

**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

January 7, 2016

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

RE: Cell Facility for Sigfox, Inc. (APN 163-01-101-001) located at 6153 West Charleston Boulevard; SDR-62737

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Administrative Review Application
 Project Address (Location) 6153 W. Charleston Blvd., Las Vegas, NV 89146
 Project Name NV-1653; Charleston Jones / LVG021741 Proposed Use _____
 Assessor's Parcel #(s) 163-01-101-001 Ward # 1
 General Plan: existing n/a proposed n/a Zoning: existing C-V proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 4.42 Lots/Units n/a Density n/a
 Additional Information Installation of a 3' Omni antenna and 3' diameter satellite dish on an existing billboard.

RECEIVED
 DEC 23 2015
 Dept of Planning
 City of Las Vegas

PROPERTY OWNER Trinity Methodist Church Contact Mike Overbo, Clear Channel
 Address 6151 W. Charleston Phone: (702) 238-7215 Fax: _____
 City Las Vegas State NV Zip 89102
 E-mail Address _____

APPLICANT Sigfox, Inc. Contact Sean Luddy
 Address 48 2nd Street, 3rd Floor Phone: (530) 412-0874 Fax: _____
 City San Francisco State CA Zip 94105
 E-mail Address _____

REPRESENTATIVE Spectrum Services, Inc. Contact Chris Wener
 Address 8905 W. Post Road, Suite 100 Phone: (702) 367-7705 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address CWener@spectrumse.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature *** Mike Overbo ***

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

Print Name Michael Overbo, Lessee, Clear Channel Outdoor

Subscribed and sworn before me

This 23 day of December, 20 15.

Notary Public in and for said County and State

State of Nevada
 County of Clark

FOR DEPARTMENT USE ONLY

Case # SDR-62737

Meeting Date: n/a

Total Fee: 500.00

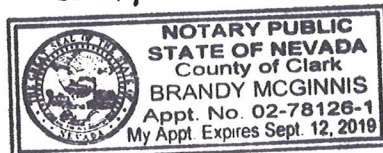
Date Received: 12-23-15

Received By: [Signature]

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

E:\depot\Application Packet\Application Form.pdf

Revised 10/27/08



7/31/96



DONREY OUTDOOR ADVERTISING COMPANY

LEASE AGREEMENT

Address 1211 W. Bonanza Rd Lease number L #5509
 City Las Vegas State Nevada Zip 89106

APPROXIMATE TOTAL OF PAYMENTS
 DURING INITIAL TERM \$ 25,000.00

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:

W. Charleston St. 200' W/O Jones Las Vegas
 in Clark County, State of Nevada

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 8-1-96 (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 under the same terms and conditions by tendering to Owner the lease payment which shall have been for the Initial Term lease amount as consideration for the extension of this Lease and by mailing written notice of the term extension at least before the expiration of the Initial Term.

Thereafter, this Lease shall be automatically extended each from the expiration of the Extended Term until terminated by either Donrey or Owner as of the end of any Successive Term by giving the other written notice no less than sixty 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 \$ 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 (annual) (semi-annual) (quarterly) (monthly) payments of \$ each (during the Initial Term), in advance, payable at the address below.

3. **SPECIAL PROVISIONS.** See *Exhibit "A"

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 TRINITY UNITED METHODIST CHURCH

BY: [Signature] Pastor Assistant
 SIGNATURE AND TITLE
88-0092675
 SOCIAL SECURITY OR FED. ID

MAIL LEASE CHECK TO: 6151 W. Charleston
Las Vegas, NV 89102
 CITY, STATE AND ZIP

Area sketch of premises

Phone # 870-4747

STATE OF Nevada [Signature]
 NOTARY PUBLIC
 THIS INSTRUMENT WAS FORWARDED TO ME BY THE OWNER NAMED ABOVE.
 DAY OF Aug 1996
Karen L. Jasinski
 NOTARY PUBLIC, My Commission Expires 8-7-97

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] 8/9/96
 GENERAL MANAGER

SDR-62737

A. Throughout the term of this Lease or any extension thereof, Donrey shall keep in full force and effect public liability insurance covering bodily injury and physical property damage resulting from the negligence or willful act of Donrey's agents, servants and employees in the construction, maintenance, repair, servicing or removal of Lessee's advertising structure(s) and Donrey agrees to hold Owner harmless from any and all claims or demands resulting therefrom. Owner agrees to hold Donrey harmless from any and all claims or demands on account of bodily injury or property damage caused by or resulting from any negligent or willful act of the Owner or Owner's Agents, servants and employees.

B. Owner (or Agent) covenants and warrants that he or she is the sole Owner (or duly authorized Agent of the Owner) of the Premises and that legal title to the Leased Premises is vested in the Owner. Owner and Agent agree to indemnify and hold Donrey harmless from the claim of any third party(ies) to title, whether legal or equitable, or claim to the Lease Site, and shall at its expense defend Donrey's interests and pay any judgment rendered against Donrey resulting from any such claim.

