



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

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ELIZABETH N. FRETWELL
CITY MANAGER

June 22, 2011

WFI

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

RE: Cell Facility for Verizon Wireless (APN 138-10-516-003) located at 3900 North Tenaya Way; SDR-42157

Dear Ms. Gibson:

It has been determined that the installation of three (3) new LTE panel antennas (one per sector), and relocation of three (3) existing antennas (on a new mount) at the 60-foot centerline of an existing 80-foot tall Wireless Communication Facility, Stealth Design (Monopalm) located at 3900 North Tenaya Way 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 June 15, 2011.
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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH 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 tower modification
 Project Address (Location) 3900 N. Tenaya Way
 Project Name LSV Springcrest Proposed Use _____
 Assessor's Parcel #(s) 138-10-516-003 Ward # 4- Anthony
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.45 Lots/Units _____ Density _____
 Additional Information Verizon is proposing to add 3 flush mounted antennas to the existing monopal tower "trunk" to support 4G LTE service.

PROPERTY OWNER JK Tenaya Properties LLC Contact Ken Weiner
 Address 9370 Sky Park Court, Suite 220 Phone: 8582772700 Fax: (858) 277-2860
 City San Diego State CA Zip 92123
 E-mail Address liz@ipisandiego.com

APPLICANT Verizon Wireless Contact Marcus Banks
 Address 126 Gemini Dr. Phone: 4807527242 Fax: _____
 City Tempe State AZ Zip 85283
 E-mail Address marcus.banks@verizonwireless.com

REPRESENTATIVE WFI Contact Melissa Gibson
 Address 7030 Smoke Ranch Rd. Phone: 7023382299 Fax: 7025863685
 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 Ken Weiner

Subscribed and sworn before me

This 6th day of June, 2011.

Debra Krawczyk

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-42157</u>
Meeting Date:	<u>—</u>
Total Fee:	<u>500.00</u>
Date Received:*	<u>6-15-11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning & Development Department for consistency with applicable sections of the Zoning Ordinance.





June 15, 2011

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

RE: Verizon "LSV Springcrest" Existing Wireless Facility Modification
Site Development Review
3900 N. Tenaya Way APN 138-10-516-003

Dear Ms. Sullivan,

On behalf of Verizon Wireless, I respectfully request your consideration of the attached application. This project is located on parcel 138-10-516-003, a C-1 parcel in use as a self storage facility. The existing tower is on the north side of the property, next to the storage locker building.

Verizon is proposing to add three antennas to its configuration on the existing AT&T monopalm tower. Verizon currently has three flush mounted antennas on the "trunk" of the 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. Verizon is proposing to mount the additional antennas in a flush mount style to maintain the current profile of the tower as closely as possible. Please see photo simulation for further illustration. There will be no changes to ground equipment, which is housed in an indoor storage locker on the property.

This antenna modification will bring new "4G LTE" technology to subscribers working and living in the area as well as those enjoying Wayne Bunker Park. The modification is of low visual impact but will be a great benefit to network users. The proposed modifications to this existing tower are compatible with the uses of the area.

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

Sincerely,

Melissa Gibson
Site Acquisition Specialist
WFI, representing Verizon Wireless

JK TENAYA PROPERTIES, LLC**Business Entity Information**

Status:	Active	File Date:	4/11/2003
Type:	Domestic Limited-Liability Company	Entity Number:	LLC5397-2003
Qualifying State:	NV	List of Officers Due:	4/30/2012
Managed By:	Managers	Expiration Date:	4/11/2503
NV Business ID:	NV20031055857	Business License Exp:	4/30/2012

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	STATE AGENT AND TRANSFER SYNDICATE, INC.	Address 1:	112 NORTH CURRY STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703-4934
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

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

Officers☐ Include Inactive Officers

Manager - JK INVESTMENT PROPERTIES INC			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC5397-2003-001	# of Pages:	1
File Date:	4/11/2003	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC5397-2003-003	# of Pages:	1
File Date:	5/29/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

JK INVESTMENT PROPERTIES, INC.

