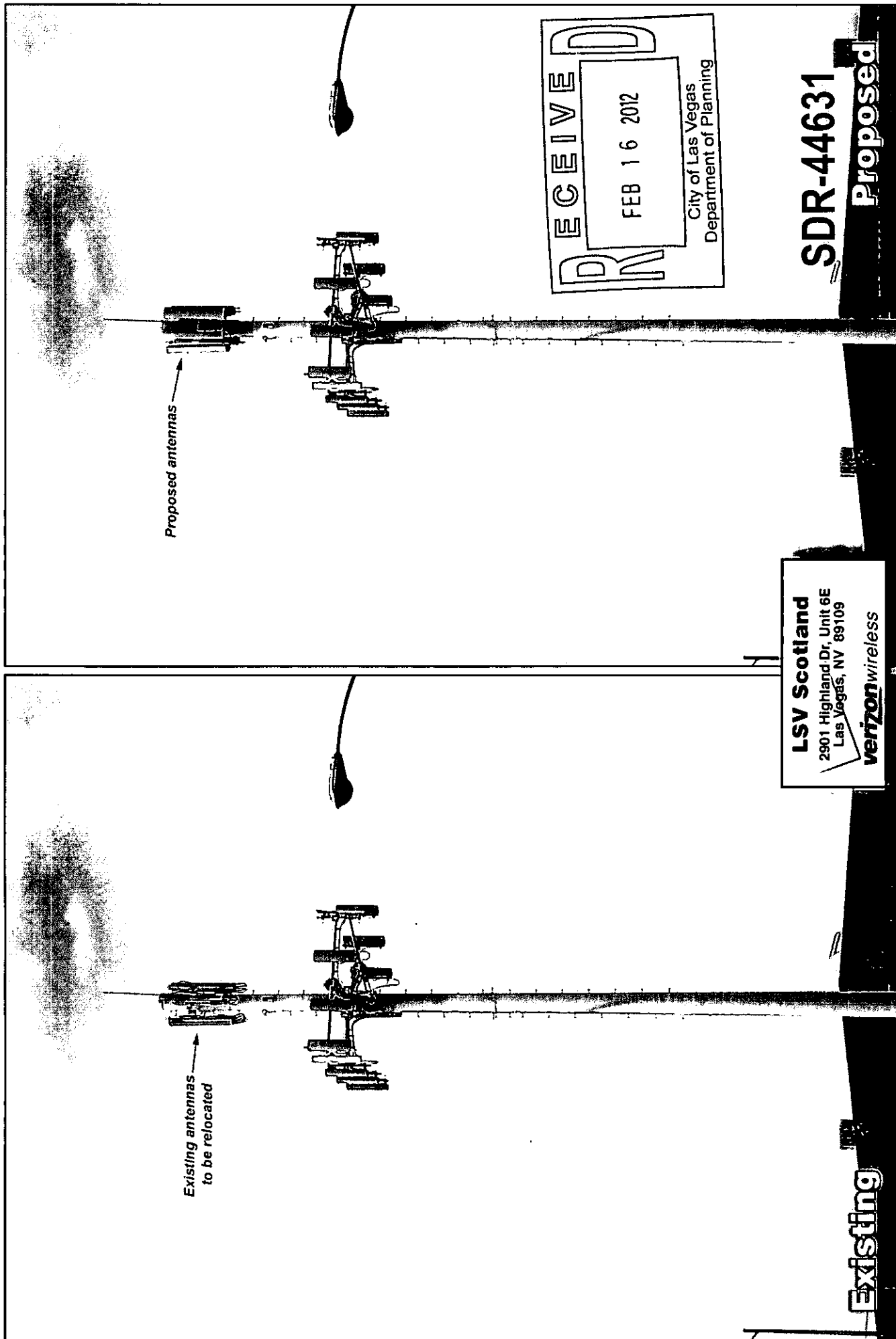
PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL	2
A3	EXISTING AND PROPOSED SOUTH ELEVATION	2
A4	EXISTING AND PROPOSED WEST ELEVATION	2
A5	ANTENNA AND CABLE SCHEDULE & ANTENNA LAYOUTS	2
SHEET INDEX		
ZONING		

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

SDR-44631

Photosimulation of view looking west along Edna Street.



