



**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

February 22, 2016

Providence Centre, LLC.

Attn: Mr. Hank Gordon

1770 North Buffalo Drive, Suite #101

Las Vegas, NV 89128

RE: Cell Facility for Verizon Wireless, LLC. (APN 126-24-517-003) located at 7171 North Hualapai Way; SDR-63326

Dear Mr. Gordon:

It has been determined that the proposed Wireless Communication Facility, Stealth Design, (Flag Pole), 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.

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: Verizon Wireless, LLC.
Jim Johoson
475 Rock Quarry Road
North Las Vegas, NV 89032

KD Dugan & Co.
Kevin Dugan
272 East Citation
Tempe, AZ 85284

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: Wireless Communication Facility - Stealth Flagpole (50')
 Project Address (Location) 7171 N. Hualapai Way - Las Vegas NV 89166
 Project Name Verizon Wireless- LSV Knickerbocker Proposed Use Existing
 Assessor's Parcel #(s) 126-24-517-003 Ward # #6 Steve Ross
 General Plan: existing PD proposed PD Zoning: existing PD proposed PD
 Commercial Square Footage 100,188+/- Floor Area Ratio 14,600SF
 Gross Acres 2.30 AC Lots/Units Lot1-Block Density
 Additional Information Request City approval for a proposed 50' Stealth Wireless
Communication Facility at Providence Plaza (SWC Elkhorn & Hualapai)

PROPERTY OWNER PROVIDENCE CENTRE L L C Contact Mr. Hank Gordon
 Address 1770 N BUFFALO DR #101 Phone: (702) 220-4500 Fax:
 City Las Vegas State NV Zip 89128-2679
 E-mail Address Creeves@LaurichProperties.com

APPLICANT Verizon Wireless LLC Contact Jim Johoson
 Address 475 Rock Quarry Rd Phone: (702) 379-5007 Fax:
 City North Las Vegas State AZ Zip 89032
 E-mail Address Jim.R.Johnson@VerizonWireless.com

REPRESENTATIVE KD Dugan & Co Contact Kevin Dugan
 Address 272 E. Citation Phone: (480) 839-9281 Fax:
 City Tempe State AZ Zip 85284
 E-mail Address kddugan@cox.net

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* [Signature]

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

Print Name HANK GORDON

Subscribed and sworn before me

This 22nd day of January, 20 14

Notary Public in and for said County and State California
G. MICHAEL MORRIS
Comm. #2110092
Notary Public - California
Orange County
Comm. Expires May 4, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-63326</u>
Meeting Date:	<u>2/25/16</u>
Total Fee: \$	<u>500.00</u>
Date Received:*	<u>2/9/16</u>
Received By:	<u>[Signature]</u>

*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.

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

FEB 09 2016

Dept of Planning
City of Las Vegas



Site Name:

LSV KNICKERBOCKER

7171 N. Hualapai Way – Las Vegas, Nevada 89166

APN: 126-24-517-003



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Dept of Planning
City of Las Vegas

SDR-63326

Purpose of Request

Verizon Wireless is requesting City of Las Vegas Administrative Wireless Communications Facility Review & Approval to install a wireless communication facility on property located at 7171 N Hualapai Way (Providence Plaza), within the Planned Area Development District. The proposed facility will provide wireless services, as required by Verizon Wireless' FCC license, and is necessary to:

- Fill a "Gap in Coverage" and provide capacity to the area.
- Maintain technological wireless advancements to the area.
- Provide for a growing number of customers in the area.
- Provide for the increased usage of data & streaming to the high density Providence area.

High speed data service in conjunction with new 4G/LTE VoLTE technology is needed in the Providence area, which is currently underserved. The proposed site will fill a Gap in service, improved coverage to the area; with the main goal to provide coverage to an area of the Providence Community that currently have little to no 4G /LTE wireless service at this time.

Description of Proposal & Siting

Verizon Wireless is committed to improving their Network to service customers, including: commuters, residents, surrounding businesses owners, area visitors and first responders. Verizon Wireless is proposing to develop a stealth wireless communications facility at the southwest corner of Elkhorn Road & Hualapai Way in the front parking area of Providence Plaza.

The subject property is located north of Interstate 215, along Hualapai Way and is situated within a 2.30 acre commercial shopping center zoned Planned Development District. This location has been carefully selected in order to improve service to the surrounding area, by providing effective & efficient high speed data service to Verizon customers, living, working & traveling through the area.

The proposed site is the least intrusive means to fix Gap & Coverage issues in the immediate area, while mitigating the proliferation of traditional towers & monopoles by utilizing a stealth flag pole design.

In reviewing proposed locations it was determined that the best course of action would be to do a stealth design for the site and maintain as much of a separation from existing residential areas as possible. With the majority of the service area part of a Planned Development District dedicated to residential use, finding the right location was paramount. The proposed location of the communication facility accomplishes this by the selection of a site within the only commercial development in the immediate area and utilizing the stealth design of a single Flag Pole, all to insure that the impact to the community is minimal. (See attached photo simulations of the site)

The antennas will be mounted at a 45'-0" centerline inside of the 50'-0" Flag Pole, placement of ground equipment will be screened with existing landscape and a new decorative block wall enclosure that will utilize materials and finishes consistent with those of adjacent enclosures and other approved structures within the shopping center, all to diminish the visual impact and comply with design requirements and approvals from Cliff's Edge LLC Director of Community Development. (See Attached Letter).

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Dept of Planning
City of Las Vegas

Relationship to Surrounding Properties and Neighborhood Impact

The proposed installation of the communication facility will not be detrimental to persons residing or working in the vicinity, to adjacent properties, or to the public welfare in general. The communication site will not be directly accessible from local residential streets, but will utilize established streets for access into the shopping center and the facility. The use will be in full conformity with the conditions, requirements and standards prescribed by the City of Las Vegas.

The proposed wireless communication facility is located on a parcel of land zoned Planned Development District (Commercial Retail Shopping Center) and surrounded on three sides by property also zoned Planned Development District (Condominiums & Single Family), with vacant property to the east zoned Undeveloped/Rural. Residential areas to the north are buffered by Elkhorn Road and landscape areas on the north and south side of Elkhorn. The adjacent parcels are shown in the table below along with the setbacks from the proposed Stealth Flag Pole.

	North – Planned Development District - Residential Homes North	East – Undeveloped/Rural (UR)
Setback	200' +/-	227'-0" +/-
	South – Planned Development District -Retail SC & Condominiums	West- Planned Development District Retail SC & Condominiums
Setback	590'-0"	318'-0" +/-

This proposed facility will provide wireless services to the neighboring areas and offer capacity relief to existing Verizon Wireless communication facilities.

Due to the area density and increases in data usage, surrounding sites are unable to adequately cover the Providence/Liberty Square area. This site is critical to resolving those issues and maintaining the quality of data service to the area, as well as providing for advances in digital voice service.

The RF emissions from this site will be well within the FCC guidelines for a wireless communications facility.

Hours of Operation

The proposed site will operate 24 hours a day, 7 days a week, is an unmanned facility with no personnel and no regular hours of operation. The site will be connected to and monitored by a central switching center.

Noise, Light, Nuisances and other Environmental Considerations.

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste, and the facility will not generate any noxious odors, sounds, glare or vibrations that will affect existing uses and the surrounding area.

No additional outdoor lighting structures will be added to the existing Development.

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Dept of Planning
City of Las Vegas

The only noise generated will be the operation of standard cooling unit fans to the equipment cabinets and the infrequent use of a backup emergency generator. If and when the generator is running it is located within a block enclosure and equipped within a sound attenuated aluminum enclosure to ensure quiet operation. The generator will run during a loss of local utility power to maintain emergency wireless service to the area. Otherwise, the generator will cycle an average of twice per month for several minutes, as part of maintenance program.

Location and Accessibility/Circulation System

The proposed communication site is accessible by utilizing existing streets & driveways that currently access Providence Plaza, and will not increase traffic to the area. The facility will be visited infrequently for maintenance, and will require the initial installation of electrical and telephone/fiber service to the site. Utilities are currently to the property and will be underground from their current location to the site. Ingress/Egress will be within an easement commencing from Elkhorn Road to the proposed site, utilize existing driveways.

Alternative Site/ Feasibility Review

Verizon Wireless' priority would be to collocate on an existing structure whenever possible; however there are no existing structures in the immediate area to meet the RF Engineers specific requirements to solve coverage and capacity issues. The proposed site is the only viable solution to meet Verizon Wireless' Network objectives to fill a "Gap" in service and provide continuous reliable coverage to an area of the City that is currently underserved.

Development Schedule

The overall development of the site will take approximately 45-60 days with the bulk of the work being accomplished in the first few weeks. The work will be accomplished during regular business hours & during this time there may be multiple vehicles and laborers performing the work. After the completion of work the site will only require general maintenance.

Verizon Wireless agreement with the property owner does provide for the proper removal and restoration of the site, if and when the communication facility is to be removed.

Summary

The applicant believes that the characteristics of the site are appropriate and compatible with the proposed use of a wireless communication facility in the Planned Development District, and the issuance of the City of Las Vegas' approval of the proposed use will not alter the nature of the area in any manner that substantially limits, impairs or precludes the use of surrounding properties for their primary use or uses listed for their respective districts.

SDR-63326

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Dept of Planning
City of Las Vegas

Cliffs Edge, LLC

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
Telephone: (702) 242-4949
Facsimile: (702) 216-2067

December 15, 2015

Hank Gordon
Chairman & CEO
Laurich Properties, Inc.
1770 North Buffalo Drive #101
Las Vegas, NV 89128
(702) 220-4500

Re: Cell Tower Location Elkhorn and Hualapai

Mr. Gordon

We have reviewed the proposed tower plans and the current design (as a flag pole) does not violate any of the Providence design standards. Considering the need for wireless data service/coverage in the community, we can generally support the tower and would recommend that the HOA do the same.

Thank you,



John Resly
Director of Community Development
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
Telephone: (702) 242-4949

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DEC 18 09 2015

SDR-63326

Dept of Planning
City of Las Vegas

WHEN RECORDED MAIL TO:
Providence Centre, LLC
1770 N. Buffalo Drive, Suite 101
Las Vegas, NV 89128

MAIL TAX STATEMENTS TO:
Providence Centre, LLC
1770 N. Buffalo Drive, Suite 101
Las Vegas, NV 89128

APN 126-24-517-003

Inst #: 20150113-0000931
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #001
01/13/2015 10:41:21 AM
Receipt #: 2280352
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: BGN Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

Space Above for Recorder's Use Only

Escrow No. 14545045-SGS
R.P.T.T. \$ Exempt 1

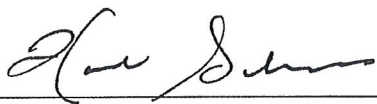
QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Providence Plaza, LLC, a Nevada limited liability company, Grantor FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby quitclaim to Providence Centre, LLC, a Nevada limited liability company, Grantee all that real property in the County of **Clark**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Providence Plaza, LLC, a Nevada limited liability company

By: HF Trust dated July 14, 2004, Manager


By: Hank GORDON
Its: Trustee

Laurich Properties, Inc., a Nevada corporation, Manager


By: Richard S. Gordon, President Grantor

SDR-63326

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Dept of Planning
City of Las Vegas

NOTARY ACKNOWLEDGEMENT FOR QUITCLAIM DEED

Escrow No. 14545045-SGS

STATE OF NEVADA
COUNTY OF CLARK

} SS:

This instrument was acknowledged before me on

12/23/14

by Hank Gordon

Laura Groseth
NOTARY PUBLIC Laura Groseth

NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR
AND DOES NOT COVER ANY DOCUMENT TEXT.

STATE OF NEVADA
COUNTY OF CLARK

} SS:

This instrument was acknowledged before me on

12/23/14

by Richard Gordon

Laura Groseth
NOTARY PUBLIC Laura Groseth

NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR
AND DOES NOT COVER ANY DOCUMENT TEXT.



Expires 07-01-18

CERTIFIED NO: 98-3648-1

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Dept of Planning
City of Las Vegas

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I

BEING ALL OF LOT ONE (1) OF THAT CERTAIN PLAT KNOWN AS "LIBERTY SQUIRE AT PROVIDENCE", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 138 OF PLATS, AT PAGE 53, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 90°00'00" WEST, 154.85 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT ONE (1), NORTH 07°11'26" WEST, 38.11 FEET; THENCE NORTH 05°05'38" WEST, 252.37 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 90°00'00" EAST, 29.04 FEET; THENCE NORTH 00°08'58" WEST, 3.10 FEET; THENCE NORTH 89°26'29" EAST, 121.02 FEET; THENCE SOUTH 24°50'06" EAST, 12.78 FEET; THENCE NORTH 88°47'32" EAST 22.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1); THENCE SOUTHERLY ALONG SAID EASTERLY LINE AS FOLLOWS: THENCE SOUTH 01°08'07" EAST, 222.79 FEET; THENCE SOUTH 00°08'16" WEST, 59.60 FEET TO THE POINT OF BEGINNING.

