

January 7, 2016

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO-TEM

LOIS TARKANIAN

RICKI Y. BARLOW

STAVROS S. ANTHONY

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Clear Channel Outdoor
Attn: Mike Overbo
2880-B Meade Avenue, Suite #350
Las Vegas, NV 89102

**RE: Cell Facility for Sigfox, Inc. (APN 139-27-705-003) located at 609 Main Street;
SDR-62736**

Dear Mr. Overbo:

It has been determined that the proposed Wireless Communication Facility, Stealth Design, which is designed to blend into the surrounding environment by mounting it on an existing off-premise sign structure, meets the standards for preliminary approval as defined in Title 19.12.010 and 19.18.020 of the Unified Development Code of the City of Las Vegas. Building permits for the installation of the facility are required; please note that such permits may not change or alter the existing off-premise sign in any way, other than is necessary for the mounting of the approved wireless equipment, and that if the off-premise sign is removed for any reason, the wireless facility would also have to be removed at that time.

This preliminary approval becomes final within 10 days after the notice has been mailed or delivered to the applicant, unless within that period a member of the City Council files with the Director a written request for the Council to review the approval. Building permits for the facility may be approved after the 10-day period has expired with no request for further review. A copy of this letter must be included in the building permit package.

If you have any questions, please contact me at (702) 229-6711.

Sincerely,

John Grider, Planner I
Department of Planning

cc: Sigfox, Inc.
Sean Luddy
48 2nd Street, 3rd Floor
San Francisco, CA 94105

Spectrum Services
Chris Wener
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

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 702.474.7463

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

8/28/97



DONREY OUTDOOR ADVERTISING COMPANY

RECEIVED

SEP 4 1997

LEASE AGREEMENT

Address 1211 W. Bonanza RdCity Las VegasLease number #8051State NevadaZip 89106APPROXIMATE TOTAL OF PAYMENTS
DURING INITIAL TERM \$ 21,000.00

The undersigned property owner or duly authorized representative of the property owner (hereinafter called Owner), hereby leases to Donrey Outdoor Advertising Company (hereinafter called Donrey) a tract of land, approximately _____ feet by _____ feet (hereinafter called Lease Site) which is located on Owner's real property (hereinafter called Premises) located at:

MAIN WL 140' N/O BonanzaAPN: #139-27-705-003In Clark

Street address

County, State of Nevada

City

, and shown on the area sketch below, for the purpose of erecting and maintaining outdoor advertising structure(s) together with necessary easements, rights-of-way and access over and across Owner's Premises for the construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s), subject to the Terms and Conditions set forth on the reverse side.

1. **TERM.** The term of this Lease shall commence on 8/1/97 (Commencement Date) and unless terminated as hereinafter provided, shall continue for an Initial Term of ten years from the first day of the first month following erection of the advertising structure (Sign Completion Date). Donrey shall notify Owner, in writing, of the Sign Completion Date. Donrey will initiate erection of the advertising structure as soon as practicable, in its business judgement. In the event Donrey has not initiated erection of the advertising structure within two years from the Commencement Date, the Initial Term of this Agreement shall be ten years from the Commencement Date.

Additionally, Donrey shall have the right to extend the term of this Lease (Extended Term) under the same terms and conditions by tendering to Owner the lease payment which shall have been increased by ten per cent over the Initial Term lease amount as consideration for the extension of this Lease and by mailing written notice of the term extension at least sixty days before the expiration of the Initial Term.

Thereafter, this Lease shall be _____ (Successive Term) each from the expiration of the days prior to the end of such Successive Term.

2. **CONSIDERATION.** As consideration for the rental of the Lease Site, easements and rights herein provided, including the right to extend the term of this Lease, Donrey shall pay to Owner (or its authorized agent, upon receipt by Donrey of written proof of Owner's consent) the sum of _____ per year from the Commencement Date to the Sign Completion Date and the sum of _____ per year thereafter for the full term of this Lease and such sum plus ten per cent during any Extended or Successive Terms, less any monies due and owing to Donrey by Owner, if any. Rental payments shall be paid to Owner, unless otherwise directed by Owner, in _____ (semi-annual) (quarterly) (monthly) payments of _____ each (during the Initial Term), in advance, payable at the address below.