Business Entity Information

Status:	Active	File Date:	6/16/2003
Type:	Foreign Corporation	Entity Number:	C14445-2003
Qualifying State:	CA	List of Officers Due:	6/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20031378316	Business License Exp:	6/30/2011

Registered Agent Information

Name:	STATE AGENT AND TRANSFER SYNDICATE, INC.	Address 1:	112 NORTH CURRY STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703-4934
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	100,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Secretary - JEFFREY QUINN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Active	Email:	
Director - JEFFREY QUINN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Active	Email:	
President - KENNETH WEINER			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Active	Email:	
Treasurer - KENNETH WEINER			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Active	Email:	

20030826
01119

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF
LAWYERS TITLE OF NEVADA

APN: 138-10-516-003
ESCROW NO. 03031728-JT

08-26-2003 08:46 SUO

OFFICIAL RECORDS

MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:

BOOK/INSTR: 20030826-01119

PAGE COUNT: 3

JK TENAYA PROPERTIES, LLC
10717 Camino Ruiz, Suite #140
San Diego, CA. 92126

FEE: 16.00
RPTT: 9,747.50

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$9,747.50

THIS INDENTURE WITNESSETH: That TENAYA MINI STORAGE PARTNERS, LLC, a Nevada limited liability company, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JK TENAYA PROPERTIES, LLC, a Nevada limited liability company, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A":

SUBJECT TO:

1. Taxes for the fiscal year 2003-2004.
2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 25th day of August, 2003.

TENAYA MINI STORAGE PARTNERS, LLC, a Nevada limited liability company
BY: StorageOne Properties, LLC, a Nevada limited liability company
(Managing Member)

BY: [Signature]
JAMES MESERVEY, MANAGER

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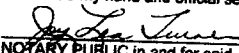
STATE OF NEVADA)

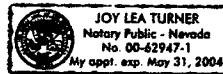
COUNTY OF Clark)

ss:

On this 25th day of August, 2003, personally appeared before me, a Notary Public in and for said County and State, James Meservey, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC in and for said
County and State.



 LandAmerica
Lawyers Title

Page 2 of 2

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01119

STATE OF NEVADA DECLARATION OF VALUE

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

- a) 138-10-516-003
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. **Type of Property:**

- a) ☐ Vacant Land
b) ☐ Single Family Residence
c) ☐ Condo/Townhouse
d) ☐ 2-4 Plex
e) ☐ Apartment Building
f) ☒ Commercial/Industrial
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other

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

Deed in Lieu of Foreclosure Only (value of property) \$3,898,889.00
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$9,747.50

4. **If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
b) Explain Reason for Exemption: _____

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

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 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 [Signature] Capacity Individual
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: _____ Address: 10117 Camino Ruiz #140
City: Las Vegas State: NV Zip: 89126

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 03031728-JT
Escrow Officer: JOY TURNER

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*Signed in
Counterpart*

11/9

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01119

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 138-10-516-003
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) ☐ Vacant Land
b) ☐ Single Family Residence
c) ☐ Condo/Townhouse
d) ☐ 2-4 Plex
e) ☐ Apartment Building
f) ☒ Commercial/Industrial
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$3,898,989.00
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$3,898,989.00
\$9,747.50

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
b) Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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 _____ Capacity Individual
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: JAMES M. SMITH Print Name: _____
Address: 1120 S. VALLEY VIEW BLVD Address: _____
City: LV City: _____
State: NV Zip: 89104 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 03031728-JT
Escrow Officer: JOY TURNER

*Signed in
Consequence*

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Lot 1 of "City Stop #8" as shown by map thereof on file in Book 99, Page 50, of Plats in the Clark County Recorder's Office, Clark County, Nevada, lying within the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and described as follows:

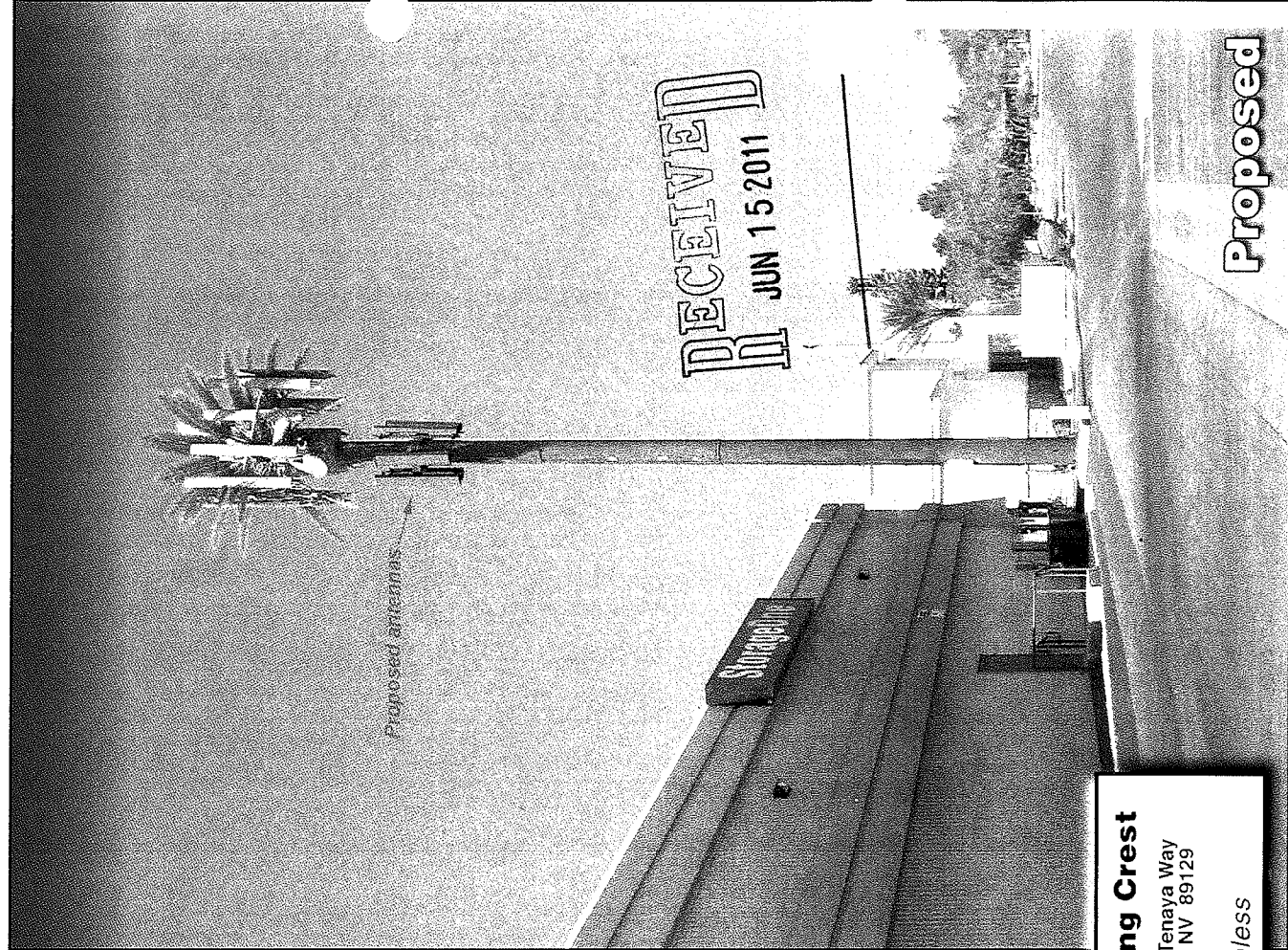
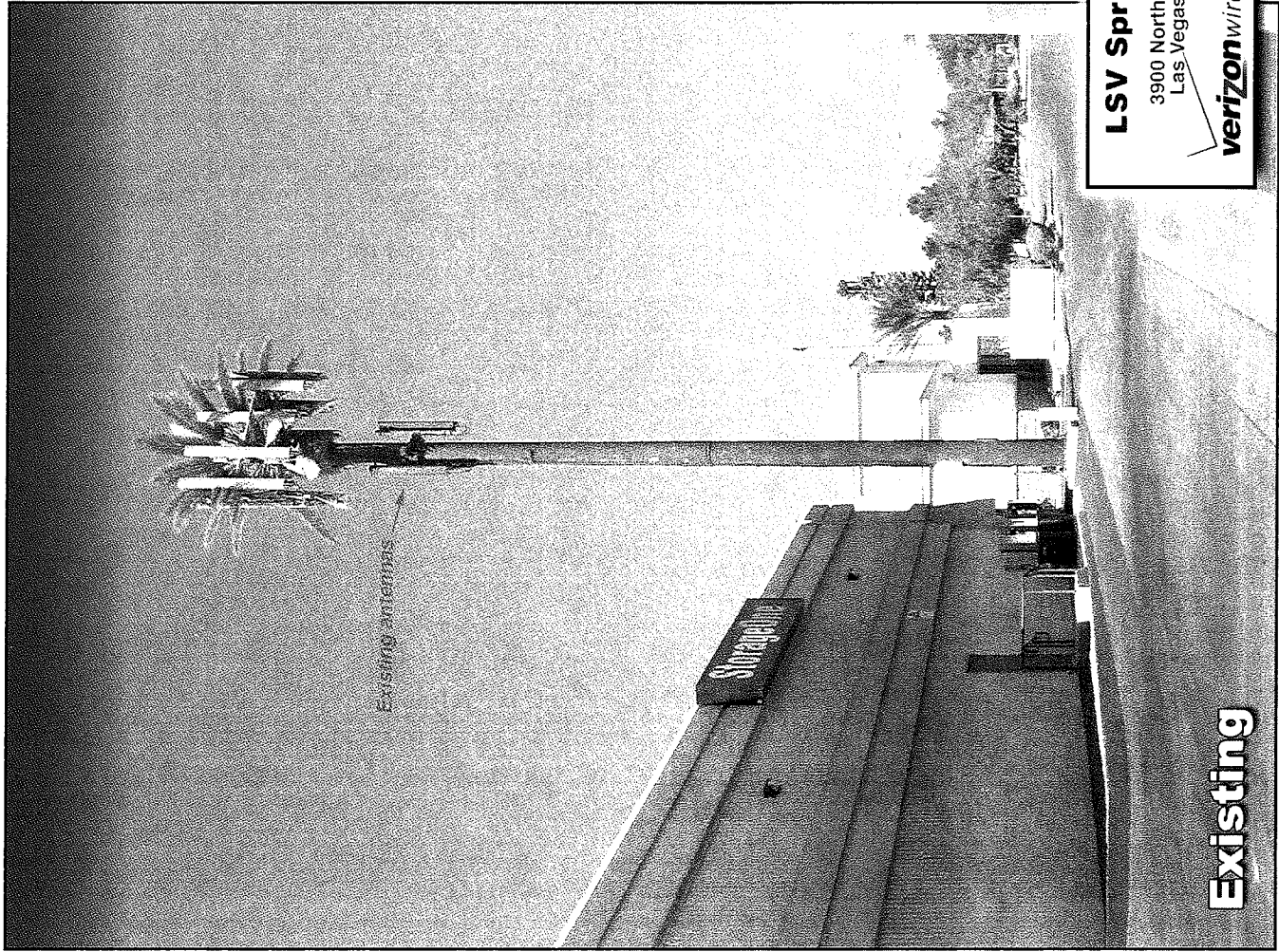
COMMENCING at the centerline intersection of Alexander road and Tenaya Way as shown on said subdivision plat;
THENCE along the centerline of Alexander Road, South 86°52'46" East, 282.72 feet;
THENCE South 01°07'14" West, 55.00 feet;
THENCE South 00°23'24" West, 161.04 feet to the POINT OF BEGINNING;
THENCE South 47°33'57" East, 14.68 feet;
THENCE South 89°36'36" East, 86.38 feet;
THENCE North 80°58'40" East, 15.90 feet to a point on the Westerly right of way line of Dalecrest Drive as shown on said subdivision plat;
THENCE along said Westerly right of way line the following five (5) courses; from a tangent bearing South 10°57'26" East curving to the left along the arc of a 390.00 foot radius curve, concave Northeasterly (the radius point of which bears North 79°02'34" East), through a central angle of 08°15'31", an arc length of 56.21 feet;
THENCE South 19°12'57" East, 208.29 feet;
THENCE curving to the right along the arc of a 330.00 foot radius curve, concave Southwesterly, through a central angle of 19°36'30", an arc length of 112.94 feet;
THENCE South 00°23'33" West, 5.47 feet;
THENCE curving to the right along the arc of a 15.00 foot radius curve, concave Northwesterly, through a central angle of 90°40'37", an arc length of 23.74 feet to a point of the Northerly right of way of Mellott Lane as shown on said subdivision plat;