PARCEL I BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 90°00'00" WEST, 154.85 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT ONE (1), NORTH 07°11'26" WEST, 38.11 FEET; THENCE NORTH 05°05'38" WEST, 252.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 05°05'38" WEST, 72.42 FEET; THENCE NORTH 89°59'56" WEST, 192.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC LENGTH OF 62.83 FEET; THENCE NORTH 00°00'00" EAST, 192.29 FEET TO SAID NORTHERLY LINE OF LOT ONE (1); THENCE ALONG SAID NORTHERLY LINE AS FOLLOWS: THENCE SOUTH 89°56'51" EAST, 111.61 FEET; THENCE NORTH 88°46'46" EAST, 87.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 22.23 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 130.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 16°58'28" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 41.28 FEET; THENCE NORTH 88°46'46" EAST, 50.74 FEET TO THE BEGINNING OF A NON-TANGENT TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 83°02'25" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 80°02'11", AN ARC LENGTH OF 139.69 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1); THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: THENCE SOUTH 00°08'16" WEST, 79.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 12.25 FEET; THENCE SOUTH 13°53'54"



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City of Las Vegas

EAST, 35.08 FEET; THENCE SOUTH 00°08'16" WEST, 90.13 FEET; THENCE SOUTH 01°08'07" EAST, 2.27 FEET; THENCE LEAVING SAID EASTERLY LINE. SOUTH 88°47'32" WEST, 22.35 FEET; THENCE NORTH 24°50'06" WEST, 12.78 FEET; THENCE SOUTH 89°26'29" WEST, 121.02 FEET; THENCE SOUTH 00°08'58" EAST, 3.10 FEET; THENCE SOUTH 90°00'00" WEST, 29.04 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1-A, OF THAT RECORD OF SURVEY IN FILE 183 OF SURVEYS, PAGE 70 AND RECORDED ON MARCH 18, 2011 IN BOOK 20110318 AS DOCUMENT NO 0003771, OFFICIAL RECORDS.

PARCEL II

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SHARED DRIVEWAY ACCESS AS DEFINED AND SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT. COVENANTS. CONDITIONS, AND RESTRICTIONS. RECORDED JUNE 1, 2007. IN BOOK 20070601 AS DOCUMENT NO. 04731, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY. NEVADA.



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JUN 9 2016

Dept of Planning
City of Las Vegas



Site Name:

LSV KNICKERBOCKER

7171 N. Hualapai Way – Las Vegas, Nevada 89166

APN: 126-24-517-003



SDR-63326

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City of Las Vegas

Purpose of Request

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Summary

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SDR-63326
02/2015 ADMIN

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**Dept of Planning
City of Las Vegas**

Cliffs Edge, LLC

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
Telephone: (702) 242-4949
Facsimile: (702) 216-2067

December 15, 2015

Hank Gordon
Chairman & CEO
Laurich Properties, Inc.
1770 North Buffalo Drive #101
Las Vegas, NV 89128
(702) 220-4500

Re: Cell Tower Location Elkhorn and Hualapai

Mr. Gordon

We have reviewed the proposed tower plans and the current design (as a flag pole) does not violate any of the Providence design standards. Considering the need for wireless data service/coverage in the community, we can generally support the tower and would recommend that the HOA do the same.

Thank you,



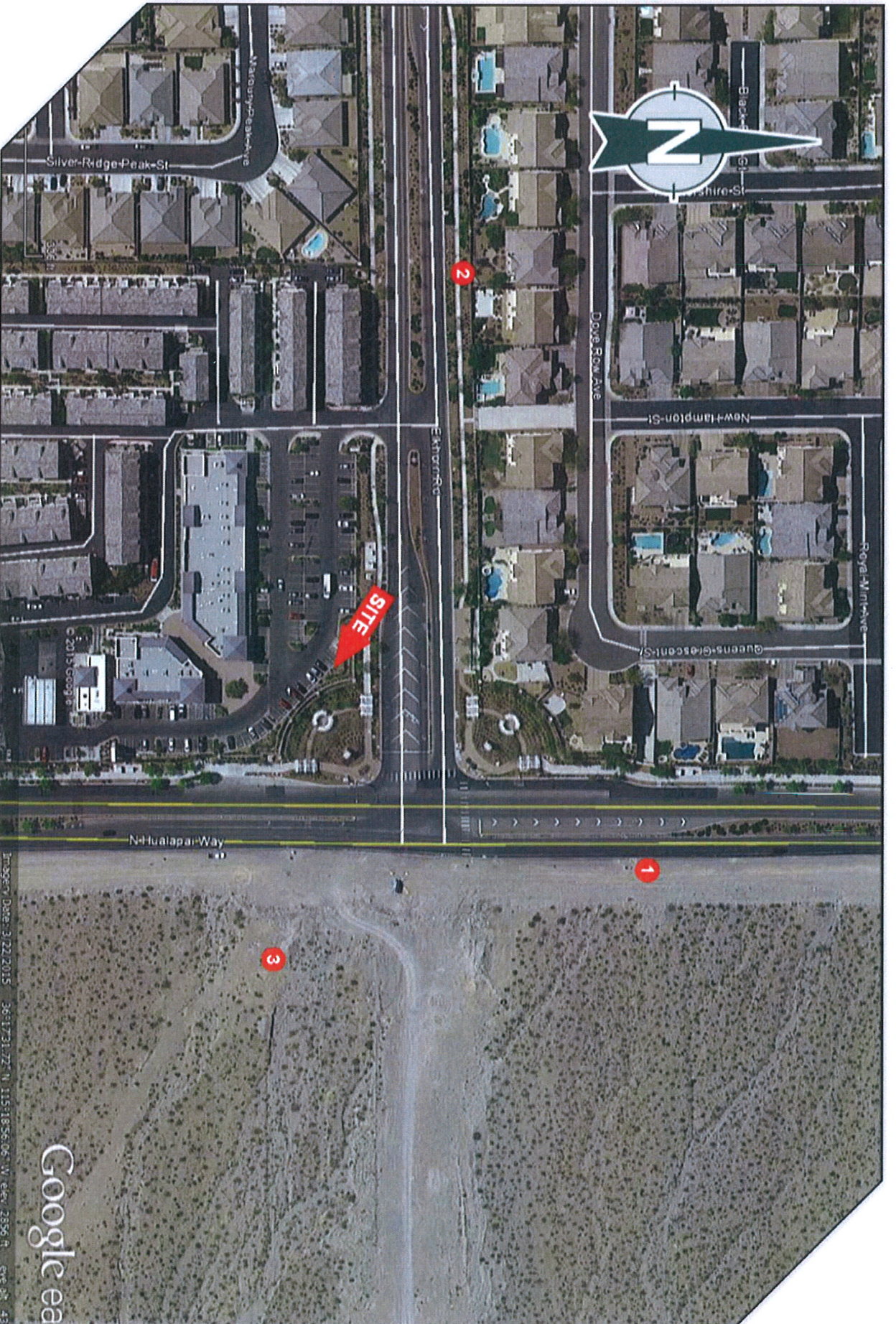
John Resly
Director of Community Development
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
Telephone: (702) 242-4949

SDR-63326

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**Dept of Planning
City of Las Vegas**



TECTONIC

Practical Solutions. Exceptional Service

LSV Knickerbocker

7171 North Hualapai

SDR-63326

Las Vegas, Nevada 89166

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PHOTO

LOG

FEB 09 2016

6022 Knickerbocker

Dept of Planning
City of Las Vegas



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Dept of Planning
City of Las Vegas

Looking southwest from North Hualapai Way.
Proposed structure will be visible from this location.

Photo simulation accuracy is based on information provided

P-1

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RECEIVED

Looking southwest from North Hualapai Way.
Proposed structure is visible from this location.

FEB 09 2016

Dept of Planning

S-1

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Photo simulation accuracy is based on information provided



RECEIVED

Looking southeast from Elkhorn Road.
Proposed structure will be visible from this location.

FEB 09 2016

Dept of Planning
City of Las Vegas

P-2

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Photo simulation accuracy is based on information provided



RECEIVED

Looking southeast from Elkhorn Road.
Proposed structure is visible from this location.

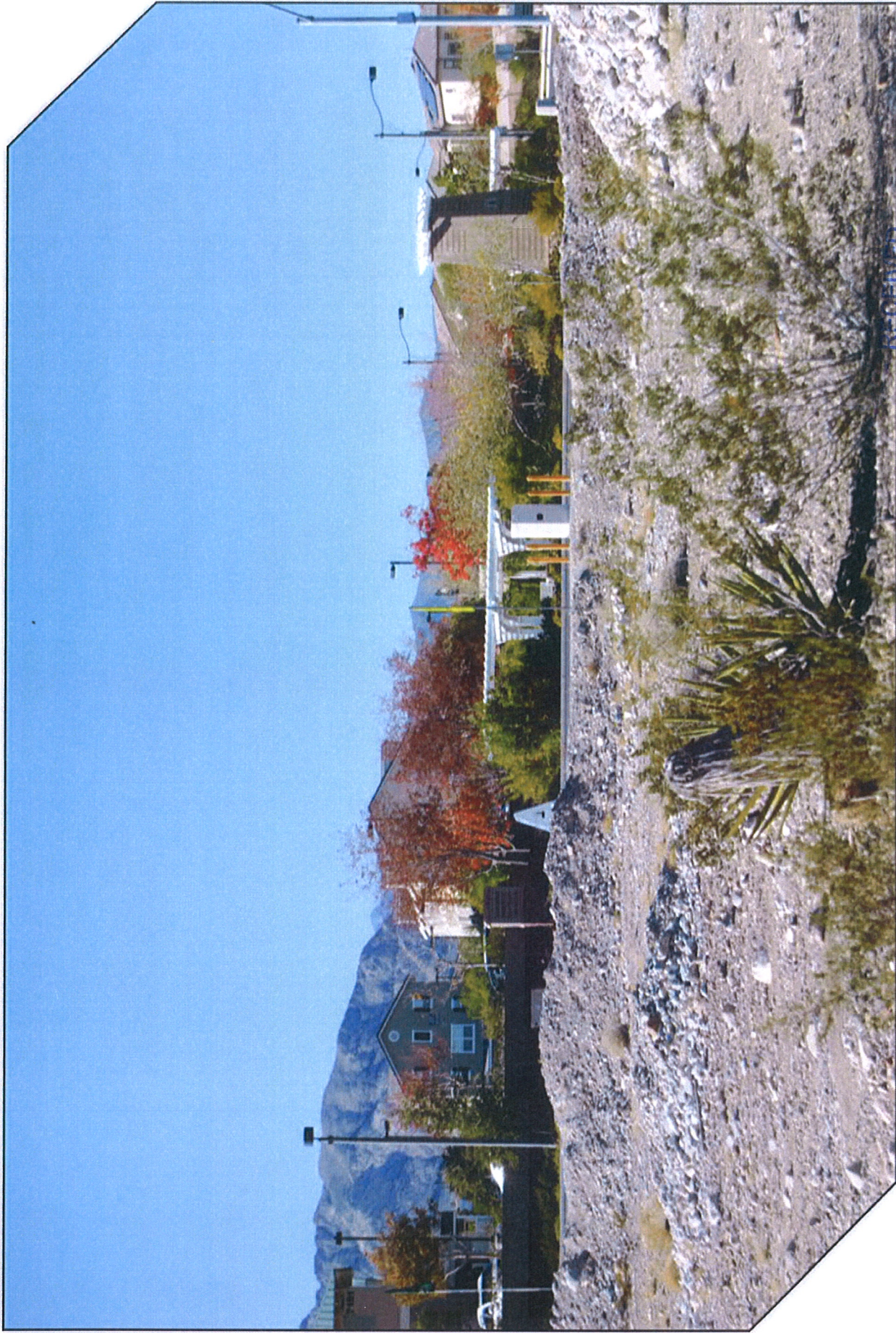
TECTONIC
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FEB 09 2016
Dept of Planning
Provided

S-2

6022 Knickerbocker

Photo simulation accuracy is based on information provided



TECTONIC

Practical Solutions, Exceptional Service

Looking west from off of North Hualapai Way.
Proposed structure will be visible from this location.

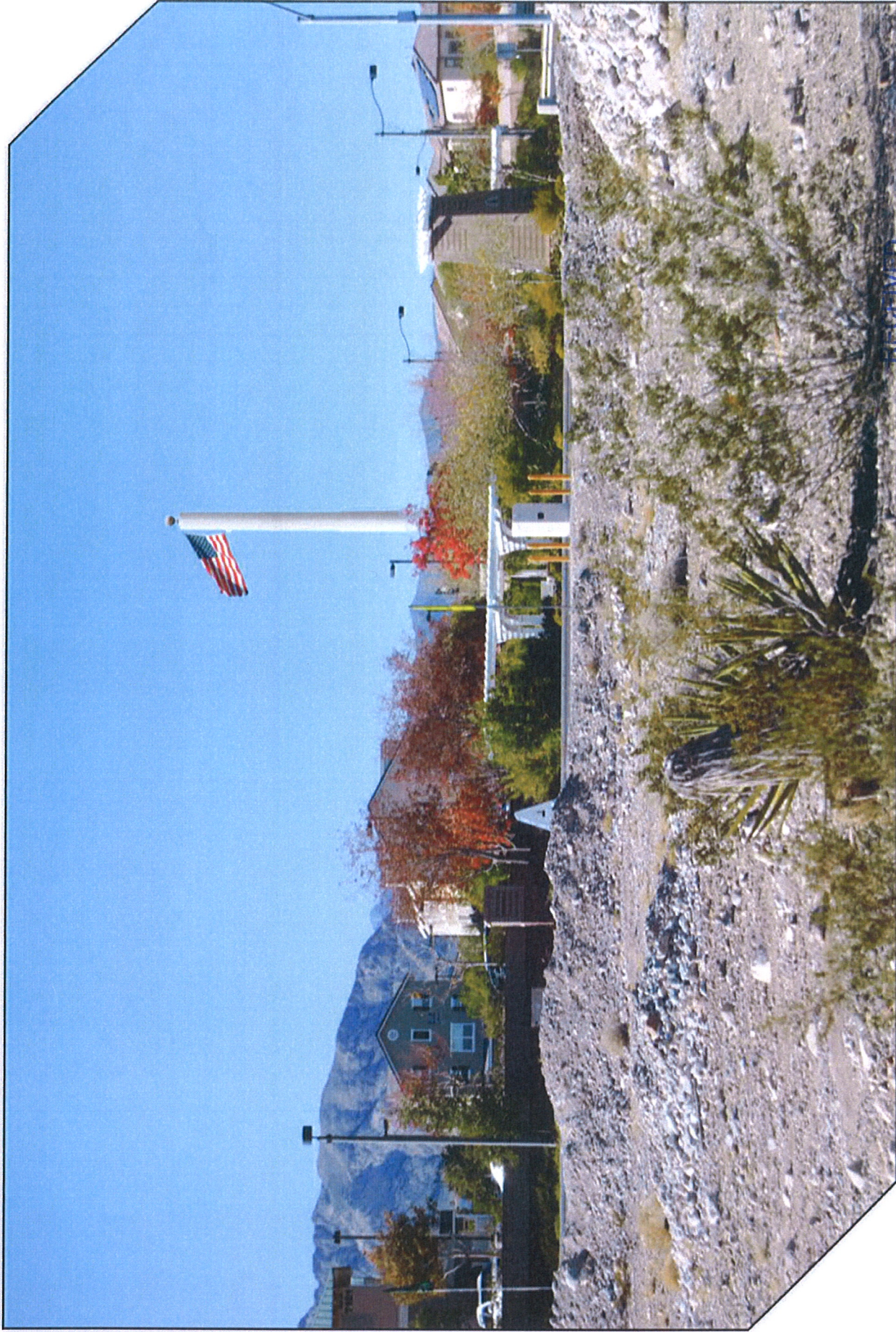
Photo simulation accuracy is based on information provided

FEB 09 2016

Dept of Planning
City of Las Vegas

P-3

6022.Knickerbocker



FEB 09 2015

Dept of Planning
City of Las Vegas

S-3

6022.Knickerbocker

Looking west from off of North Hualapai Way.
Proposed structure is visible from this location.