C. Unless this Lease is terminated as herein provided, this Lease Agreement shall survive any sale of the property by Owner; however, Owner covenants that in the event of the sale of the Premises (or such portion as contains the Lease Site), Owner shall promptly give written notice to Donrey of the name and address of the new Owner.

D. Owner further covenants and warrants that so long as Donrey shall pay the rental as herein provided and perform the other covenants of this Lease, Donrey shall have, hold and enjoy the use of the Lease Site for the term of this Lease and any extensions thereof.

E. In the event Owner proposes the construction of a permanent building upon the Lease Site, or upon the Premises where the location of the sign would violate any applicable zoning or building set-back requirements, from the proposed building, the Owner may terminate this Lease upon ninety days prior written notice which must be accompanied by a copy of Owner's building permit, a copy of the Owner's building plans showing the encroachment of the building upon the Lease Site, notice of the date construction will commence, and the refund to Donrey of all prepaid rental as of the construction commencement date. Donrey agrees to remove its outdoor advertising structure on or before commencement of actual construction of Owner's building.

In the event Owner does not pursue construction of the permanent building for a period of sixty consecutive days, then the Notice of Termination shall be ineffective and upon tendering to Owner the previously refunded prepaid rental Donrey shall have the right, at its option and upon notice to Owner, to re-enter the Premises to re-erect the outdoor advertising structure. Additionally, at the option of Donrey, Donrey shall have the right to charge Owner for either the cost of re-erection of the outdoor advertising structure(s) or the amount of monthly advertising revenue generated by such structure(s) (computed by determining the average monthly revenues generated by advertising placed on said structure(s) during the preceding twelve month period) for each month remaining on the lease term.

F. In the event that the Lease Site is condemned by any condemning authority, or sold under threat of condemnation by any condemning authority, this Lease shall terminate as of the date that such condemning authority takes actual possession of the Lease Site and Owner shall refund to Donrey all prepaid rental as of such date. Donrey shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of its outdoor structure(s) and for all other losses to which Donrey shall be entitled under applicable law.

Donrey and Owner acknowledge and agree that all outdoor advertising structures, materials and equipment placed upon the Lease Site by Donrey are and shall remain the property of Donrey, shall not be considered "fixtures" of the property, and may be removed by Donrey upon the termination of this Lease or any extension thereof or within a reasonable time thereafter. In connection with such removal, removal shall be accomplished by Donrey's cutting the supports for the outdoor advertising structure(s) at any point six inches below the then existing grade level and returning the Lease Site to such condition as it was in on the Commencement Date.

G. Owner covenants and agrees not to erect nor permit any other party to erect any outdoor advertising structures or displays on any property owned or controlled by Owner within a radius of six hundred feet or such distance as may be specified, in any applicable rule, regulation, ordinance or statute, whichever is greater, of Donrey's outdoor advertising structure(s), nor to obstruct the view of Donrey's outdoor advertising structure(s), nor to do or permit any act upon Owner's property which would adversely affect Donrey's access to or the use and enjoyment of the Lease Site.

H. In the event that the value of the Lease Site to Donrey is destroyed or diminished by (a) the enactment or enforcement of any law, statute, ordinance, rule, regulation or building restriction which prevents, interferes with, or prohibits the erection, maintenance or continued sales or operational use of Donrey's outdoor advertising structure(s), or (b) the total or partial obstruction of the outdoor advertising structure(s) for any reason not caused by Owner, or (c) changes in streets, highways or traffic patterns, or (d) any other event or occurrence which adversely affects the advertising and commercial value of the Lease Site to Donrey, Donrey may terminate this lease upon thirty days prior written notice to Owner, and Owner agrees to refund to Donrey all unearned prepaid rental as of the date of such termination.

EXHIBIT "A"

1. Donrey pledges and warrants to use its best efforts in obtaining permits to construct a 14'x 48' billboard structure in or about the same location as the existing 12'x 24' poster panel, Donrey will then increase lease rental to an amount equal to [REDACTED] dollars per year upon completion of the 14'x 48' billboard structure. *RA*

2. Donrey Outdoor will allow [REDACTED] to use one side of the billboard for one week at a time during the Easter and Christmas Holiday season letter copy only in lieu of lease rental payment for the month in use. *RA*



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 163-01-101-001; SigFox site NV-1653

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 6153 W. Charleston Blvd., 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-62737

122747

By this Instrument dated March 6, 1964, for a valuable consideration,

FIRST METHODIST CHURCH

a Corporation organized under the laws of the State of Nevada, does hereby Grant, Bargain, Sell and Convey to:

TRINITY METHODIST CHURCH, a Nevada Corporation,

the following described real property in the State of Nevada, County of Clark:

Government Lot 12 of Section One [1], Township Twenty-One South [21S], Range Sixty East [60E], M.D.B. & M.

Of record in the office of the County Clerk, Clark County, Nevada.



STATE OF NEVADA

County of CLARKOn this 24th day of March, 1964personally appeared before me, Frances G. Scheinbaum

a Notary Public in and for said County and State.