THENCE North 88°55'50" West, 339.84 feet;
THENCE North 00°22'37" East, 166.24 feet;
THENCE North 88°43'01" East, 47.24 feet;
THENCE North 01°26'15" East, 53.82 feet;
THENCE South 89°42'40" East, 8.02 feet;
THENCE North 00°23'24" East, 166.63 feet to a point on the South line of that certain survey Area 1 as shown by map thereof on file in File 121, Page 04 of Surveys in the Clark County Recorder's Office, Clark County, Nevada;
THENCE along the South line thereof the following two (2) courses;
SOUTH 84°19'42" East, 13.09 feet;
THENCE South 89°36'36" East, 68.79 feet to the POINT OF BEGINNING.

PARCEL 2:

A non-exclusive easement for access and ingress and egress for vehicular and pedestrian traffic as set forth in that certain document entitled Grant of Reciprocal Easements and Declaration of Covenants for Tenaya and Alexander Shopping Center recorded April 3, 2002 in Book 20020403 as Document No. 02700

(Metes and Bounds of legal referenced in Deed recorded August 16, 2002 in Book 20020816 as Document No. 01979)

Photosimulation of view looking west just off N Dalecrest Drive.



LSV Spring Crest

3900 North Tenaya Way
Las Vegas, NV 89129

verizonwireless

RECEIVED
JUN 15 2011