3. SPECIAL PROVISIONS.

4. **ADDITIONAL TERMS INCORPORATED.** This Lease Agreement consists of this page and the additional provisions appearing on the back hereof, which are specifically made a part of this Lease Agreement.

5. **APPROVAL.** This Lease Agreement shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, trustees and assigns upon approval by the General Manager of Donrey Outdoor Advertising Company signified by execution of his or her name below.

OWNER'S NAME: HORSESHOE CLUB OPERATING CO.BY: Ronald L. Fair Treas

SIGNATURE AND TITLE

#88-0073963

SOCIAL SECURITY OR FED. ID

MAIL LEASE CHECK TO: 128 E. Fremont

STREET ADDRESS

Las Vegas, Nevada 89101

CITY, STATE AND ZIP

STATE OF _____ COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 19____ BY THE OWNER NAMED ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTE: If Lessor is the agent of the Owner, the name and address of
the Owner are: _____

And Agent warrants that Agent has full power and authority to execute this Lease, that the execution thereof does not violate any authority of Owner, and, as proof thereof Agent has provided to Donrey written authorization from Owner for Agent to act in such capacity.

APPROVED FOR DONREY:

BY: [Signature] 9/28/97

GENERAL MANAGER

Area sketch of premises

EXISTING

12 x 24

SDR-62736



8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
facsimile (702) 367-8733
direct (702) 367-7705 x226

December 23, 2015

City of Las Vegas, Department of Planning
Attn: Tom Perrigo, Director
33 North Rancho Drive
Las Vegas, Nevada 89106

RE: Administrative Design Review; APN 139-27-705-003; SigFox site NV-1646

Mr. Perrigo,

Pursuant to Section 19.12.040 of the Zoning Code of the City of Las Vegas, enclosed please find an application for an Administrative Design Review for a Wireless Communication Facility, Non-Stealth Design, at 609 Main St., Las Vegas, Nevada. I have enclosed plans and photographic simulations that illustrate the proposal.

SigFox is requesting approval for the installation of an antenna and satellite dish on an existing billboard. The purpose is to enhance data to data exchange for SigFox customers. The project meets the standards and qualifies for administrative approval for the following reasons:

Sigfox is installing a low power wide area Internet of Things network. The network enables devices to connect wirelessly to the internet without having a hard wired connection. The network is known as a MtoM (machine to machine) or DtoD (device to device) network. The network will allow for the remote monitoring and reading of devices. Examples include: security systems, parking space management, traffic monitoring, connected road signs, remote cameras, power meters, thermostats, sprinkler systems, automated agricultural systems construction equipment, inventory control and materials tracking

The installation is visually negligible. It consists of a single 3' tall, 2" diameter omni directional antenna and a 3' diameter satellite dish similar to a Direct TV dish.

The proposal qualifies for administrative approval for the following reasons:

- *"No residential use may exist on the property."* The property is used exclusively for commercial purposes.
- Because the antenna is being mounted to a billboard, 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 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."* The antenna installation is visually negligible relative to the size of the billboard.

Please feel free to contact me with any questions at (702) 339-9112 or cwener@spectrumse.com

Sincerely,

Christopher Wener

RECEIVED
DEC 23 2015
Dept of Planning
City of Las Vegas

SDR-62736

APN# 139-27-310-094
139-27-310-095
139-27-705-003

(6)
7

Type of Document:
QUIT CLAIM DEED

Recording Requested By:
Becky Binion Behnen
1900 Silver Ave.
Las Vegas, NV 89102

Return Documents To:
Becky Binion Behnen
1900 Silver Ave.
Las Vegas, NV 89102

Mail Tax Statements To:
Becky Binion Behnen
1900 Silver Ave.
Las Vegas, NV 89102

Reference:
19950414:01352

Inst #: 201212050001164
Fees: \$20.00 N/C Fee: \$0.00
RPTT: \$2550.00 Ex: #
12/05/2012 11:41:44 AM
Receipt #: 1407757
Requestor:
BECKY BINION BEHNEN
Recorded By: MGM Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