A. T. Garpand Robert J. Sherer

known to me to be the President and Secretary of the Corporation that executed the foregoing Instrument, and upon oath, did each depose that he is the officer of said Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said Instrument is the Corporate seal of said Corporation; that the signatures to said Instrument were made by officers of said Corporation as indicated after said signatures; and that the said Corporation executed the said Instrument freely and voluntarily and for the purposes therein mentioned.

Frances G. Scheinbaum

Notary Public in and for said County and State

(Notarial Seal)

My commission expires March 6, 1969

First Methodist Church, a Corporation
By A. T. Garp, President
By Robert J. Sherer, Secretary

Title Order No. 7-17442-39

RECEIVED
DEC 23 2015
Dept of Planning
City of Las Vegas

AFTER RECORDING MAIL TO

Don Winne
4800 W. Charleston Blvd.
Las Vegas, Nevada

SDR-62737

NO 422747
RECORDED AT THE REQUEST OF
Lawyers Title
of Las Vegas, Inc.

MAR 27 2 57 PM '64

OFFICIAL RECORDS BOOK NO. 525
CLARK COUNTY, NEVADA
PAUL B. HORN, RECORDER
PER 200 MC DEPUTY

NV-1653

6153 WEST CHARLESTON BLVD, LAS VEGAS, NEVADA 89146

VIEW 1



EXISTING

SPECTRUM

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



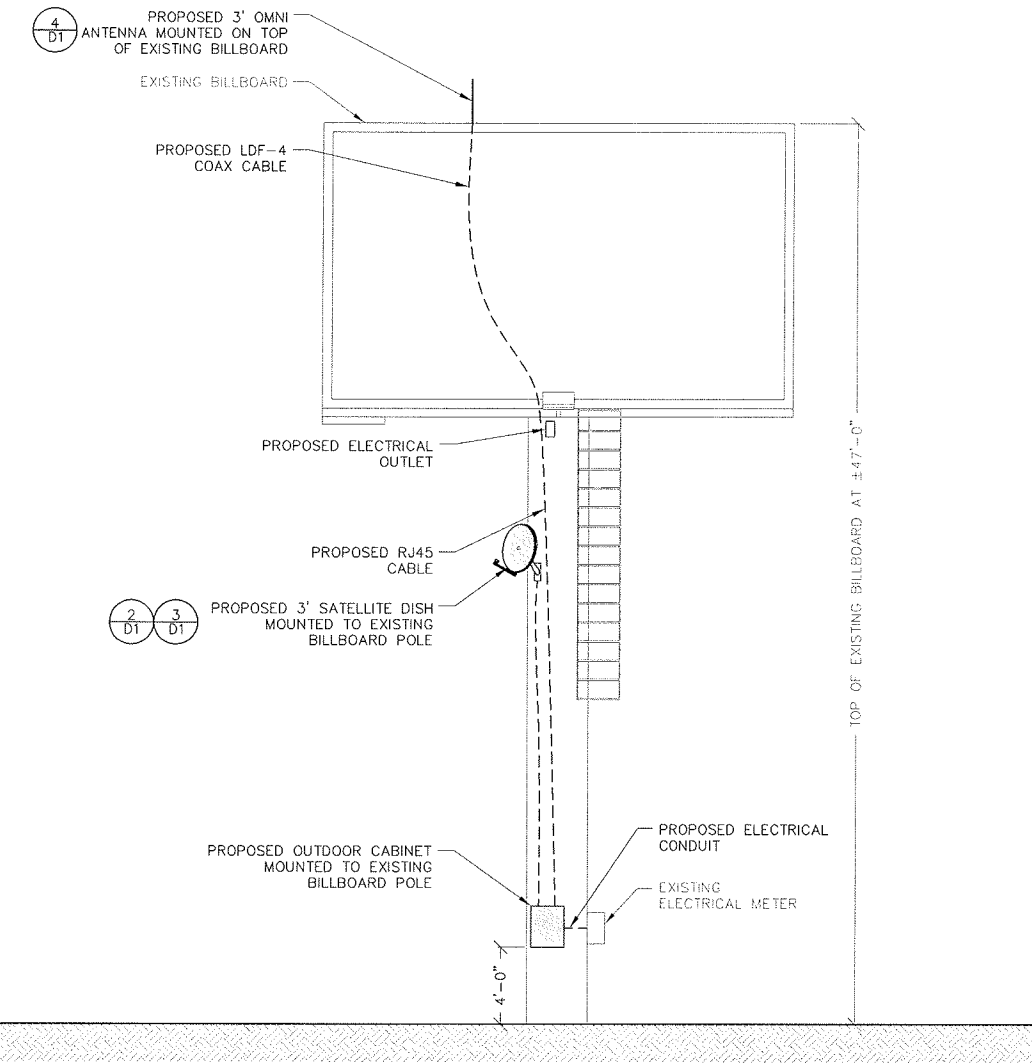
One network A billion dreams



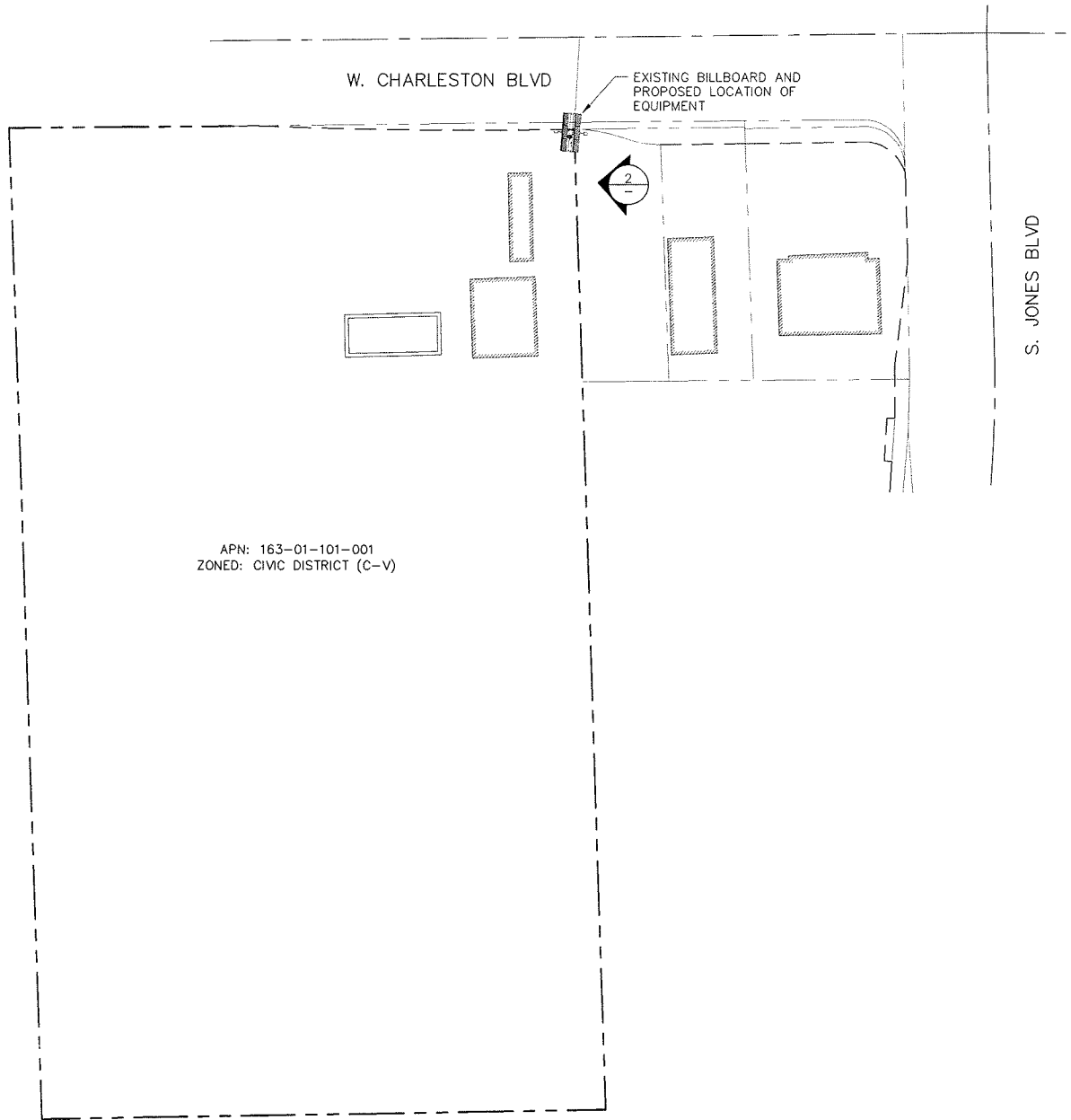
PROPOSED

SDR-62737

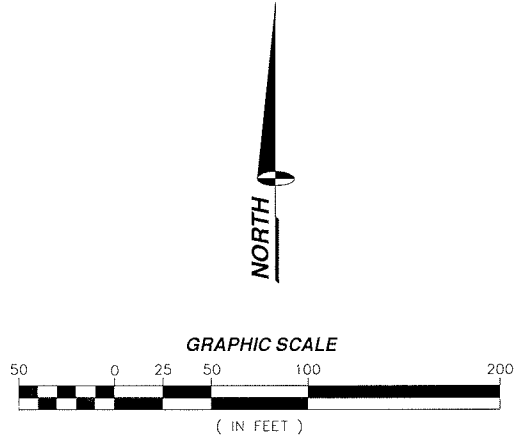
RECEIVED
DEC 23 2015
City of Las Vegas
Dept of Planning



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
 - OHP 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



EAST ELEVATION

SCALE: 2 SITE PLAN

11" X 17" SCALE 24" X 36" SCALE 1



PROJECT INFORMATION:

NV-1653

6153 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146

CURRENT ISSUE DATE:

12/22/15

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

3	12/22/15	CLIENT REVISION	T.R.
2	12/18/15	CLIENT REVISION	T.R.
1	12/14/15	100% CONSTRUCTION	T.R.
0	12/11/15	90% CONSTRUCTION	R.S.