Photo simulation accuracy is based on information provided

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9102 6 0 834

DEALICER

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.

USE THE SQUAREFEET WHEN MAP REDUCED FROM 1:17.5 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shate - Assessor

BOOK
T19S R59E

SEC.
24

MAP
N 2 NE 4

126-24-5

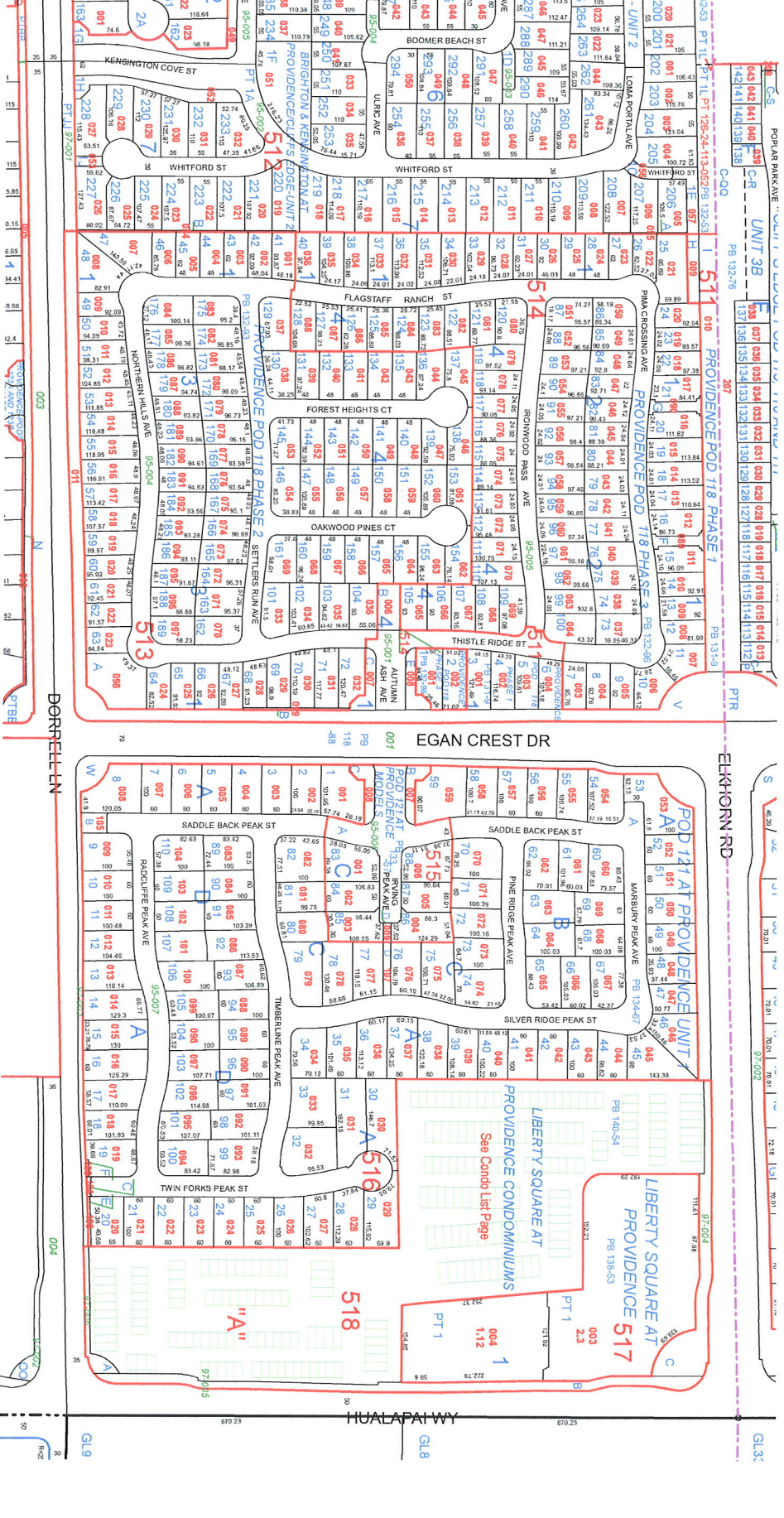
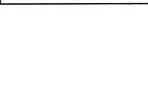
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TAX DIST 200

Inst #: 20150113-0000931

Fees: \$20.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #001

01/13/2015 10:41:21 AM

Receipt #: 2280352

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: BGN Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

WHEN RECORDED MAIL TO:
Providence Centre, LLC
1770 N. Buffalo Drive, Suite 101
Las Vegas, NV 89128

MAIL TAX STATEMENTS TO:
Providence Centre, LLC
1770 N. Buffalo Drive, Suite 101
Las Vegas, NV 89128

APN 126-24-517-003

Space Above for Recorder's Use Only

Escrow No. 14545045-SGS
R.P.T.T. \$ Exempt 1

QUITCLAIM DEED

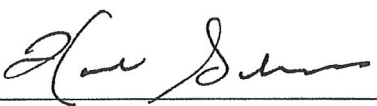
THIS INDENTURE WITNESSETH: That Providence Plaza, LLC, a Nevada limited liability company, Grantor FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby quitclaim to Providence Centre, LLC, a Nevada limited liability company, Grantee all that real property in the County of **Clark**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

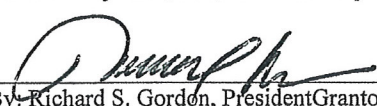
Providence Plaza, LLC, a Nevada limited liability company

By: HF Trust dated July 14, 2004, Manager

By:
Its:Trustee


HANK GORDON

Laurich Properties, Inc., a Nevada corporation, Manager


By: Richard S. Gordon, President Grantor

RECEIVED

FEB 09 2016

Dept of Planning
City of Las Vegas

NOTARY ACKNOWLEDGEMENT FOR QUITCLAIM DEED

Escrow No. 14545045-SGS

STATE OF NEVADA
COUNTY OF CLARK

} SS:

This instrument was acknowledged before me on

12/23/14

by Hank Gordon

Laura Groseth
NOTARY PUBLIC Laura Groseth

NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR
AND DOES NOT COVER ANY DOCUMENT TEXT.

STATE OF NEVADA
COUNTY OF CLARK

} SS:

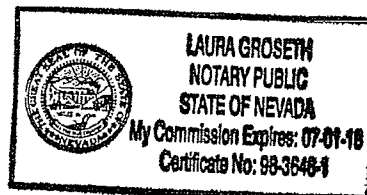
This instrument was acknowledged before me on

12/23/14

by Richard Gordon

Laura Groseth
NOTARY PUBLIC Laura Groseth

NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR
AND DOES NOT COVER ANY DOCUMENT TEXT.



Expires 07-01-18

Certif No: 98-3648-1

Escrow No. 14545045-SGS

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I

BEING ALL OF LOT ONE (1) OF THAT CERTAIN PLAT KNOWN AS "LIBERTY SQUIRE AT PROVIDENCE", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 138 OF PLATS, AT PAGE 53, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 90°00'00" WEST, 154.85 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT ONE (1), NORTH 07°11'26" WEST, 38.11 FEET; THENCE NORTH 05°05'38" WEST, 252.37 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 90°00'00" EAST, 29.04 FEET; THENCE NORTH 00°08'58" WEST, 3.10 FEET; THENCE NORTH 89°26'29" EAST, 121.02 FEET; THENCE SOUTH 24°50'06" EAST, 12.78 FEET; THENCE NORTH 88°47'32" EAST 22.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1); THENCE SOUTHERLY ALONG SAID EASTERLY LINE AS FOLLOWS: THENCE SOUTH 01°08'07" EAST, 222.79 FEET; THENCE SOUTH 00°08'16" WEST, 59.60 FEET TO THE POINT OF BEGINNING.

PARCEL I BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 90°00'00" WEST, 154.85 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT ONE (1), NORTH 07°11'26" WEST, 38.11 FEET; THENCE NORTH 05°05'38" WEST, 252.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 05°05'38" WEST, 72.42 FEET; THENCE NORTH 89°59'56" WEST, 192.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC LENGTH OF 62.83 FEET; THENCE NORTH 00°00'00" EAST, 192.29 FEET TO SAID NORTHERLY LINE OF LOT ONE (1); THENCE ALONG SAID NORTHERLY LINE AS FOLLOWS: THENCE SOUTH 89°56'51" EAST, 111.61 FEET; THENCE NORTH 88°46'46" EAST, 87.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 22.23 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 130.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 16°58'28" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 41.28 FEET; THENCE NORTH 88°46'46" EAST, 50.74 FEET TO THE BEGINNING OF A NON-TANGENT TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 83°02'25" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 80°02'11", AN ARC LENGTH OF 139.69 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1); THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: THENCE SOUTH 00°08'16" WEST, 79.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 12.25 FEET; THENCE SOUTH 13°53'54"



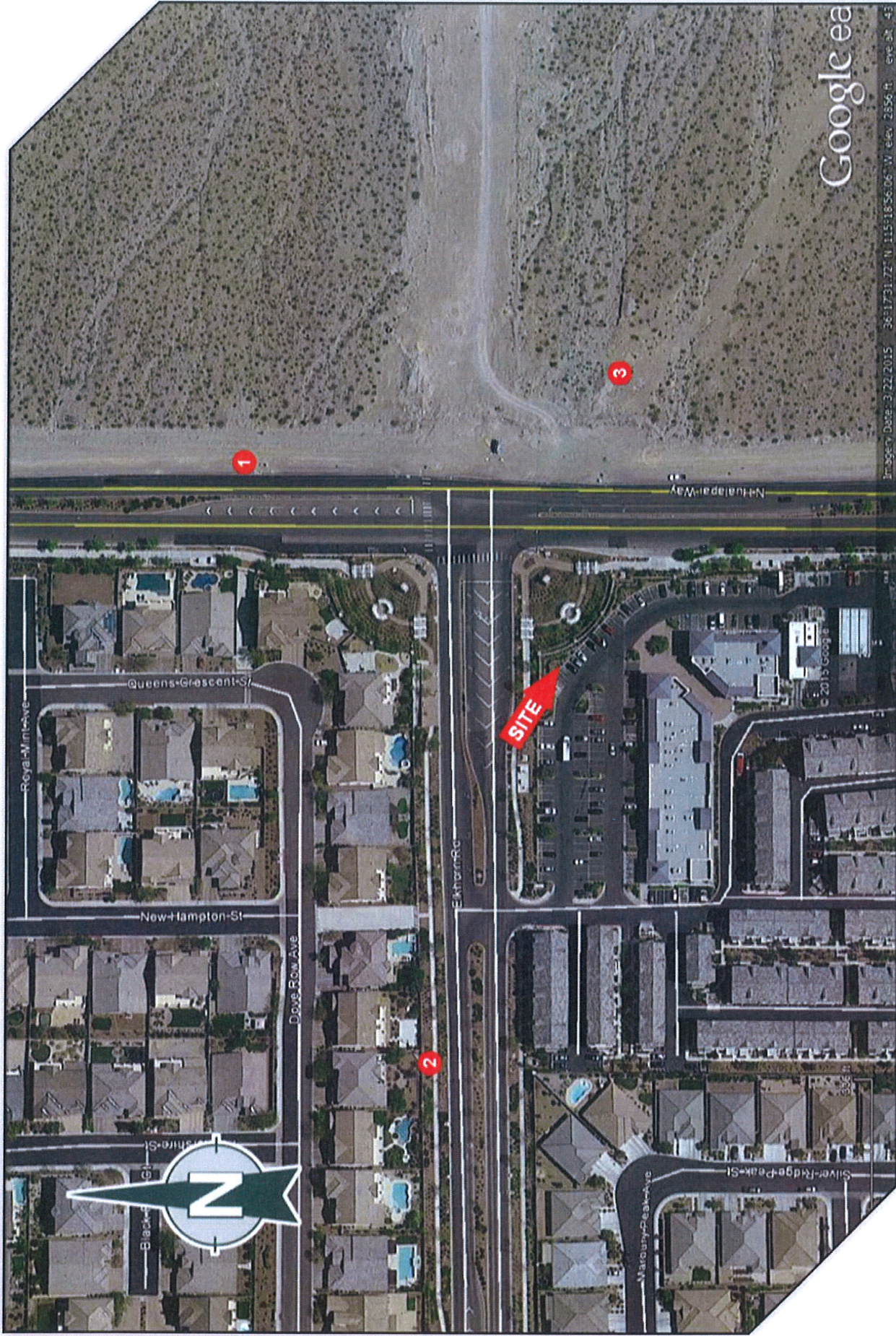
EAST, 35.08 FEET; THENCE SOUTH 00°08'16" WEST, 90.13 FEET; THENCE SOUTH 01°08'07" EAST, 2.27 FEET; THENCE LEAVING SAID EASTERLY LINE. SOUTH 88°47'32" WEST, 22.35 FEET; THENCE NORTH 24°50'06" WEST, 12.78 FEET; THENCE SOUTH 89°26'29" WEST, 121.02 FEET; THENCE SOUTH 00°08'58" EAST, 3.10 FEET; THENCE SOUTH 90°00'00" WEST, 29.04 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1-A, OF THAT RECORD OF SURVEY IN FILE 183 OF SURVEYS, PAGE 70 AND RECORDED ON MARCH 18, 2011 IN BOOK 20110318 AS DOCUMENT NO 0003771, OFFICIAL RECORDS.