QUIT CLAIM DEED

In consideration of One Dollar (\$1.00) and other considerations, the receipt of which is acknowledged, **BBB OPERATING COMPANY**, a Nevada Corporation, does hereby quitclaim to **BECKY BINION BEHNEN**, a married woman, as her sole and separate property, all those certain pieces or parcels of land situate, lying and being in the County of Clark, State of Nevada, and more particularly described as follows, to wit:

THE LAND REFFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, CITY OF LAS VEGAS, COMMONLY KNOWN AS 601 NORTH MAIN STREET AND 609 NORTH MAIN STREET, DESCRIBED AS FOLLOWS:

PARCEL ONE (1):

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.. AND A PORTION OF BLOCK ONE (1) IF THE ORIGINAL PLAT OF "LAS VEGAS TOWNSITE", RECORDED IN BOOK 1 OF PLATS, PAGE 17-B, AND AMENDED PLAT IN BOOK 1 OF PLATS.

SDR-62736

RECEIVED
DEC 23 2015
Dept of Planning
City of Las Vegas

PAGE 46, CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LOS ANGELES AND SALT LAKE RAILROAD COMPANY (UNION PACIFIC RAILROAD – 100 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF BONANZA ROAD (80.00 FEET WIDE);

THENCE NORTH 27°50'08" EAST ALONG THE SAID EAST RIGHT OF WAY LINE OF LOS ANGELES AND SALT LAKE RAILROAD COMPANY BEING THE WEST LINE OF BLOCK ONE (1), A DISTANCE OF 418.70 FEET, TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY CARL A. HUFFEY, ET UX, TO UTAH WHOLESALE GROCERY CO., INC., BY DEED DATED APRIL 18, 1947 AND RECORDED IN BOOK 47 OF DEEDS, PAGE 295, CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH 62°01'52" EAST A DISTANCE OF 180.00 FEET;

THENCE SOUTH 27°50'08" WEST AND PARALLEL WITH THE CENTERLINE OF MAIN STREET, A DISTANCE OF 324.42 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF BONANZA ROAD, SAID POINT BEING ON A NONTANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 540.00 FEET;

THENCE FROM A RADIAL LINE THAT BEARS NORTH 07°22'20" EAST, WESTERLY ALONG THE ARC OF SAID CURVE (BEING NORTHERLY RIGHT OF WAY LINE OF BANANZA ROAD) THROUGH A CENTRAL ANGLE OF 08°52'12" AN ARC LENGTH OF 83.60 FEET;

THENCE SOUTH 88°30'08" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD A DISTANCE OF 119.83 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (2)

AN EASEMENT FOR STREET PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AND A PORTION OF BLOCK ONE (1) OF THE ORIGINAL PLAT OF "LAS VEGAS TOWNSITE", RECORDED IN BOOK 1 OF PLATS, PAGE 17-B, AND AMENDED PLAT IN BOOK 1 OF PLATS, PAGE 46, CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY (UNION PACIFIC RAILROAD) RIGHT OF WAY WITH THE NORTH LINE OF BONANZA ROAD (80.00 FEET WIDE);

THENCE NORTH 88°30'08" EAST ALONG THE SAID NORTH LINE OF BONANZA ROAD, A DISTANCE OF 119.83 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 540.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED BONANZA ROAD THROUGH A CENTRAL ANGLE OF 08°52'12" AND ARC LENGTH OF 83.60 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 27°58'08" WEST A DISTANCE OF 220.00 FEET TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY CARL A. AND JULIA HUFFEY TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, BY QUITCLAIM DEED RECORDED DECEMBER 28, 1948, AS DOCUMENT NO. 303110, CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH 62°01'52" EAST ALONG THE SOUTH LINE OF SAID CONVEYED PARCEL A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 27°58'08" WEST A DISTANCE OF 209.72 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF BONANZA ROAD, SAID POINT BEING ON A NON-TNGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 540.00 FEET;