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-62737

SHEET TITLE:

SITE PLAN EAST
AND EAST
ELEVATION

SHEET NUMBER: REVISION:

A1

3

NV-1653

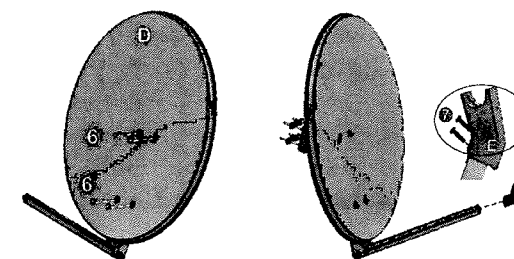
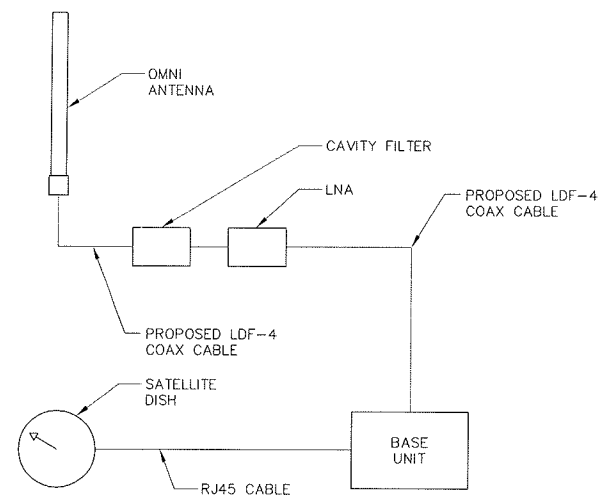


Fig.7. Antenna's dish and LNB holder.

Identification	Description	Units
D	Antenna's dish. Diameter: 75 cm	1
E	LNB Holder	1
6	M6 x 10 mm bolt	4
7	M5 x 18 mm bolt	2

NOT USED

SCALE:	12	NOT USED
NONE		

SCALE:	9	EQUIPMENT INSTALLATION GUIDE
NONE		

SATELLITE DISH	
----------------	--

SCALE:
NONE

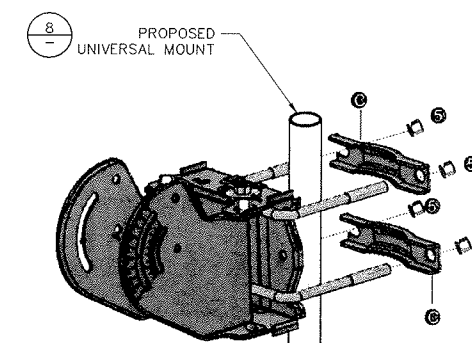
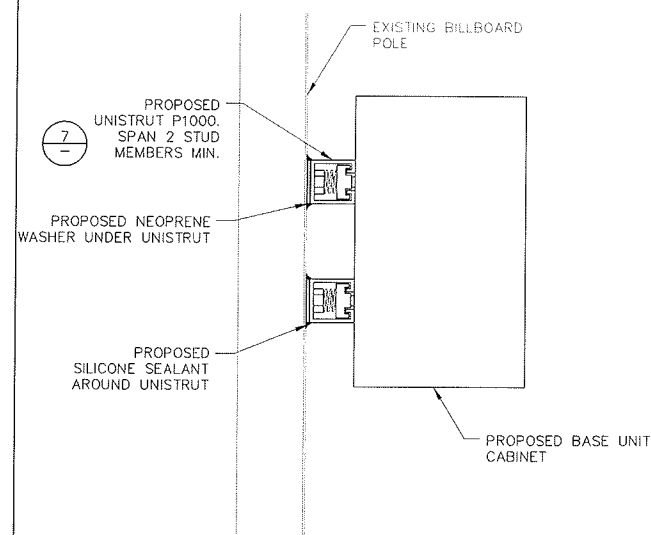
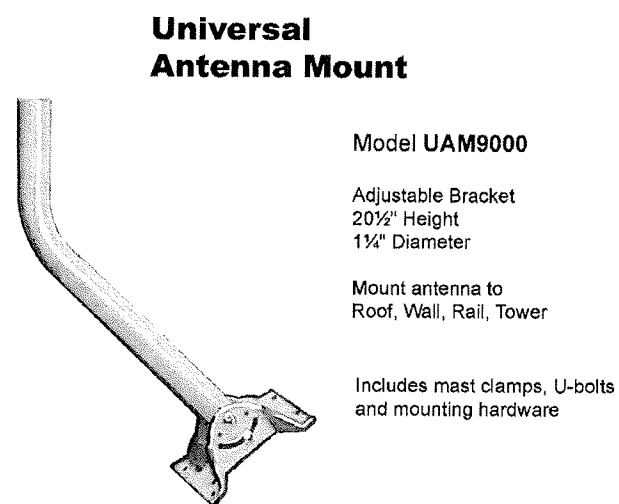


Fig.6. Pole clamps.