PARCEL II

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SHARED DRIVEWAY ACCESS AS DEFINED AND SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT. COVENANTS. CONDITIONS, AND RESTRICTIONS. RECORDED JUNE 1, 2007. IN BOOK 20070601 AS DOCUMENT NO. 04731, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY. NEVADA.





RECEIVED

PHOTO
LOG

FEB 09 2016

LSV Knickerbocker
7171 North Hualapi Way
Las Vegas, Nevada 89166

SDR-63326

6022.Knickerbocker

Dept of Planning

City of Las Vegas

TECTONIC

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TECTONIC

Practical Solutions, Exceptional Service

Looking southwest from North Hualapai Way.
Proposed structure will be visible from this location.

SDR-63326

RECEIVED

FEB 09 2016

P-1

Photo simulation accuracy is based on information provided

6022.Knickerbocker

Dept of Planning
City of Las Vegas



TECTONIC

Practical Solutions, Exceptional Service

Looking southwest from North Hualapai Way.
Proposed structure is visible from this location.

SDR-63326

RECEIVED

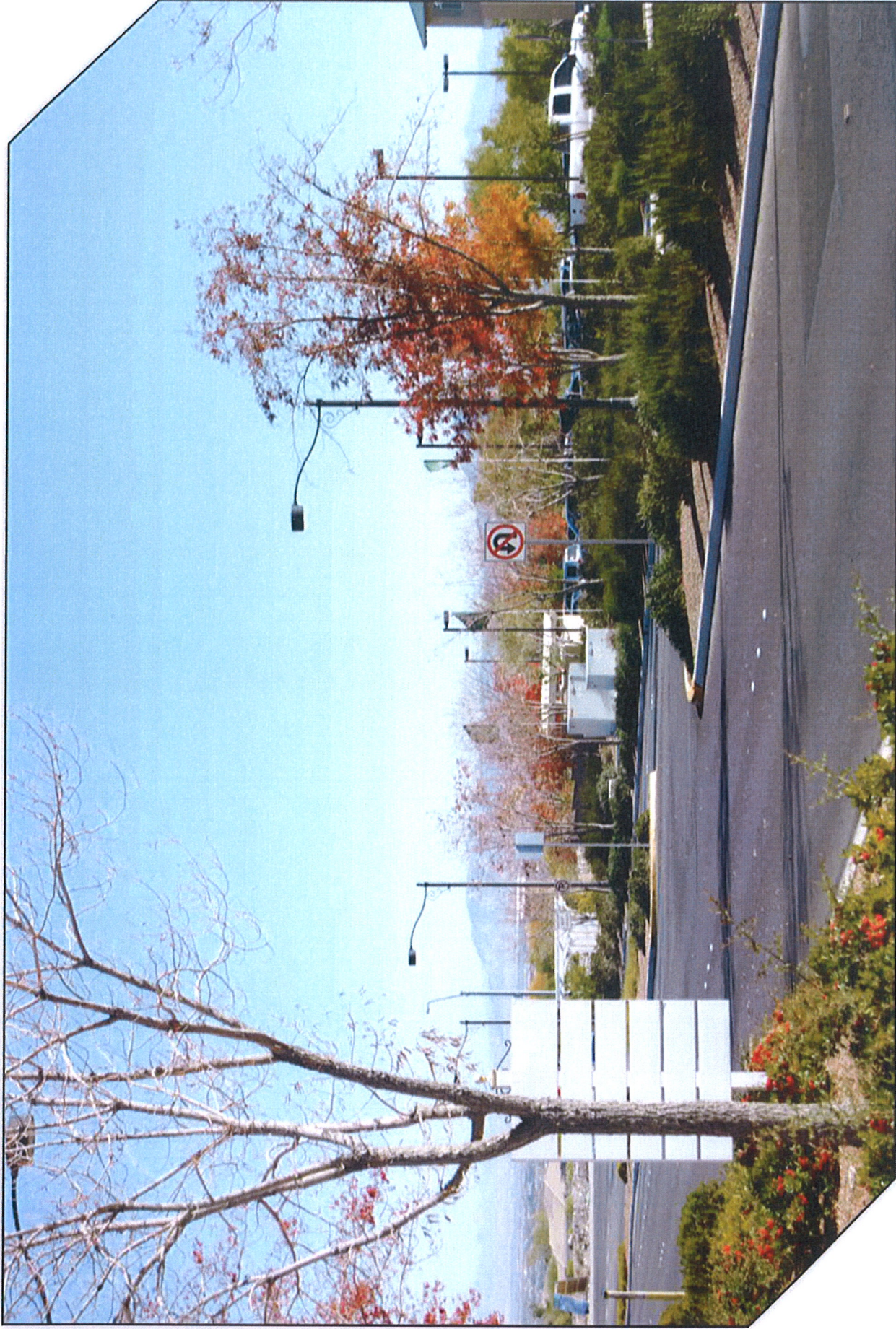
FEB 09 2016

S-1

6022.Knickerbocker

Photo simulation accuracy is based on information provided

Dept of Planning
City of Las Vegas



RECEIVED

SDR-63326

Looking southeast from Elkhorn Road.
Proposed structure will be visible from this location.

FEB 09 2016
02/2015 ADMIN
Dept of Planning
City of Las Vegas

P-2

6022 Knickerbocker

Photo simulation accuracy is based on information provided

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RECEIVED

SDR-633326

Looking southeast from Elkhorn Road.
Proposed structure is visible from this location.

FEB 09 2016 S-2

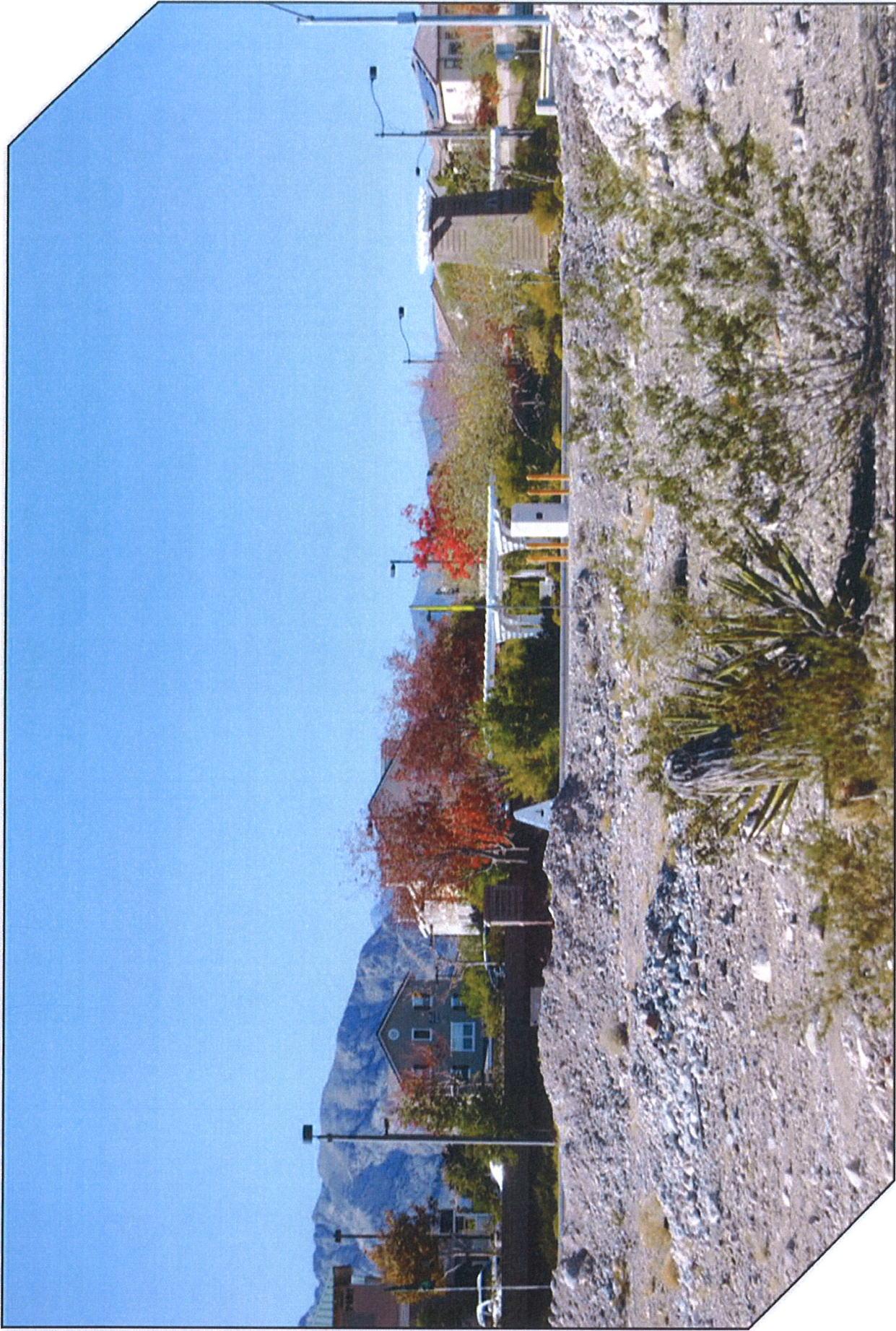
02/2015 ADMIN

Dept of Planning
City of Las Vegas

Photo simulation accuracy is based on information provided

TECTONIC

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Looking west from off of North Hualapai Way.
Proposed structure will be visible from this location.

Photo simulation accuracy is based on information provided

TECTONIC

Practical Solutions, Exceptional Service

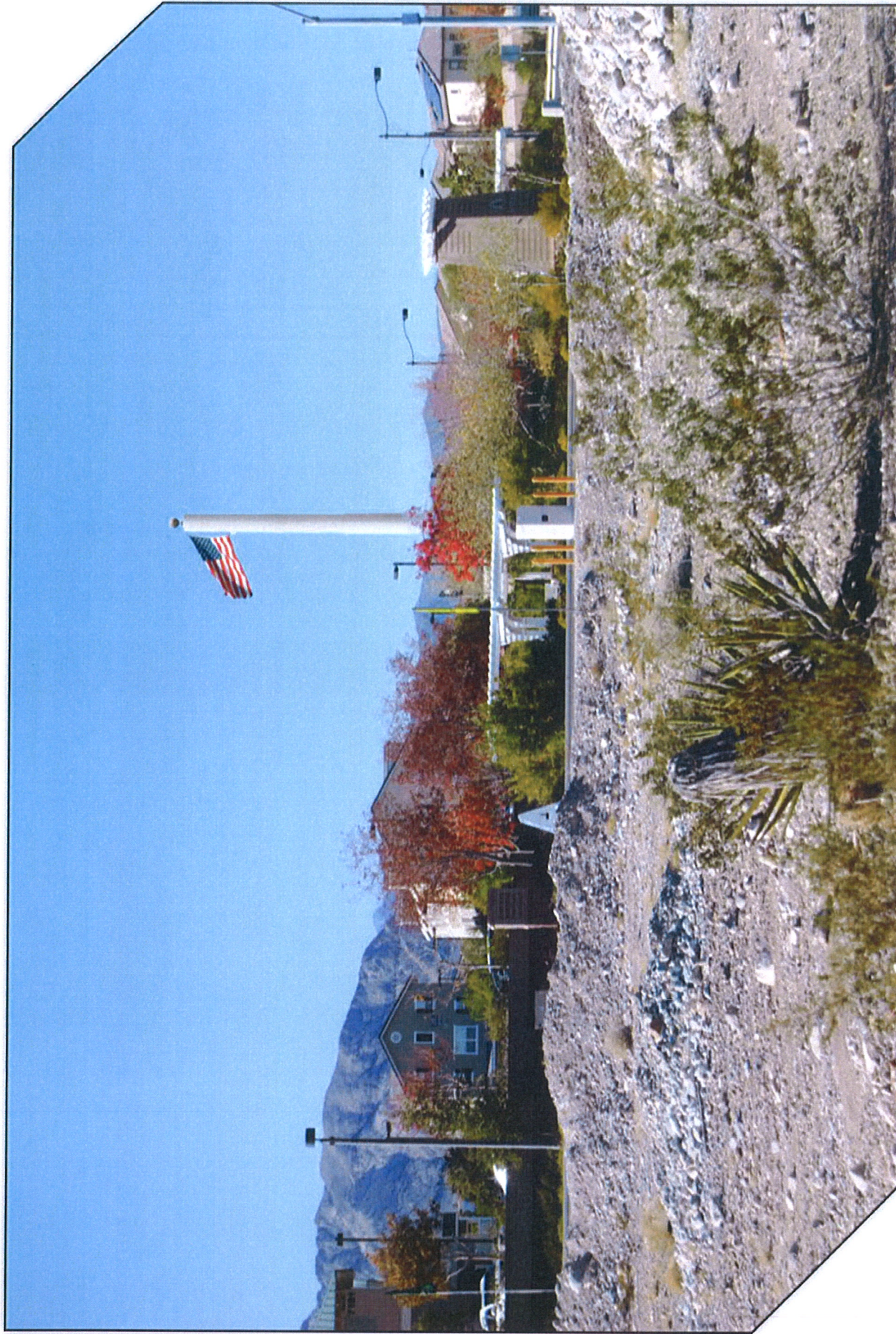
RECEIVED

P-3

FEB 09 2016

6022 Knickerbocker

Dept of Planning
City of Las Vegas



RECEIVED

SDR-63326

FEB 0 5 2013

Looking west from off of North Hualapai Way.
Proposed structure is visible from this location.