THENCE FROM A RADIAL LINE THAT BEARS NORTH 10°44'15" EAST, WESTERLY ALONG THE ARC OF SAID CURVE (BEING THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD) THROUGH A CENTRAL ANGLE OF 02°21'55" AN ARC LENGTH OF 31.72 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN PARCEL THREE (3)

PARCEL THREE (3)

THAT PORTION OF THE SOUTH HOLF (S1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET AND THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD (FORMERLY CLARK AVENUE), (AS THEY BOTH EXISTED, 80 FEET WIDE, ORIGINAL ALIGNMENT);

THENCE NORTH 27°45'00" EAST AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID MAIN STREET, A DISTANCE OF 113.19 FEET;

THENCE NORTH 62°15'00" WEST A DISTANCE OF 170.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN THIRTY (30) FOOT EASEMENT FOR STREET PURPOSES, AS DESCRIBED IN DOCUMENT NO. 418070 RECORDED NOVEMBER 13, 1953, RECORDS OF CLARK COUNTY, NEVADA;

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 139-27-310-094
b. 139-27-310-095
c. 139-27-705-003
d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 500,000.00

\$ 500,000.00
\$ \$2,550.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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 parties agree that 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: Becky Behnen

Capacity: President/CEO Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BBB Operating Company +
Address: 1900 Silver Ave.
City: Las Vegas
State: NV Zip: 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Becky Binion Behnen
Address: 1900 Silver Ave.
City: Las Vegas
State: NV Zip: 89102

COMPANY REQUESTING RECORDING

Print Name: _____
Address: _____
City: _____

Escrow #: _____

State: _____ Zip: _____

**Dapper Development
Prudential Americana Group**

Re: 601 N. Main St. Las Vegas, NV 89106

Dear Nick and Becky

I am much dismayed at circumstances in Las Vegas beyond our control and have personally had the opportunity to observe and inspect the above mentioned property. Looking at other properties of its kind, and in my opinion have concluded the total value of this property in today's declining real estate market is at or less than \$500,000.00. You could probably find a buyer if you were willing to negotiate drastically on terms and conditions. Unfortunately my potential buyers at this time no longer have the temperature for any properties that are not total distress situations. Albeit the real estate disaster of Las Vegas 2008-2011 has caused this condition to exist. If you have further questions, please don't hesitate to contact me via e-mail or office number below.

Kind Regards,

Andrea Catalano
Dapper Development
Prudential Americana Group
985 White Dr. Ste. 100
Las Vegas, NV 89119
Office- 702-733-3622
Fax- 702-733-8859
andrea@dapperdevelopment.com