Identification	Description	Unit
C	Pole clamp	2
5	M8 washer + M8 hex nut	4

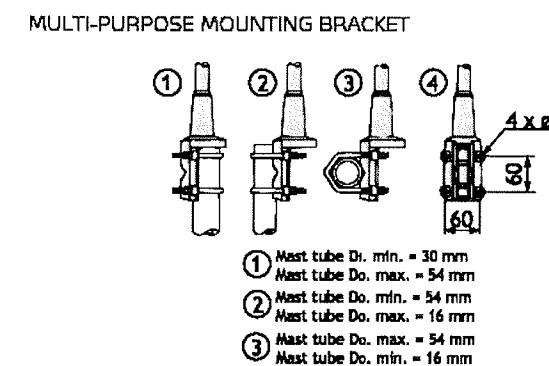
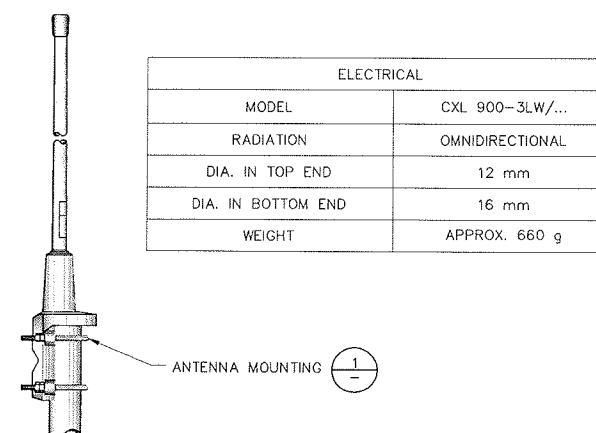
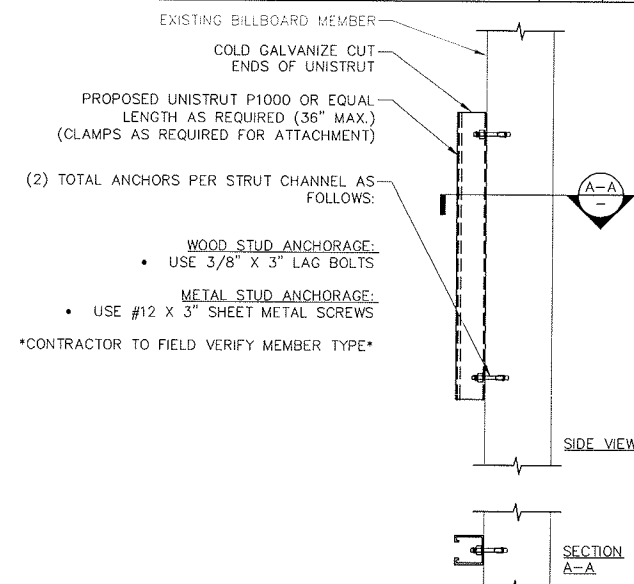
NOT USED

SCALE:	11	UNIVERSAL ANTENNA MOUNT
NONE		

CABINET ATTACHMENT

SATELLITE DISH MOUNTING BRACKET

SCALE:	
NONE	



NOT USED

SCALE:	10	UNISTRUT
NONE		

OMNI ANTENNA

OMNI ANTENNA MOUNTING BRACKET

SCALE:	
NONE	



NV-1653

6153 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146

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PLANS PREPARED BY:3



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

LICENSURE:

SDR-62737

SHEET TITLE:

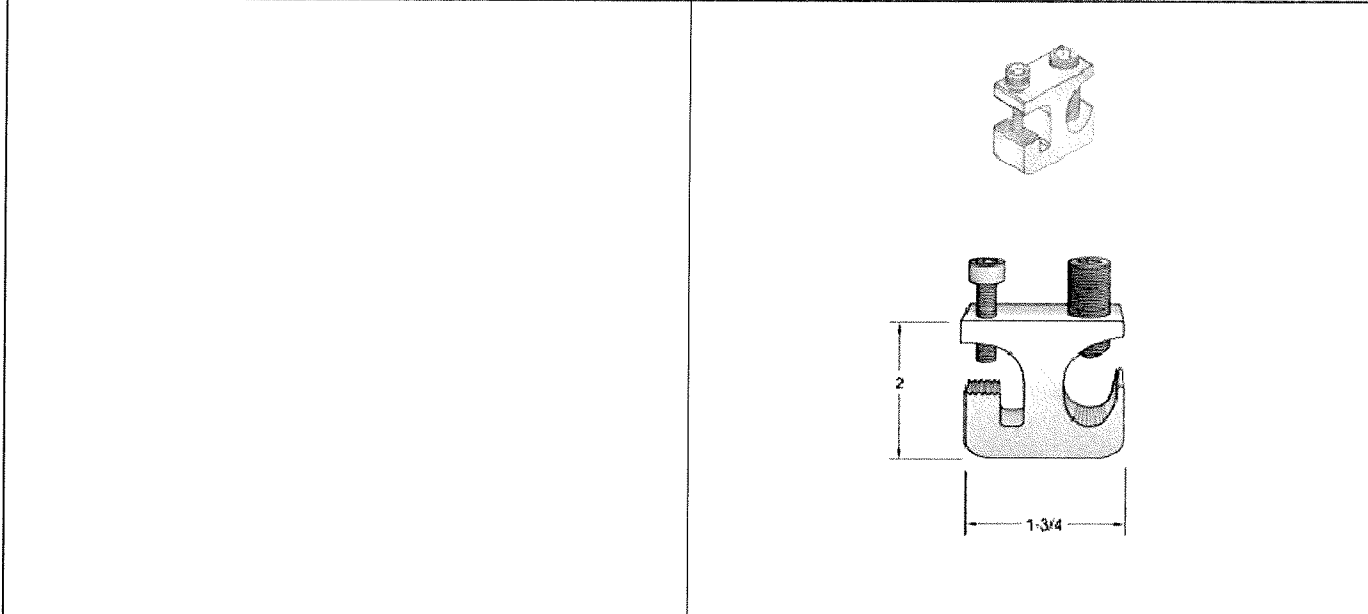
CONSTRUCTION DETAILS

SHEET NUMBER: REVISION:

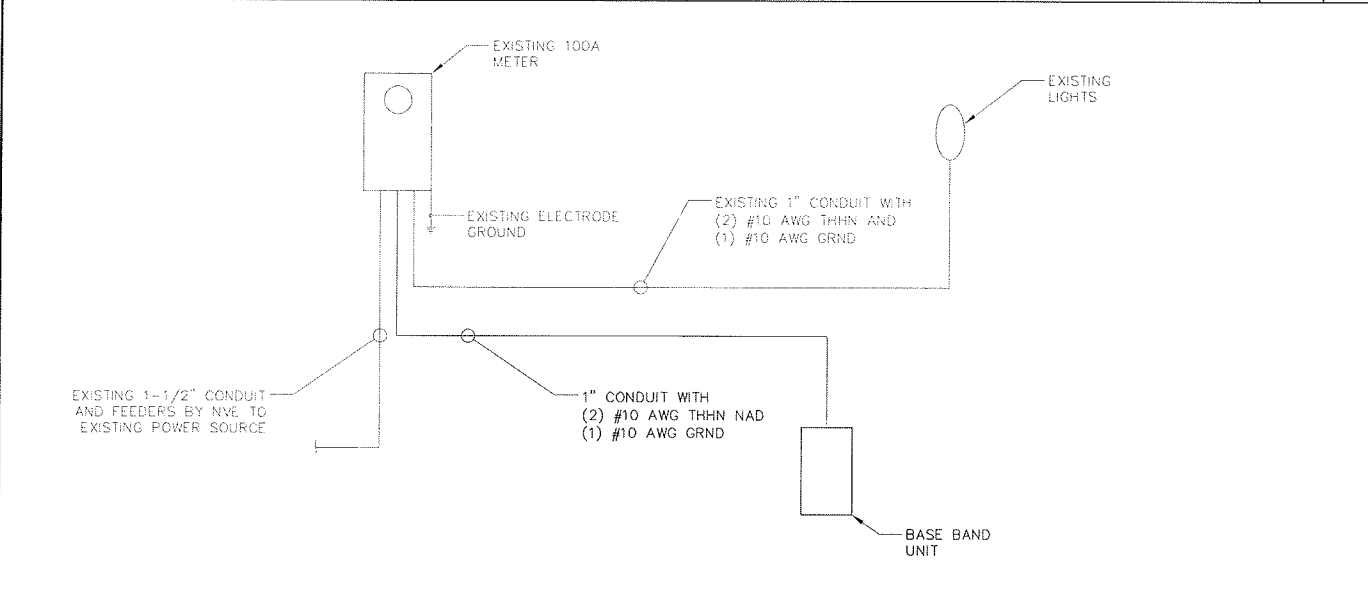
D1

3

NV-1653



NOT USED SCALE: NONE 5 GROUND CLAMP SCALE: NONE 4



SINGLE LINE DIAGRAM SCALE: NONE 3

Panel: A

SLD: X

LOCATION: X

Plan: X

PANEL VOLTAGE: 120/240 1Ø, 3W

BUS: 100 AMPS

MAIN: C.B. 100 AMPS

AIC RATING: 14,000 AMPS

CIRCUIT CODE:

N: NON-CONTINUOUS

C: CONTINUOUS

R: DEMANDABLE RECEPTS

K: KITCHEN: (0)