Photo simulation accuracy is based on information provided

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6022 Knickerbocker
Dept of Planning
City of Las Vegas

Staff Report Page Five
May 8, 2012 - Planning Commission Meeting

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	N/A	N/A	N/A
• South	8 Feet	5 Feet	Y
• East	15 Feet	3 Feet	N
• West	8 Feet	6 Feet	Y
Landscape area within commercial area	20%	23 %	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	30,490 SF	1:250	117	5	148	6	Y
TOTAL	30,490 SF		122		154		

Waivers		
Requirement	Request	Staff Recommendation
To maintain a minimum of a five-foot buffer along the east perimeter.	To maintain a minimum three-foot buffer along a portion of the east perimeter.	Denial

~165' from TOWER to RES. PROPERTY LINE

YK

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THE SCALE/FEET WHEN MAP REDUCED FROM 1:10,000 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC RMD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSEQUED NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER

ASSESSORS PARCELS - CLARK CO., NV.

Michelle W. Shate - Assessor

T19S R59E

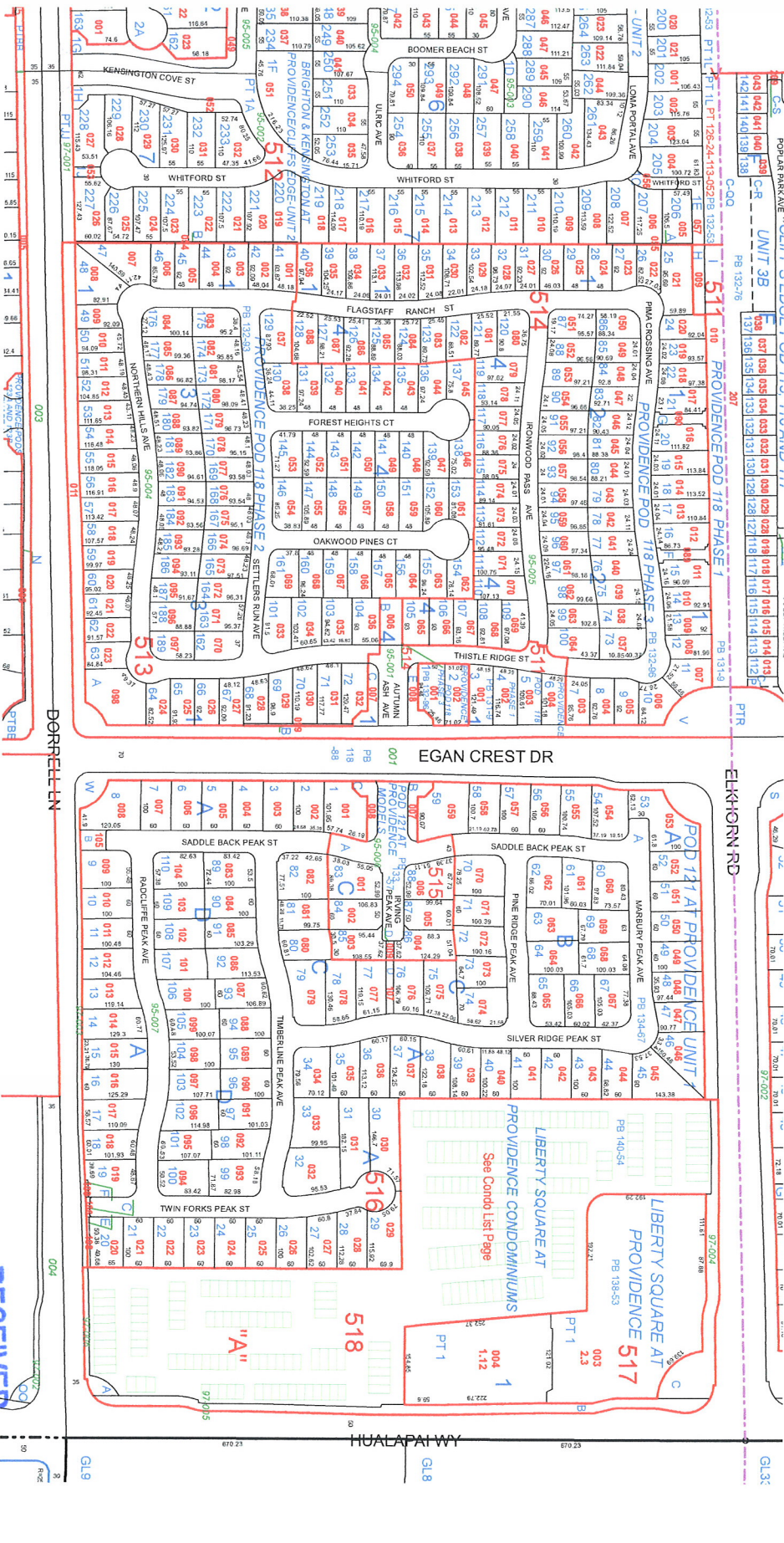
24

N 2 NE 4

126-24-5

Scale: 1" = 200'

Rev 03/25/2011



SDR-63326

FEB 09 2016

Dept of Planning
City of Las Vegas

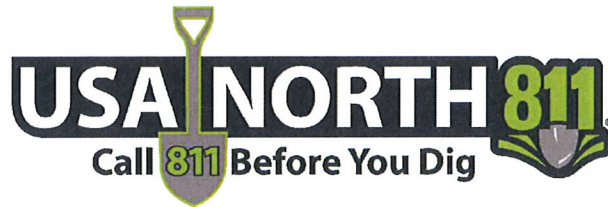
RECEIVED
TAX DIST 200

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH
OPERATION OF OTHER COMMUNICATION DEVICES.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

THIS PROJECT CONSISTS OF THE INSTALLATION OF

- (1) 50' STEALTH POLE,
- (2) OUTDOOR EQUIPMENT CABINETS,
- (1) 30 KW DIESEL GENERATOR,
- (1) INTEGRATED LOAD CENTER (ILC),
- (3) PANEL ANTENNAS,
- (6) RRHs,
- (2) NEMA BOXES, AND
- (1) 18'-0"x18'-0"x8'-0" TALL CMU COMPOUND



verizon^v

LSV KNICKERBOCKER

7171 NORTH HUALAPAI WAY
TAX PARCEL NO. 126-24-517-003
LAS VEGAS, NV 89166
CITY OF LAS VEGAS
PROPOSED 50'-0" STEALTH POLE
RAWLAND COMMUNICATION SITE
(51'-6"± TOP OF ORNAMENTAL BALL)

GENERAL PROJECT NOTES

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES, REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE, AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
8. CONTRACTOR PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PLANS CONFORM TO 2012 IBC

PLANS CONFORM TO NEC 2011

ALL PLANS SCALE TO 24" x 36"

SHEET INDEX

SHEET	TITLE	REV.NO.	DATE
T-1	TITLE SHEET	3	1/19/16
LS-1	SITE SURVEY	2	11/30/15
LS-2	SITE SURVEY	2	11/30/15
Z-1A	PROPOSED SITE PLAN	3	1/19/16
Z-1B	TOWER SETBACK	3	1/19/16
Z-2	VERIZON WIRELESS SITE PLAN	3	1/19/16
Z-3	ELEVATIONS	3	1/19/16
Z-4	SPECIFICATION SHEET	3	1/19/16
Z-5	COMPOUND DETAILS	3	1/19/16
RF-1	ANTENNA INFORMATION	3	1/19/16

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION"

VICINITY MAP



DRIVING DIRECTIONS:

FROM NORTH LAS VEGAS, NV OFFICE,

1. HEAD WEST ON ROCK QUARRY WAY TOWARDS ENGLESTAD ST.
2. TURN LEFT ONTO ENGLESTAD ST.
3. TURN RIGHT ONTO W. CHEYENNE AVE., ±5.4 MILES
4. TURN RIGHT TO MERGE ONTO US-95 N, ±4.2 MILES
5. USE THE RIGHT LANES TO TAKE EXIT 91 TOWARD STATE ROUTE 215
6. KEEP RIGHT, FOLLOW SIGNS FOR CLARK COUNTY 215 W. AND MERGE ONTO CO RD 215 W/ CLARK COUNTY W, ±2.6 MILES
7. TAKE EXIT 35 FOR HUALAPAI WAY
8. TURN RIGHT ONTO HUALAPAI WAY, ±0.7 MILES, DESTINATION WILL BE ON LEFT

PROJECT SUMMARY

SITE NAME:	LSV KNICKERBOCKER
ADDRESS:	7171 NORTH HUALAPAI WAY LAS VEGAS, NV 89166
E911 SITE INFORMATION:	FIRE: (702) 229-0291 RESCUE: (702) 229-0291 POLICE: (702) 633-9111
TAX MAP PARCEL ID:	126-24-517-003
ZONING CLASSIFICATION:	PD
MUNICIPALITY:	CITY OF LAS VEGAS
STRUCTURE TYPE:	STEALTH POLE
TOWER COORDINATES (NAD 83):	N 36° 17' 30.5" W 115° 18' 56.0"
GROUND ELEVATION (NAVD88):	2857.8'± AMSL
PROPERTY OWNER:	PROVIDENCE CENTRE LLC

APPLICANT: VERIZON WIRELESS
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

CONTACT PERSON: JIM JOHNSON
CONTACT PHONE: (702) 379-5007

<u>ENGINEERS/DESIGNERS:</u>	TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. 8639 MAYLAND DRIVE, SUITE 102 RICHMOND, VA 23294
ENGINEERING CONTACT PERSON:	EDWARD F. MARTELLA P.E.
ENGINEERING CONTACT PHONE:	(804) 217-8504
LEASING/ZONING CONTACT PERSON:	KD DUGAN & COMPANY, KEVIN DUGAN
LEASING/ZONING CONTACT PHONE:	(480) 839-9281

SURVEYOR:	AMBIT CONSULTING
SURVEYOR CONTACT PERSON:	MELVIN F. BAUTISTA
SURVEYOR CONTACT PHONE:	(480) 659-4072



475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032



Practical Solutions, Exceptional Service
Tectonic Engineering Consultants P.C.
 4041 South McClintock Dr. Phone: (480) 629-5533
 Suite 302 (800) 629-6531
 Tempe, AZ 85282
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
6022.KNICKERBOCKER	MGL

NO.	DATE	ISSUE
0	10/2/15	PRELIMINARY
1	11/5/15	PER COMMENTS
2	1/13/16	SURVEY
3	1/19/16	UTILITY EASEMENT

UNAUTHORIZED ALTERATION OR
ADDITIONS TO A PLAN BEARING THE
SEAL OF A LICENSED ENGINEER OR
LAND SURVEYOR IS A VIOLATION OF
THE STATES LICENSING REGULATIONS

COPIES OF THIS DOCUMENT WITHOUT
A FACSIMILE OF THE SIGNATURE AND
AN ORIGINAL EMBOSSED SEAL OR
ORIGINAL STAMP IN BLUE OR RED
INK OF THE PROFESSIONAL ENGINEER
OR LAND SURVEYOR SHALL NOT BE
CONSIDERED VALID COPIES.

SITE INFORMATION

LSV KNICKERBOCKER

7171 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
LAS VEGAS, NV 89166
VZW PROJ# 20141085171



SHEET TITLE

TITLE SHEET

SHEET NUMBER



FEB 09 2016

Dept of Planning
City of Las Vegas



LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF REAL PROPERTY CONVEYED TO PROVIDENCE CENTRE, LLC, A NEVADA LIMITED LIABILITY COMPANY, RECORDED JANUARY 13, 2015 AS INSTRUMENT NUMBER 20150113-0000931 OF OFFICIAL RECORDS OF CLARK COUNTY RECORDER;

THENCE ALONG THE NORTH LINE OF SAID "PROVIDENCE CENTRE" PROPERTY SOUTH 88°46'31" WEST 26.67 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 01°13'29" EAST 16.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 47°33'34" EAST 6.68 FEET;
THENCE NORTH 42°26'26" EAST 8.00 FEET;
THENCE SOUTH 47°33'34" EAST 6.00 FEET;
THENCE SOUTH 42°26'26" WEST 8.00 FEET;
THENCE SOUTH 47°33'34" EAST 5.32 FEET;
THENCE SOUTH 42°26'26" WEST 18.00 FEET;
THENCE NORTH 47°33'34" WEST 18.00 FEET;
THENCE NORTH 42°26'26" EAST 18.00 FEET RETURNING TO THE POINT OF BEGINNING;

CONTAINING 324 SQUARE FEET, MORE OR LESS.

NON-EXCLUSIVE ACCESS EASEMENT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., BEING A 12.00 FOOT WIDE ACCESS AND UTILITY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF REAL PROPERTY CONVEYED TO PROVIDENCE CENTRE, LLC, A NEVADA LIMITED LIABILITY COMPANY, RECORDED JANUARY 13, 2015 AS INSTRUMENT NUMBER 20150113-0000931 OF OFFICIAL RECORDS OF CLARK COUNTY RECORDER;

THENCE ALONG THE WEST LINE OF SAID "PROVIDENCE CENTRE" PROPERTY SOUTH 00°00'15" EAST 36.24 FEET;
THENCE DEPARTING SAID WEST LINE NORTH 89°59'45" EAST 12.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'45" EAST 245.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°26'41", A DISTANCE OF 14.82 FEET;
THENCE SOUTH 47°33'34" EAST 25.51 FEET TO THE POINT OF TERMINATION.