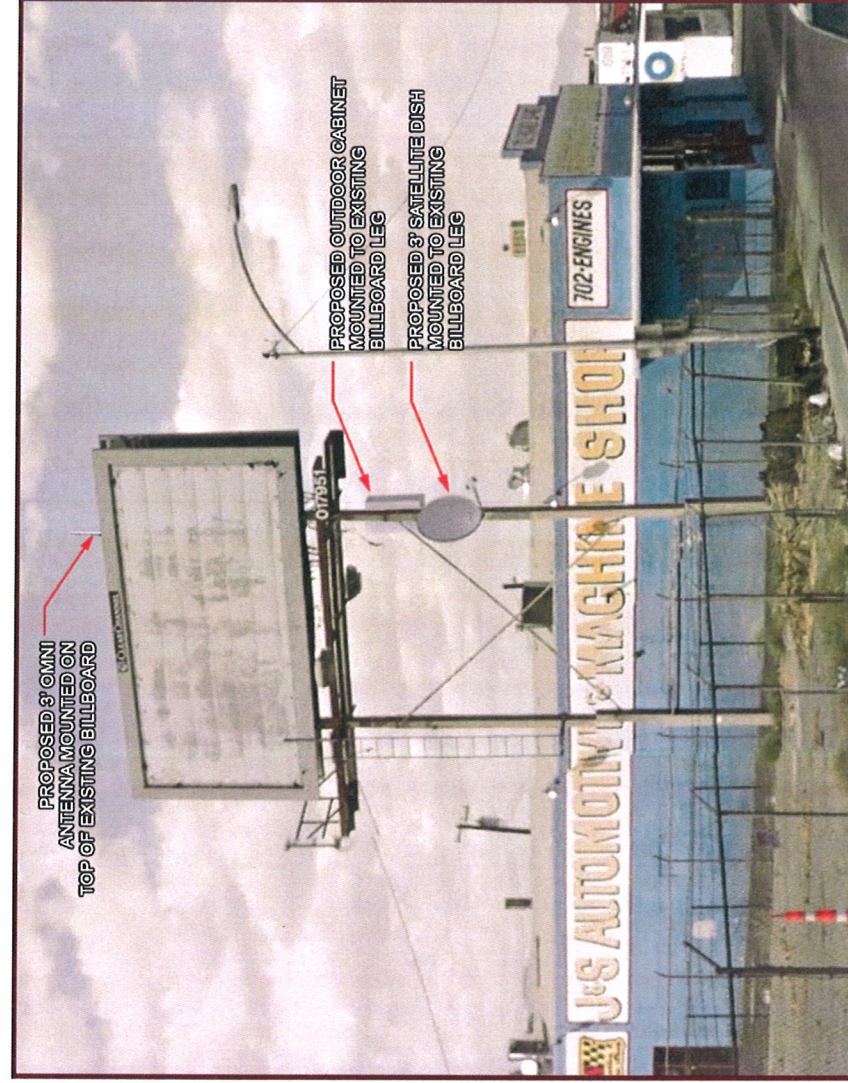
NV-1646

609 NORTH MAIN STREET, LAS VEGAS, NEVADA 89107

VIEW 1



EXISTING



PROPOSED

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE (702) 367-7705
FAX (702) 367-8733