M: MOTOR

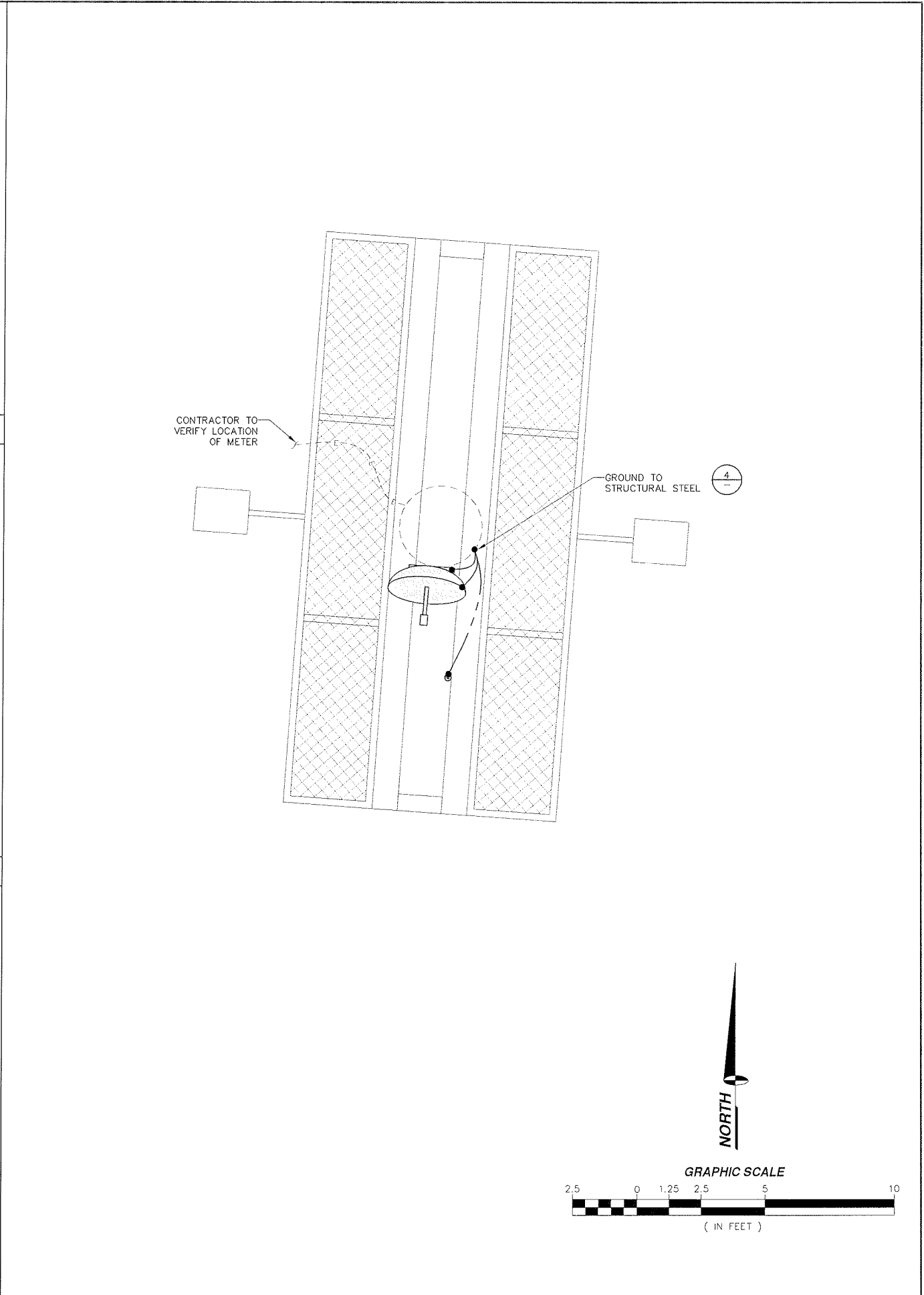
P: PANEL

E: ELEV: (0)

MOUNTING: SURFACE

CKT NO	CODE	TRIP	POLE	LOAD DESIGNATION				CONNECTED VA								LOAD DESIGNATION				TRIP	POLE	CODE	CKT NO	
				DESCRIPTION	NOTE	MISC	RECP	WIRE	ØA	ØB	A	B	ØA	ØB	WIRE	RECP	MISC	NOTE	DESCRIPTION					
1	N	20	2	LIGHTS				8	1,675					1,675		6				LIGHTS	20	2	M	2
3	N		2					8		1,675					1,675		6					2	M	4
5	N	15		BASE UNIT				8	1,000								6				20	M	6	
				PHASE TOTALS				ØA: 4,350				ØB: 3,350				PANEL(S) TOTAL CONNECTED VA: 7,700				PANEL(S) DEMAND KVA: 7.7				
																PANEL(S) DEMAND AMPS: 32.1				LARGEST Ø DEMAND AMPS: 36.3				

PANEL SCHEDULE SCALE: NONE 2



GROUNDING LAYOUT 11" X 17" SCALE 24" X 36" SCALE 1" = 5' 1" = 2'-6" 1

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LICENSURE:

SDR-62737

SHEET TITLE:
GROUNDING LAYOUT

SHEET NUMBER: REVISION:

E1 3
NV-1653