NON-EXCLUSIVE ACCESS EASEMENT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., BEING A 5.00 FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

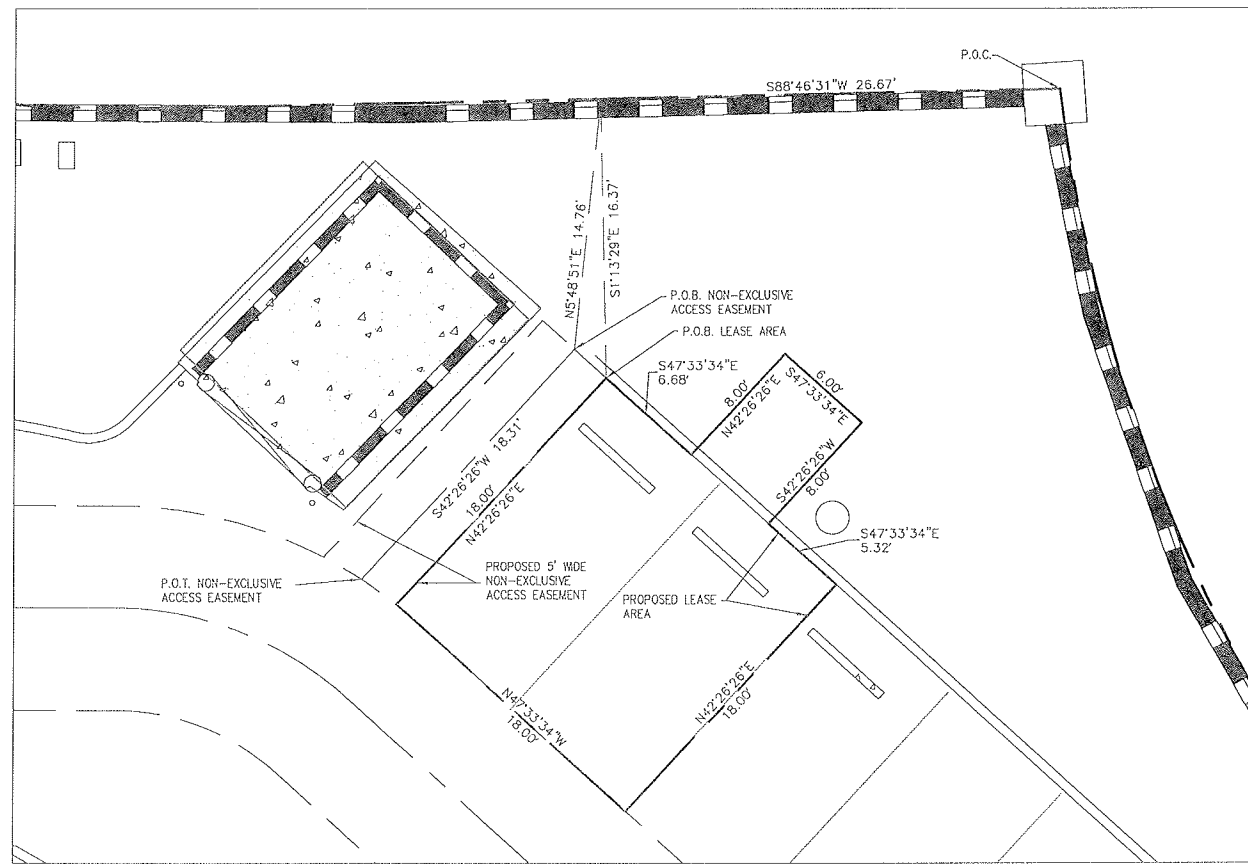
COMMENCING AT THE NORTHEAST CORNER OF REAL PROPERTY CONVEYED TO PROVIDENCE CENTRE, LLC, A NEVADA LIMITED LIABILITY COMPANY, RECORDED JANUARY 13, 2015 AS INSTRUMENT NUMBER 20150113-0000931 OF OFFICIAL RECORDS OF CLARK COUNTY RECORDER;

THENCE ALONG THE NORTH LINE OF SAID "PROVIDENCE CENTRE" PROPERTY SOUTH 88°46'31" WEST 26.67 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 05°48'51" EAST 14.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 42°26'26" WEST 18.31 FEET MORE OR LESS TO THE NORTHEASTERLY BOUNDARY OF AN ACCESS / UTILITY EASEMENT, BEING THE POINT OF TERMINATION.

THE SIDES OF WHICH ARE TO EXTEND TO SAID NORTHEASTERLY BOUNDARY.

LEGEND			
NG	NATURAL GRADE	⊕	FIRE HYDRANT
BLDG	TOP OF BUILDING	⊙	AS NOTED
FC	FACE OF CURB	⊙	POWER POLE
R/W	RIGHT OF WAY	⊙	LIGHT POLE
AP	ASPHALT	⊙	AIR CONDITIONING UNIT
LP	LIGHT POLE	⊙	TREES
SW	SIDEWALK	⊙	WATER CONTROL VALVE
CMU	CONCRETE MASONRY UNIT	⊙	ELECTRICAL TRANSFORMER
SL	STREET LIGHT	⊙	STREET LIGHT
CONC	EDGE OF CONCRETE	⊙	TELECOMMUNICATIONS MONOPOLE
⊕	POSITION OF GEODETIC COORDINATES	⊙	P.O.C. POINT OF COMMENCEMENT
⊕	SPOT ELEVATION	⊙	P.O.B. POINT OF BEGINNING
⊕	SCHEDULE 'B' ITEM	⊙	P.O.T. POINT OF TERMINATION
		⊙	CMU WALL
		⊙	CURBLINES
		⊙	CONCRETE LIMITS
		⊙	EXISTING BUILDINGS
		⊙	PARKING STRIPES
		⊙	SECTION LINES
		⊙	STREET CENTERLINES
		⊙	SUBJECT PROPERTY LINE
		⊙	ADJACENT PROPERTY LINE
		⊙	EASEMENT LINES
		⊙	TIE LINES
		⊙	LEASE AREA LIMITS



DETAIL 'B'

verizon

475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

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Suite 302 Tempe, AZ 85282 (602) 828-6531
www.tectonicengineering.com

WORK ORDER NUMBER
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JWM

NO.	DATE	ISSUE
0	3/26/2015	SUBMITTAL (JWM)
1	10/1/2015	EASEMENTS (SAB)
2	11/30/15	COMMENTS (MF)

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF THE STATES LICENSING REGULATIONS

Ambit

8631 SOUTH PRIEST DRIVE #102
TEMPE, ARIZONA 85284 (602)463-0472

SITE INFORMATION

LSV KNICKERBOCKER

7171 NORTH HUALAPAI WAY
LAS VEGAS, NV 89166

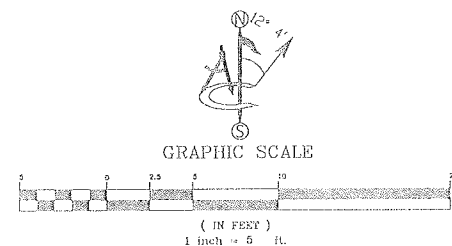
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ORIGINAL SIZE IN INCHES

SHEET TITLE

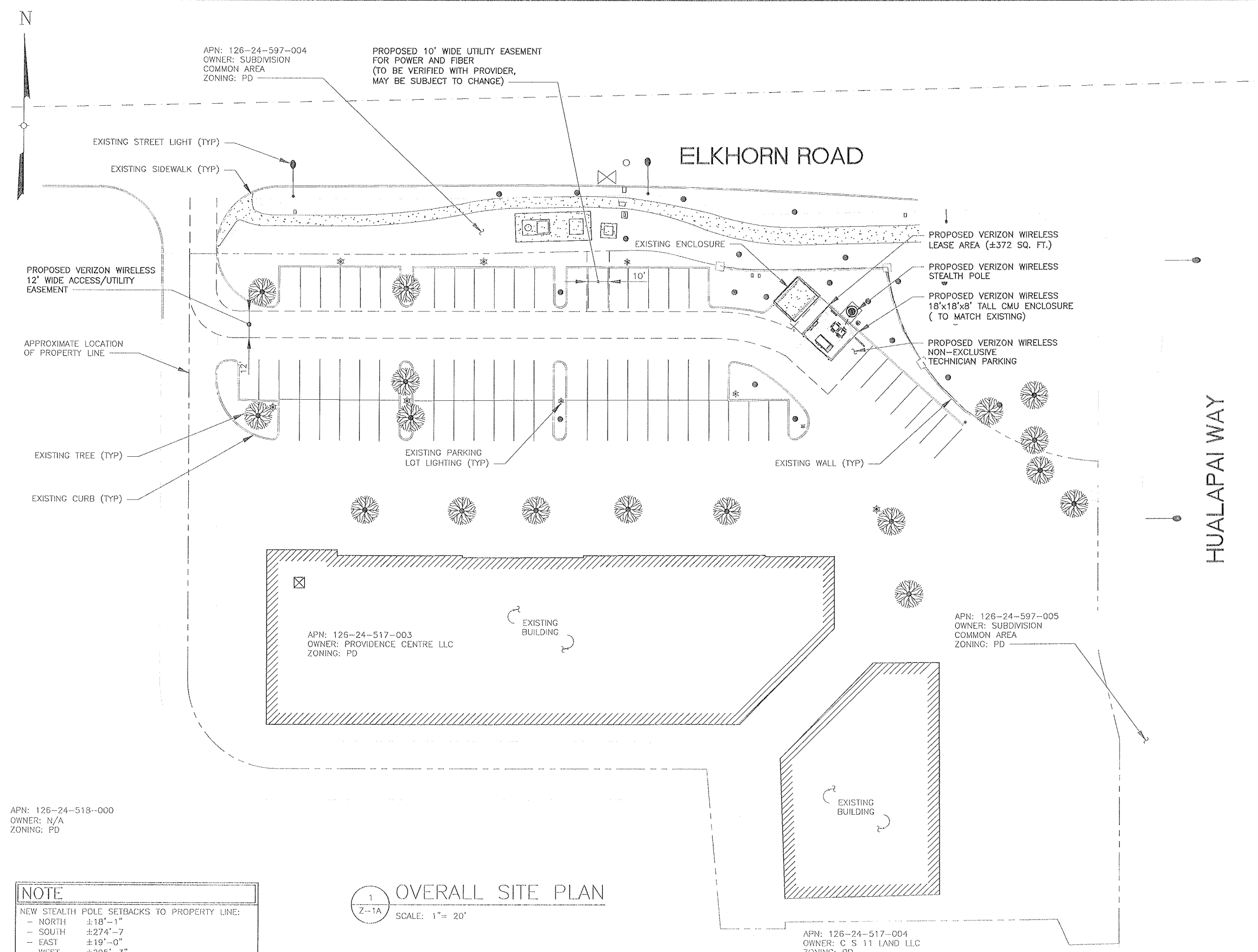
SITE SURVEY

SHEET NUMBER

LS-2



File: F:\Tempa\Telco\6022.Knickerbocker\Zd\Rev.3 - per Kevin Dugan for Lease\RD-TCCD-6022.Knickerbocker.ZD., Plotted: 1/26/16 at 11:53am, By: Markus Linka



APN: 126-24-518-000
OWNER: N/A
ZONING: PD

NOTE
NEW STEALTH POLE SETBACKS TO PROPERTY LINE:
- NORTH ±18'-1"
- SOUTH ±274'-7"
- EAST ±19'-0"
- WEST ±295'-3"
SETBACK ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

OVERALL SITE PLAN
SCALE: 1" = 20'

APN: 126-24-597-004
OWNER: SUBDIVISION
COMMON AREA
ZONING: PD

PROPOSED 10' WIDE UTILITY EASEMENT
FOR POWER AND FIBER
(TO BE VERIFIED WITH PROVIDER,
MAY BE SUBJECT TO CHANGE)

APN: 126-24-597-005
OWNER: SUBDIVISION
COMMON AREA
ZONING: PD

APN: 126-24-517-004
OWNER: C S 11 LAND LLC
ZONING: PD

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475 ROCK QUARRY WAY
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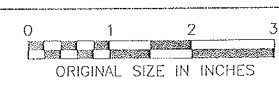
NO.	DATE	ISSUE
0	10/2/15	PRELIMINARY
1	11/5/15	PER COMMENTS
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SITE INFORMATION

LSV KNICKERBOCKER
7171 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
LAS VEGAS, NV 89166
VZW PROJ# 20141085171



SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

Z-1A

VERIZON WIRELESS PROJECT #20141085171
VERIZON WIRELESS SITE: LSV KNICKERBOCKER

File:F:\Tempe\Teleco\6022_Knickerbocker\ZD\Rev 3 - per Kevin Dugan for Lease\RD-TCOD-6022_Knickerbocker.ZD, Plotted: 1/26/16 at 11:53am, By:Markus Linko, Last Saved By:Markus Linko



NOTE

NEW STEALTH POLE SETBACKS TO PROPERTY LINE:

- NORTH ±18'-1"
- SOUTH ±274'-7"
- EAST ±19'-0"
- WEST ±295'-3"

SETBACK ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

1 TOWER SETBACK
Z-1B
SCALE: N.T.S.

NOTE

TOWER SETBACK FROM CLARK COUNTY GIS OPENWEB AND GOGGLE MAPS.