SIGFOX
One network A billion dreams

RECEIVED
DEC 23 2015
Dept of Planning
City of Las Vegas

SDR-62736

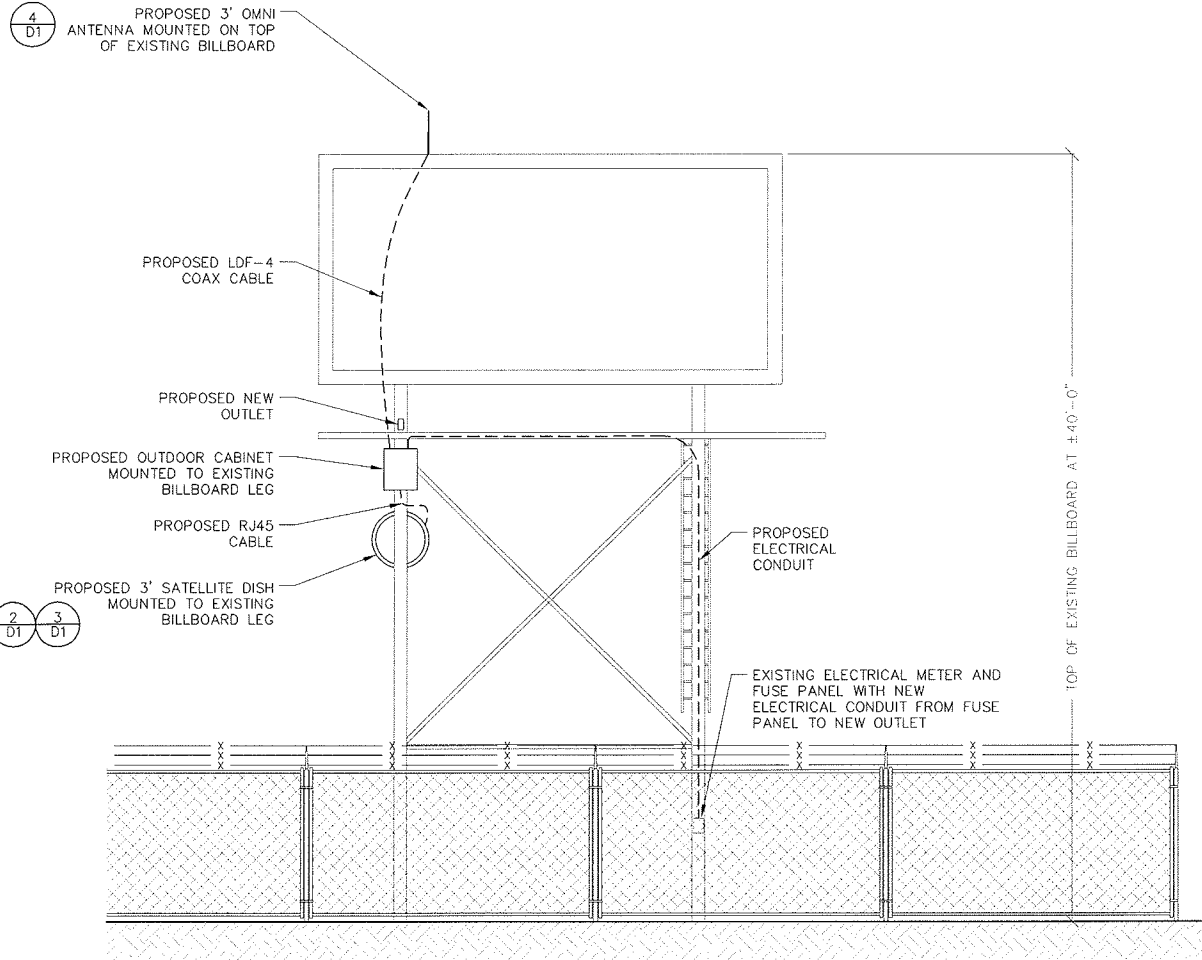


ASSESSOR'S PARCEL NO. 139-27-705-003



TITLE	SIGNATURE	DATE
PROPERTY OWNER		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