LSV Scotland
2901 Highland Dr, Unit 6E
Las Vegas, NV 89109

verizon wireless

SDR-44631

Proposed



March 12, 2012

Highland Industrial Park Partnership
Attn: Tedd Rosenstein
2500 West Sahara Avenue, Ste 211
Las Vegas, Nevada 89102

RE: Cell Facility for Verizon Wireless (APN 162-08-611-008) located at 2901 Highland Drive; SDR-44631

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Rosenstein:

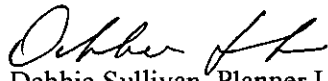
It has been determined that the co-location of three (3) antennas at the 78'-9" centerline of an existing 80-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) located at 2901 Highland Drive meets the standard for approval as defined in Title 19.12.010 and 19.18.020 of the Unified Development Code of the city of Las Vegas, subject to the following.

1. Conformance to the submitted site plan and elevations date-stamped February 16, 2012.
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
Case and Public Planning

cc: Mr. Marcus Banks
Verizon Wireless
126 West Gemini Drive
Tempe, Arizona 85283

Ms. Melissa Gibson
PO Box 750672
Las Vegas, Nevada 89136

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NDRTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Verizon Wireless Antenna Modification

Project Address (Location) 2901 Highland Dr.

Project Name LSV Scotland Proposed Use _____

Assessor's Parcel #(s) 162-08-611-008 Ward # 1- Tarkanian

General Plan: existing _____ proposed _____ Zoning: existing M proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.14 Lots/Units _____ Density _____

Additional Information Verizon proposes to add 3 antennas to its existing tower. Final config. will be 6 antennas at the existing antenna height mounted similarly and painted to match.

PROPERTY OWNER Highland Indust. Park Partnership Contact Tedd Rosenstein

Address 2500 W. Sahara Ave., Ste. 211 Phone: (702) 362-4144 Fax: _____

City Las Vegas State NV Zip 89102

E-mail Address _____

APPLICANT Verizon Wireless Contact Marcus Banks

Address 126 W. Gemini Dr. Phone: _____ Fax: _____

City Tempe State AZ Zip 85283

E-mail Address marcus.banks@verizonwireless.com

REPRESENTATIVE Melissa Gibson Contact _____

Address ~~7251 W. Lake Mead Blvd.~~ P.O. Box 750672 Phone: (702) 338-2299 Fax: _____

City Las Vegas State NV Zip 89128 36

E-mail Address ~~melissa.gibson@wfinet.com~~ mgibson@SLNevada.com

Property Owner Signature* [Signature]

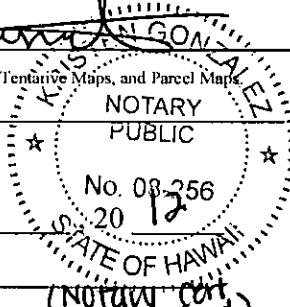
* An authorized agent may sign in lieu of the property owner on Final Maps, Tentative Maps, and Parcel Maps.

Print Name GILBERT MASONOTO

Subscribed and sworn before me

This 30th day of January

Kristen Gonzalez



Notary Public in and for said County and State Honolulu, Hawaii

KRISTEN GONZALEZ

Notary Public, First Judicial Circuit

State of Hawaii

My Commission Expires: July 06, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-44631</u>
Meeting Date:	<u>-</u>
Total Fee:	<u>\$500.00</u>
Date Received:*	<u>2-16-12</u>
Received By:	<u>JFm</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

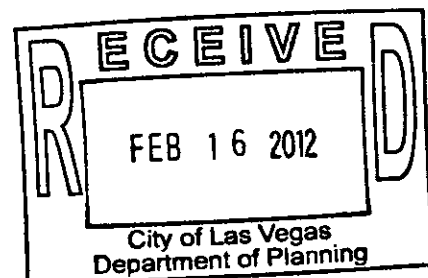
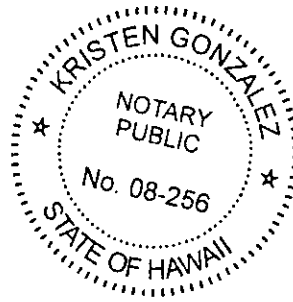
Doc. Date: undated # Pages 3

Notary Name: KRISTEN GONZALEZ, First Circuit

Doc. Description Application

Petition Form

Kristen Gonzalez 01/20/12
Notary Signature Date



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Verizon Wireless Antenna Modification
 Project Address (Location) 2901 Highland Dr. Unit 6A
 Project Name LSV Scotland Proposed Use Wireless Com.
 Assessor's Parcel #(s) 162-08-611-008 Ward # 1- Tarkanian
 General Plan: existing _____ proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.14 Lots/Units _____ Density _____
 Additional Information Verizon proposes to add 3 antennas to its existing tower. Final config.
will be 6 antennas at the existing height closely mounted to the pole and painted to match.