475 ROCK QUARRY WAY
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NO.	DATE	ISSUE
0	10/2/15	PRELIMINARY
1	11/5/15	PER COMMENTS
2	1/13/16	SURVEY
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SITE INFORMATION

LSV KNICKERBOCKER

7171 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
LAS VEGAS, NV 89166
VZW PROJ# 20141085171



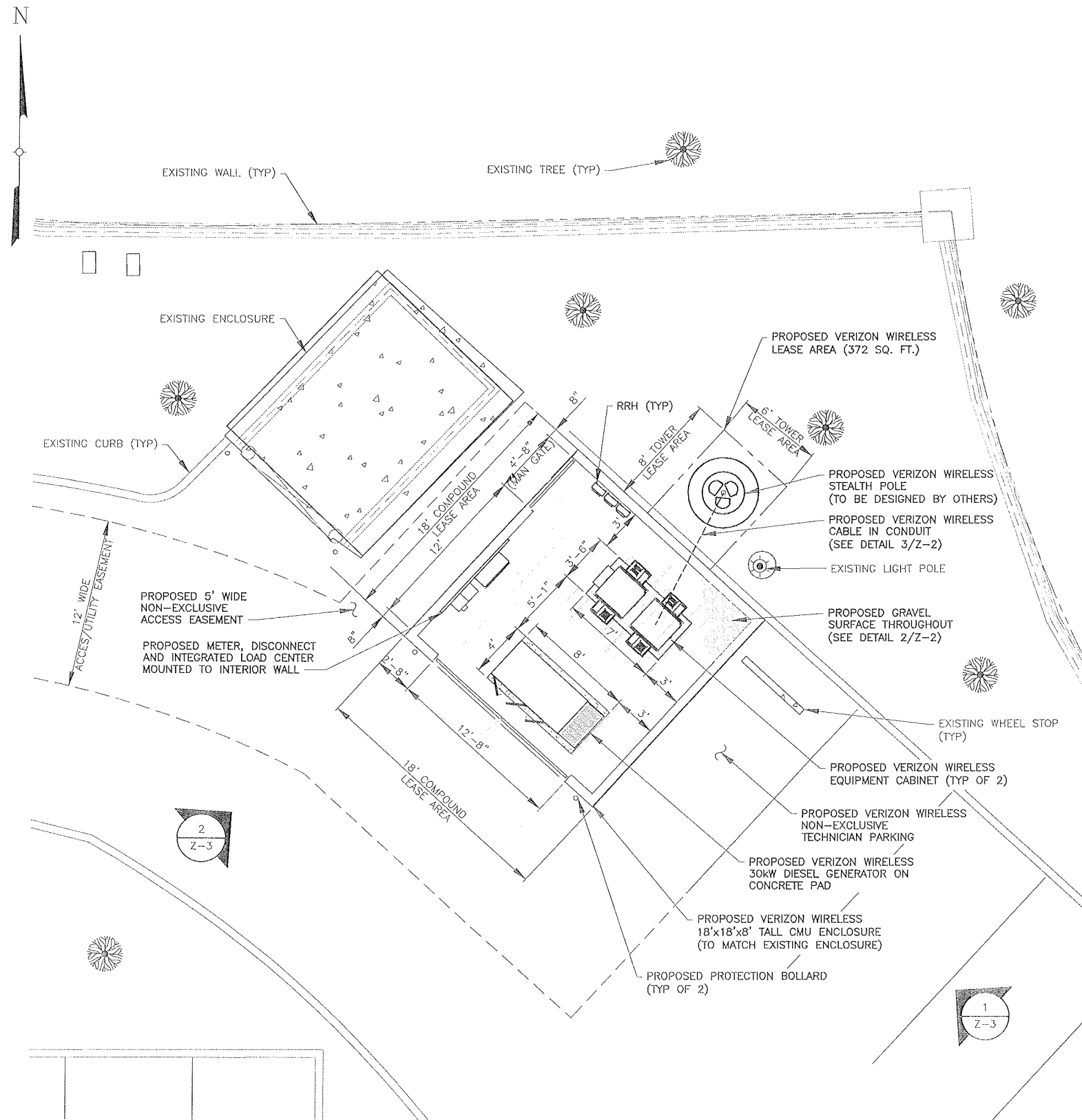
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TOWER SETBACK

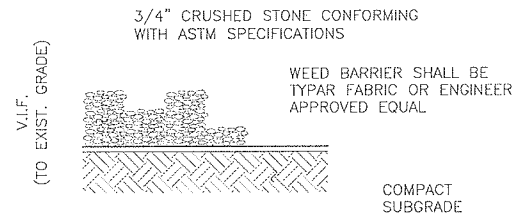
SHEET NUMBER

Z-1B

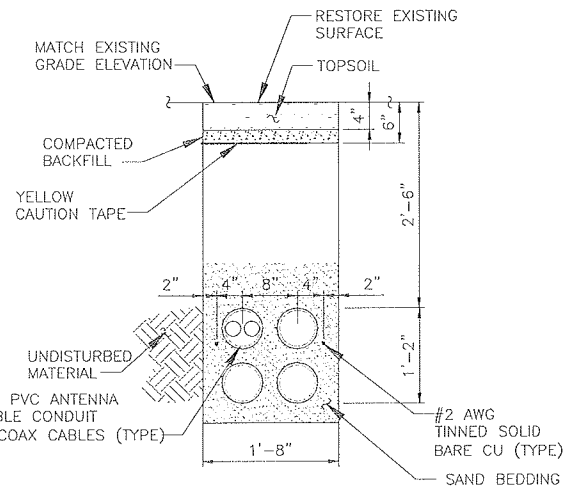
File: F:\Temp\Telco\6022.LSV\6022.Knickerbocker\ZD\Rev 3 -- per Kevin Dugan for Lease\RD-TCDD-6022.Knickerbocker.ZD., Plotted: 1/26/16 at 11:53am, By: Markus Linke, Last Saved By: Markus Linke



1
Z-2
VERIZON WIRELESS SITE PLAN
SCALE: 1" = 4'-0"



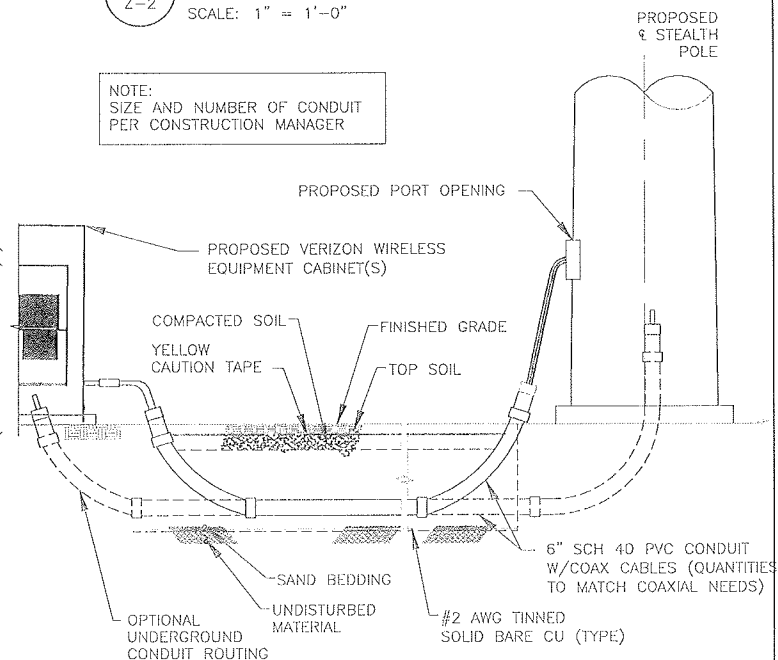
2
Z-2
GRAVEL SURFACING DETAIL
SCALE: N.T.S.



- NOTES:
- BACKFILL SHALL BE CLEAN FILL WITHOUT STONES AND SHALL BE THOROUGHLY COMPACTED IN 12" LAYERS BY TAMPING OR APPROVED EQUAL METHOD. NO BELLING OF TRENCH SHALL BE ALLOWED.
 - SCH 80 PVC CONDUIT SHALL BE USED UNDER ROADWAY

3
Z-2
U/G COAX TRENCH DETAIL
SCALE: 1" = 1'-0"

NOTE:
SIZE AND NUMBER OF CONDUIT
PER CONSTRUCTION MANAGER



4
Z-2
COAX TRENCH DETAIL
SCALE: N.T.S.

verizon

475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

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WORK ORDER NUMBER 6022.KNICKERBOCKER
DRAWN BY MGL

NO.	DATE	ISSUE
0	10/2/15	PRELIMINARY
1	11/5/15	PER COMMENTS
2	1/13/16	SURVEY
3	1/19/16	UTILITY EASEMENT

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SITE INFORMATION

LSV KNICKERBOCKER
7171 NORTH HUALAPAI WAY
CITY OF LAS VEGAS
LAS VEGAS, NV 89166
VZW PROJ# 20141085171

0 1 2 3
ORIGINAL SIZE IN INCHES

SHEET TITLE

VERIZON WIRELESS
SITE PLAN

SHEET NUMBER

Z-2

VERIZON WIRELESS PROJECT #20141085171

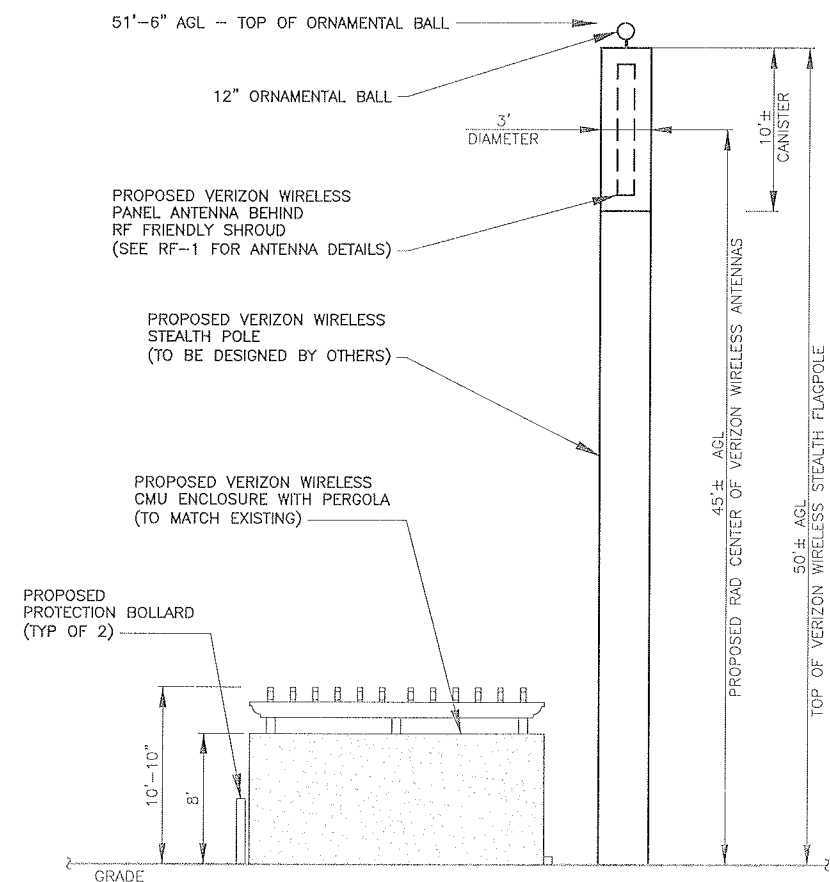
VERIZON WIRELESS SITE: LSV KNICKERBOCKER

STRUCTURAL NOTE

THIS VIEW DEPICTS THE PROPOSED VERIZON WIRELESS STEALTH POLE. IT DOES NOT INFER THAT TECTONIC HAS EVALUATED ITS STRUCTURAL ADEQUACY FOR THE NEW LOADS IMPOSED. THIS STEALTH POLE WILL NEED TO BE EVALUATED BY A PROFESSIONAL ENGINEER TO CONFIRM THAT THE STEALTH POLE HAS CAPACITY TO SUPPORT NEW LOADS PRIOR TO CONSTRUCTION.

FLAG NOTE

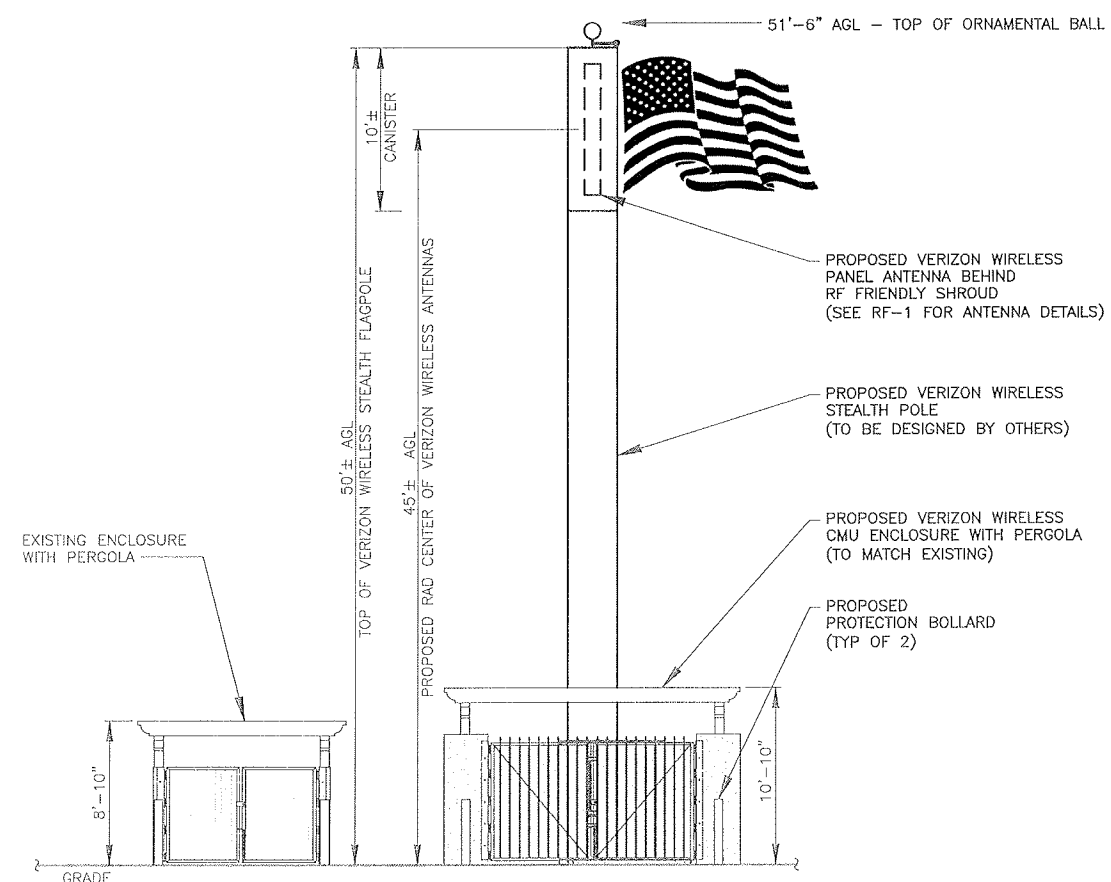
THE LENGTH OF THE FLAG SHOULD BE AT LEAST ONE QUARTER THE HEIGHT OF THE POLE. FOR VISUALIZATION PURPOSES A 8'x12' FLAG IS DISPLAYED.