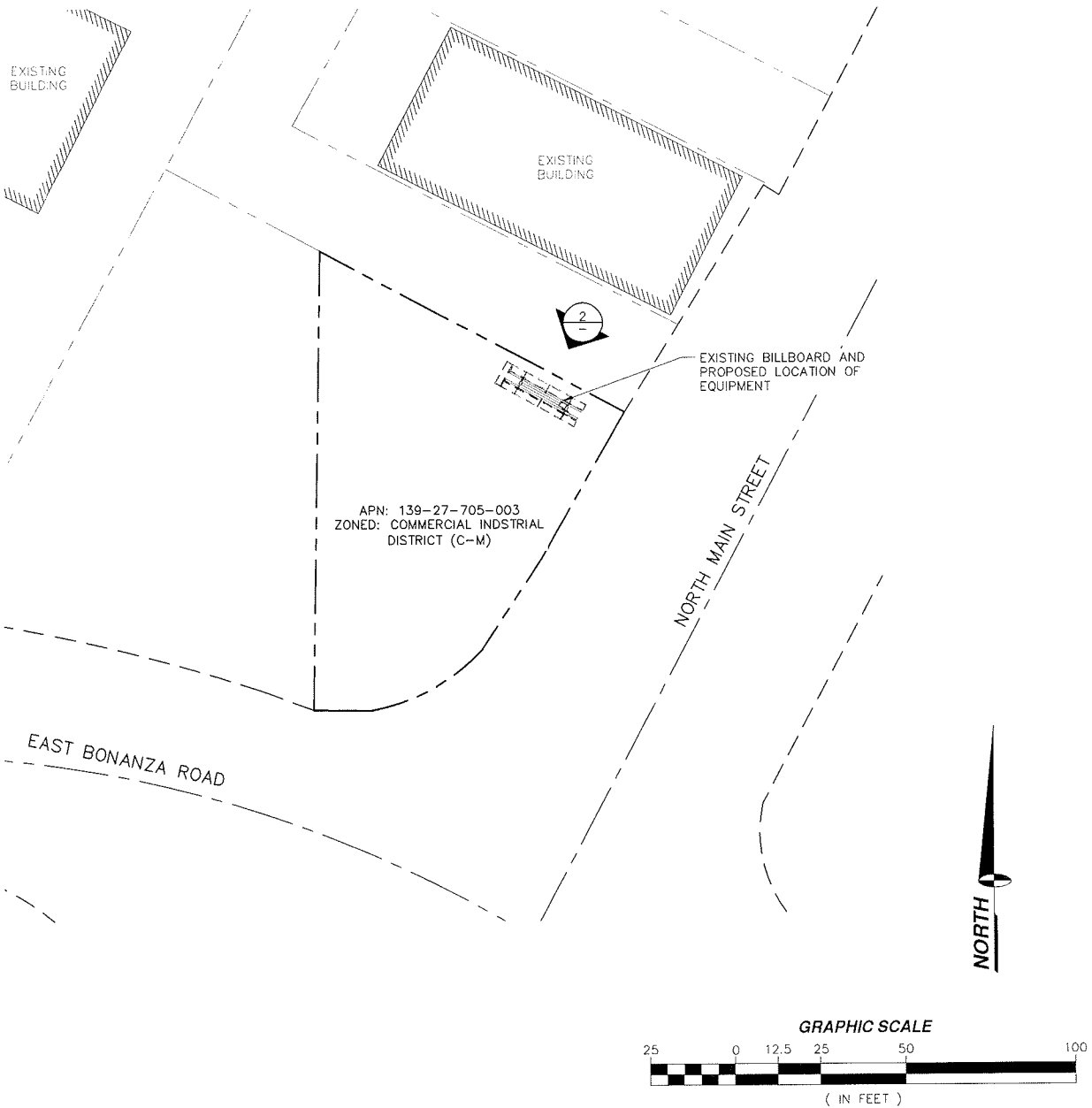


NORTHEAST ELEVATION

NOTE:
NO SURVEY HAS BEEN PREPARED BY SPECTRUM SERVICES, INC.
SITE MAPPING ONLY.

LEGEND

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



SITE PLAN



PROJECT INFORMATION:

NV-1646
609 NORTH MAIN STREET
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE:

12/18/15

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	12/18/15	CLIENT REVISION	T.R.
1	12/14/15	100% CONSTRUCTION	T.R.
0	12/11/15	90% CONSTRUCTION	R.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

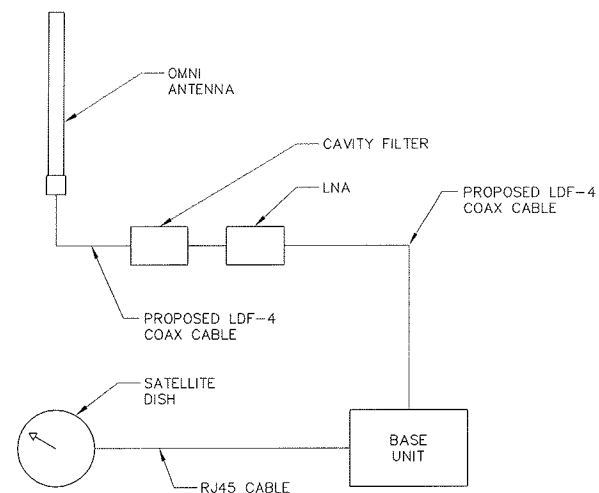
SDR-62736

SHEET TITLE:

SITE PLAN AND
NORTHEAST ELEVATION

SHEET NUMBER: REVISION:

A1 2
NV-1646



NOT USED	SCALE: NONE	12	NOT USED	SCALE: NONE	9	EQUIPMENT INSTALLATION GUIDE	SCALE: NONE	6	SATELLITE DISH	SCALE: NONE	3
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