PROPERTY OWNER Highland Indust. Park Partnership Contact TEDD ROSENSTEIN
C/O NEVADA DEVELOPMENT + REALTY CO
 Address 2500 W. SAHARA AVE STE. 211 Phone: 702-362-4144 Fax: 702-362-3746
 City LAS VEGAS, NV State NV Zip 89102
 E-mail Address TRNDR@MSN.COM

APPLICANT Verizon Wireless Contact Lorraine Davies
 Address 126 W. 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) 586-3686
 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 HIGHLAND INDUSTRIAL PARK PARTNERSHIP

Subscribed and sworn before me

This 28th day of October

[Signature]

Notary Public in and for said County and State

DEBRA A. HARBOTTLE

Notary Public, First Judicial Circuit
State of Hawaii

Revised 10/27/08

My Commission Expires: June 17, 2010

FOR DEPARTMENT USE ONLY

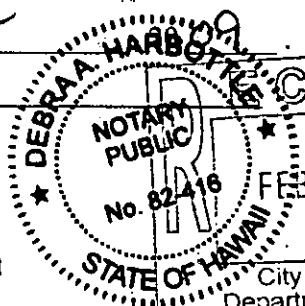
Case # SDR-36038

Meeting Date: 1/6/2010

Total Fee: \$500.00

Date Received: 11-9-09

Received By: P. Gernyser



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City of Las Vegas Application Packet Application Form.pdf
Department of Planning

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Verizon Wireless Antenna Modification

Project Address (Location) 2901 Highland Dr. Unit 6A

Project Name LSV Scotland Proposed Use Wireless Com.

Assessor's Parcel #(s) 162-08-611-008 Ward # 1- Tarkanian

General Plan: existing _____ proposed _____ Zoning: existing M proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.14 Lots/Units _____ Density _____

Additional Information Verizon proposes to add 3 antennas to its existing tower. Final config. will be 6 antennas at the existing height closely mounted to the pole and painted to match.

PROPERTY OWNER Highland Indust. Park Partnership Contact TEDD ROSENSTEIN
C/O NEVADA DEVELOPMENT + REALTY CO
Address 2500 W. SAHARA AVE STE. 211 Phone: 702-362-4144 Fax: 702-362-3746
City LAS VEGAS, NV State NV Zip 89102
E-mail Address TRNDR@MSN.COM

APPLICANT Verizon Wireless Contact Lorraine Davies
Address 126 W. 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) 586-3686
City Las Vegas State NV Zip 89128
E-mail Address melissa.gibson@wfinet.com

Property Owner Signature* [Signature] Not Pre

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

Print Name HIGHLAND INDUSTRIAL PARK PARTNERSHIP

Subscribed and sworn before me

This 28th day of October

[Signature]

Notary Public in and for said County and State

DEBRA A. HARBOTTLE

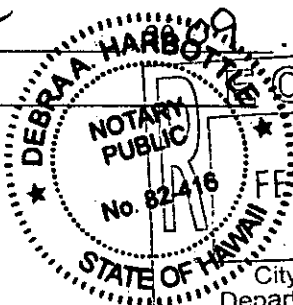
Notary Public, First Judicial Circuit
State of Hawaii

Revised 10/27/08

My Commission Expires: June 17, 2010

FOR DEPARTMENT USE ONLY

Case # SDR-36038
Meeting Date: 1/6/2010
Total Fee: \$500.00
Date Received: 11-9-09
Received By: P. Gernyser



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Department of Planning

February 15, 2012

Ms. Deborah Sullivan
City of Las Vegas
Planning & Development
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Verizon "LSV Scotland" Existing Wireless Facility Modification
Site Development Review Application
2901 Highland Dr. APN 162-08-611-008

Dear Ms. Sullivan,

On behalf of Verizon Wireless, please consider the attached application for a Site Development Review. This project is located on parcel 162-08-611-008, an M parcel in an industrial district.

Verizon is proposing to add three antennas to the existing tower. Verizon currently has three flush mounted antennas on this tower. The additional antennas will also be flush mounted and painted to match the tower and existing antennas. The resulting Verizon antenna configuration will be six antennas. The three new antennas will be mounted so the over all height of the structure is not changed. The other carrier on this tower is Sprint/Nextel which has a full antenna array. Verizon is proposing to mount the additional antennas in a flush mount style to maintain the current profile of the tower. Please see attached photo simulation for further illustration.

This antenna modification is needed to provide improved coverage and bring a new "LTE" technology to subscribers working in and traveling through the area. The modification is of low visual impact to surrounding area but will be a great benefit to businesses in the industrial area of Ward 1. The existing tower, including the proposed modifications, is compatible with the uses of the area.

SDR 36638 was approved February 3, 2010 for the same project but due to budget constraints, the project did not move forward and the approval has expired. If there are any questions regarding this application please contact me at (702) 338-2299 or m.gibson@SLnevada.com.

Sincerely,



Melissa Gibson
Representing Verizon Wireless



SDR-44631

PROPERTY MANAGEMENT AND EXCLUSIVE LEASING AGREEMENT

This agreement ("Agreement") is made as of January 1, 2005, by and between Highland Industrial Park Partnership (referred to herein as "Owner"), and Nevada Development & Realty Co., a corporation organized under the laws of the State of Nevada, having its principle office at 2960 Meade Avenue, Las Vegas, Nevada 89102 (referred to herein as "Manager").

In consideration of the mutual promises and covenants herein contained, Owner and Manager agree as follows:

1. RETAINER OF MANAGER

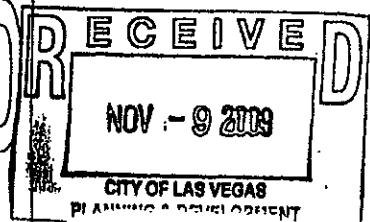
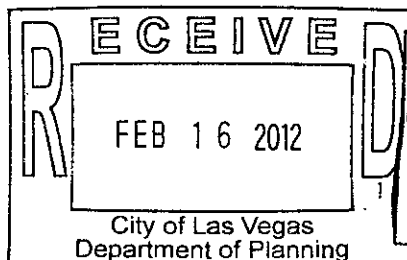
Owner hereby retains Nevada Development & Realty Co. as its Exclusive Manager and Agent to Lease, Manage, Maintain, and Operate that certain Real Property and the Common Area commonly known as 2901 S. Highland Dr. Las Vegas, NV 89109, including improvements, common areas, and personal property situated thereon (hereinafter collectively referred to as the "Property"), and Manager hereby accepts such retention, all on the terms and subject to the conditions hereinafter set forth.

2. TERM OF AGREEMENT

This Agreement shall commence as of the first (1st) day of January, 2005, and continue thereafter for a period of two (2) years, and is automatically renewed thereafter for successive periods of one (1) year each until terminated by either party upon not less than ninety (90) days' written notice prior to the end of the initial term or any renewal period. Upon termination, Owner shall remain bound by the obligations of all contracts for services, supplies and alterations Manager has entered into in connection with the performance of its obligations hereunder. Subject to the payment of Manager's fees which accrue prior to the date this Agreement terminates, all compensation to Manager shall cease upon the termination of this Agreement. Accrued and unpaid compensation due Manager as of the date of termination payable pursuant to this Agreement shall be paid within ten (10) days following the date of termination.

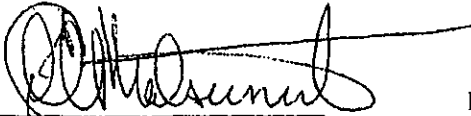
3. DUTIES OF MANAGER

A. Powers. Manager shall have the Exclusive Right and Duty to Manage the Property in accordance with the terms hereof and shall have, subject to the direction herein granted by Owner, full authority, power, and control over the management of the Property. Manager hereby agrees that it shall manage and operate the Property in accordance with the standards of a commercial center in the area of the Property, having due regard for the age and physical condition of the Property, and use its best efforts to maintain the revenue and income from the Property at a level consistent with good business judgment. In its capacity hereunder, Manager shall be responsible for providing, at the expense of Owner, all operational services incident to the Property. Furthermore, Manager shall manage and operate the Property in full compliance with any and all agreements, mortgages, or deeds of trust affecting or encumbering the Property, and all leases and tenancy agreements affecting the Property, as well as governmental regulations pertaining to operation of same in the City of Las Vegas, Clark County, Nevada.



IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

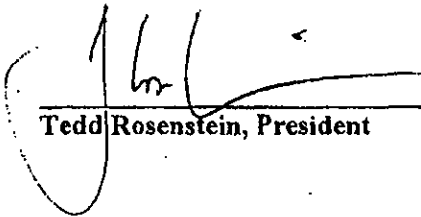
OWNER:
Highland Industrial Park Partnership



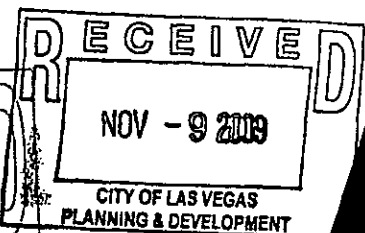
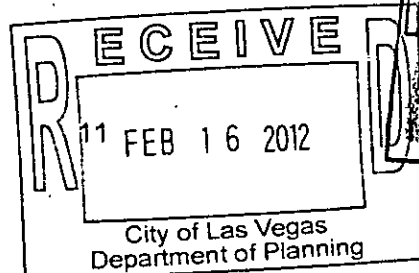
February 16, 2005

By: Gilbert J Matsumoto
Its: Managing General Partner

MANAGER:
Nevada Development & Realty Co.


Tedd Rosenstein, President

MARCH 23, 2005



BOOK 1192

10-5307 REV. 10-73

BOOK 1189
AFFIX RPTT: EXEMPT
NRS 375.090

Quitclaim Deed

148017

151848

(2-1)

In consideration of \$ 10.00 receipt of which is acknowledged PHILIP L. FINN, a single man, doing business as Highland Industrial Park No. 7

do. es hereby quitclaim to Highland Industrial Park Partnership

The real property in the County of Clark, City of Las Vegas, State of Nevada, described as:

Lot No. 7 in Block 1 of Highland Industrial Park, as shown by map thereof on file in Book 20 of Plats; Page 64, in the office of the County Recorder of Clark County, Nevada, together with an easement for ingress and egress over those areas marked "private streets" on said land.

This document is being re-recorded to correct the legal description.

Witness my hand this 5th day of February, 1980

CITY & COUNTY OF HONOLULU
On February 5, 1980

PHILIP L. FINN

PHILIP L. FINN

who acknowledged that he executed the above instrument.

Signature: [Signature]
(Notary Public)

First Judicial Circuit
State of Hawaii

My Commission Expires: 1-14-82

Notarial Seal

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Title Order No.

Escrow or Loan No. LV 182590 MC

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM FURNISHED BY
TITLE INSURANCE AND TRUST
A TITLE COMPANY
WHEN RECORDED MAIL TO

HIGHLAND INDUSTRIAL PARK PTRSHIP
c/o Hawaii-Nevada Investment Corp.
1055 E. Tropicana, Suite 800
Las Vegas, Nevada 89109

CLARK COUNTY, NEVADA
JOAN L. SAITZ, RECORDER
RECORDED
TITLE INSURANCE AND TRUST CO.
FEB 21 8 28 AM '80
FEE DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

RECEIVED
FEB 16 2012
City of Las Vegas
Department of Planning

1189

1148017

BOOK 1192

1151845

2-2

RE-RECORDED

CLARK COUNTY, NEVADA
JOAN L. SMITH, RECORDER
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO
Feb 20 9 41 AM '12

1192

1151845

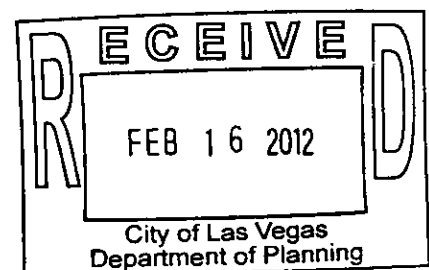


Exhibit "A"

(Property)

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. DESCRIBED AS FOLLOWS:

LOT SEVEN-A (7-A) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION IN FILE LD26-79, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED JANUARY 9, 1980 AS DOCUMENT NO. 1129872, OFFICIAL RECORDS.

APN: 162-08-611-008

Initials:

Lessor:

Lessee:

Handwritten initials and signatures for the Lessor and Lessee.