1
Z-3

PROPOSED SOUTH ELEVATION

SCALE: 1" = 5'-0"



2 PROPOSED WEST ELEVATION
7-3 SCALE: 1" = 5'-0"



475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032



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SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3A

File:F:\Temp\Telco\6022.Land\6022.Knickerbocker\ZD (Rev 3 - per Kevin Dugan for Lease)\RD-TCCD-6022.Knickerbocker.ZD., Plotted: 1/25/16 at 11:53am, By:Markus Linke, Last Saved By:Markus Linke

IBC 2012 STRUCTURAL DESIGN CRITERIA

- ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2012, ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI/TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".
- WIND LOADS:
EXP C, $V_{ss} = 90$ MPH
HEIGHT & EXPOSURE COEFFICIENT = 1.0
IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS:
IMPORTANCE FACTOR (I_e) = 1.0
OCCUPANCY CAT = II
 $S_s = 0.456$
 $S_1 = 0.160$
 $S_{DS} = 0.437$
 $S_{D1} = 0.0231$
SITE CLASS D
SEISMIC DESIGN CATEGORY D

GENERAL PROJECT NOTES

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED WITH 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

CONCRETE NOTES

- ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
 - MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'_c) OF 4,000 PSI.
 - CEMENT SHALL BE "LOW-ALKALI" TYPE V (HIGH SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
 - MAXIMUM WATER/CEMENT RATIO OF 0.45.
 - PROVIDE AIR ENTRAINMENT IN EXTERIOR EXPOSED CONCRETE TO OBTAIN TOTAL AIR CONTENT OF 5 $\pm$ 1% IN ACCORDANCE WITH ACI 301.
 - MAXIMUM SLUMP: 3" $\pm$ 1" (SLAB)
 - CONCRETE SLUMP SHALL NOT EXCEED 5 INCHES UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER. SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143 "SLUMP OF HYDRAULIC CEMENT CONCRETE".
 - CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
 - ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 1 1/2".
 - CHLORIDE--CONTAINING ADMIXTURES SHALL NOT BE USED.
- CONCRETE WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 301.
- FOR CONCRETE CAST AGAINST AND PERMANENTLY TO EARTH, CONCRETE COVER FOR REINFORCING SHALL BE:
 - 3" FOR ALL BARSFOR CONCRETE EXPOSED TO WEATHER, MINIMUM COVER SHALL BE:
 - 2" FOR #6 AND LARGER BARS
 - 1-1/2" FOR #5 AND SMALLER BARS OR WIRE FABRIC
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, "DEFORMED AND PLAIN BILLET--STEEL BARS FOR CONCRETE REINFORCEMENT", GRADE 60.
 - LAP SPLICES FOR REINFORCING SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. STANDARD HOOKS SHALL BE 16 BAR DIAMETERS. ALL OTHER REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
 - WELDING OF REINFORCING STEEL OR THE APPLICATION OF HEAT TO FACILITATE BENDING IS SPECIFICALLY PROHIBITED.
 - ALL REINFORCING, DOWELS AND OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
 - FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: $\pm$ 1/4" VERTICAL, $\pm$ 1" HORIZONTAL.
 - CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES 3/4" U.N.O.
 - CONCRETE FINISHING:
 - SLABS: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
 - WHEN DRILLING INTO EXISTING CONCRETE, EXERCISE CAUTION TO AVOID DAMAGE TO EXISTING REINFORCING BARS AND ANCHOR BOLTS.
 - EPOXY GROUT SYSTEM FOR ANCHOR RODS AND DOWELS SHALL BE HILTI HY200 OR APPROVED EQUAL. MIXING AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. (CONTRACTOR TO PROPERLY CLEAN-OUT DRILLED HOLES PRIOR TO APPLICATION PER MANUFACTURER'S RECOMMENDATION)
 - A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN. EACH SET SHALL CONSIST OF FIVE (5) CYLINDERS. ONE (1) SHALL BE TESTED AT 7 DAYS, THREE (3) AND ONE (1) ALTERNATE SHALL BE TESTED AT 28 DAYS. ALL CYLINDERS SHALL BE TAKEN PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31, AND C39.
 - TESTING OF CONCRETE SHALL BE PERFORMED UNDER THE DIRECTION OF THE CONSTRUCTION MANAGER.
 - PROVIDE NO LESS THAN 48 HOURS NOTICE TO THE VERIZON REPRESENTATIVE PRIOR TO PLACEMENT OF CONCRETE.
 - REMOVE ALL LOOSE MATERIAL AND DEBRIS FROM SUBGRADE SURFACE PRIOR TO PLACING CONCRETE. CONCRETE SHALL NOT BE PLACED ON FROZEN SUBGRADE.
 - WHEN AMBIENT TEMPERATURE IS BELOW 50 DEGREES F, CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 306R "COLD WEATHER CONCRETING".
 - WHEN AMBIENT TEMPERATURE IS ABOVE 90 DEGREES F, CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 305R "HOT WEATHER CONCRETING".
 - CONCRETE SHALL BE SUFFICIENT CONSOLIDATED BY VIBRATION TO REMOVE AIR VOIDS. VIBRATION SHALL BE IN ACCORDANCE WITH ACI 309 "STANDARD PRACTICE FOR CONSOLIDATION OF CONCRETE".
 - THE TOP OF ALL CONCRETE SURFACES SHALL BE TRUE AND LEVEL WITH A SMOOTH FLOAT FINISH, UNLESS OTHERWISE NOTED.
 - THROUGHOUT CONSTRUCTION, THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIALS OR METHODS, ICE, RAIN, OR SNOW. PROTECT CONCRETE FROM EXCESSIVE HEAT AND FREEZING FOR NOT LESS THAN 14 DAYS.
 - DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOIST CURED OR PROTECTED USING A MEMBRANE CURING AGENT CONFORMING TO ASTM C309 "LIQUID MEMBRANE--FORMING COMPOUNDS FOR CURING CONCRETE", APPLIED AS SOON AS FORMS ARE REMOVED. IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE SURFACE.
 - CONTRACTOR SHALL BRING TO THE IMMEDIATE ATTENTION OF THE VERIZON CONSTRUCTION MANAGER ANY DEFECTS OR ERRORS IN THE WORK, PRIOR TO MAKING REPAIRS. CONTRACTOR SHALL OBTAIN PERMISSION FROM THE VERIZON CONSTRUCTION MANAGER TO PATCH OR OTHERWISE REPAIR DEFECTS OTHER THAN MINOR HONEYCOMBING.
 - IF ENCOUNTERED, UNSUITABLE MATERIALS SUCH AS ORGANIC MATERIAL AND SOFT SOIL SHALL BE REMOVED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

verizon

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VZW PROJ# 20141085171



SHEET TITLE

**SPECIFICATION
SHEET**

SHEET NUMBER

Z-4

VERIZON WIRELESS SITE: LSV KNICKERBOCKER

VERIZON WIRELESS PROJECT #20141085171

475 ROCK QUARRY WAY
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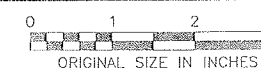
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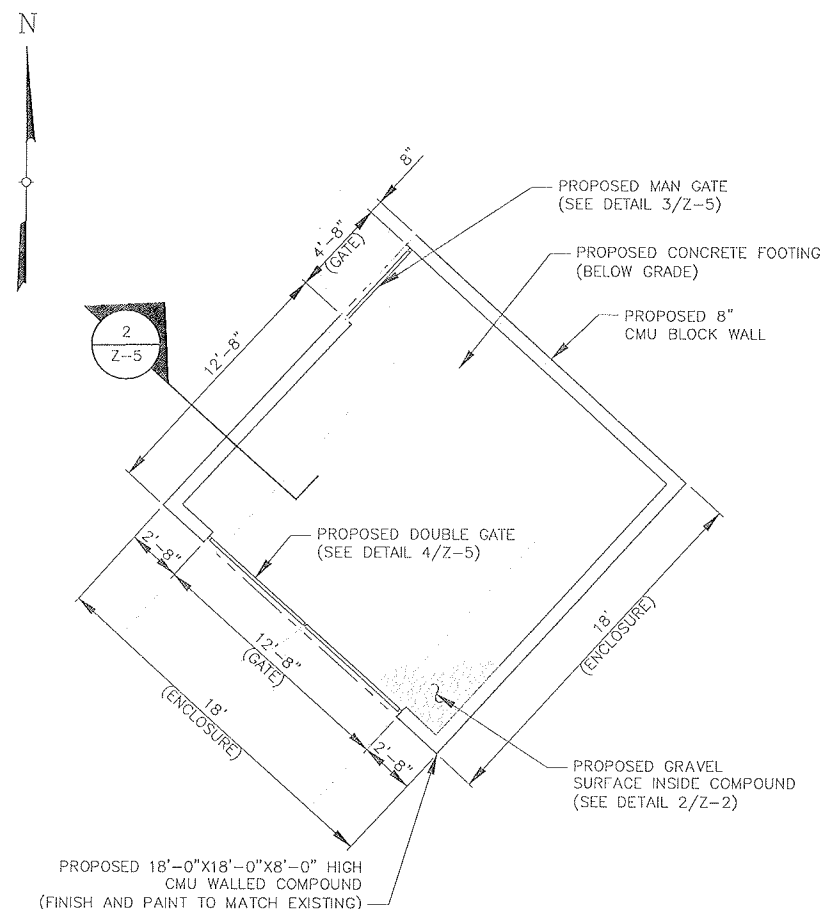
7171 NORTH HUALAPAI WAY
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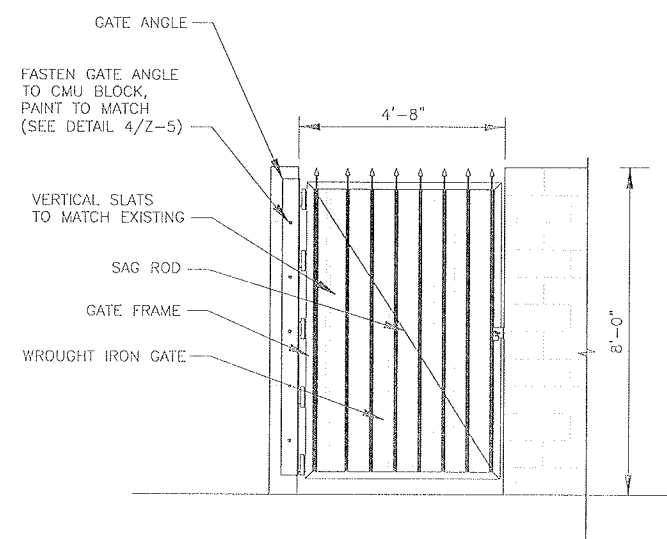
SHEET TITLE

COMPOUND DETAILS

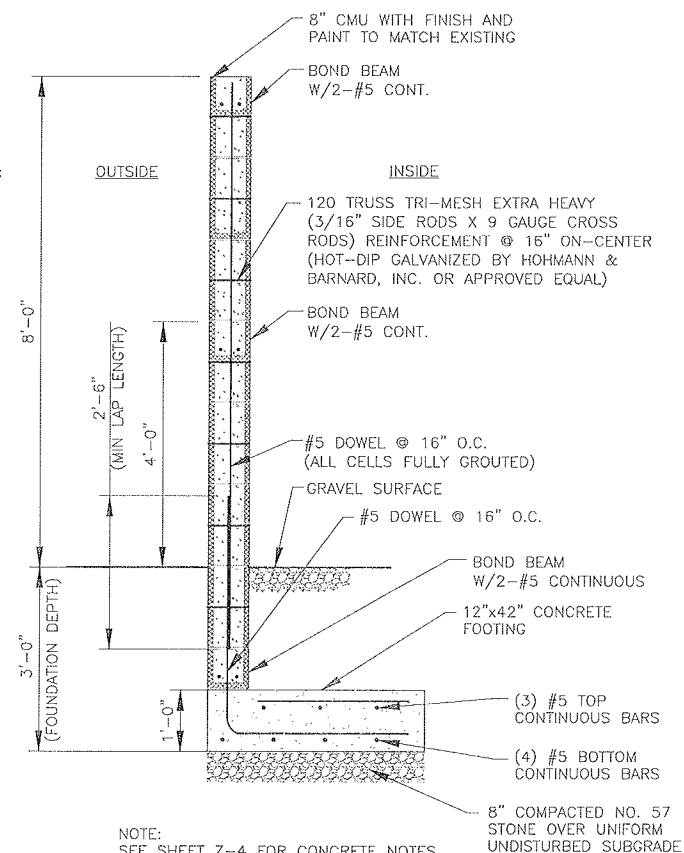
SHEET NUMBER



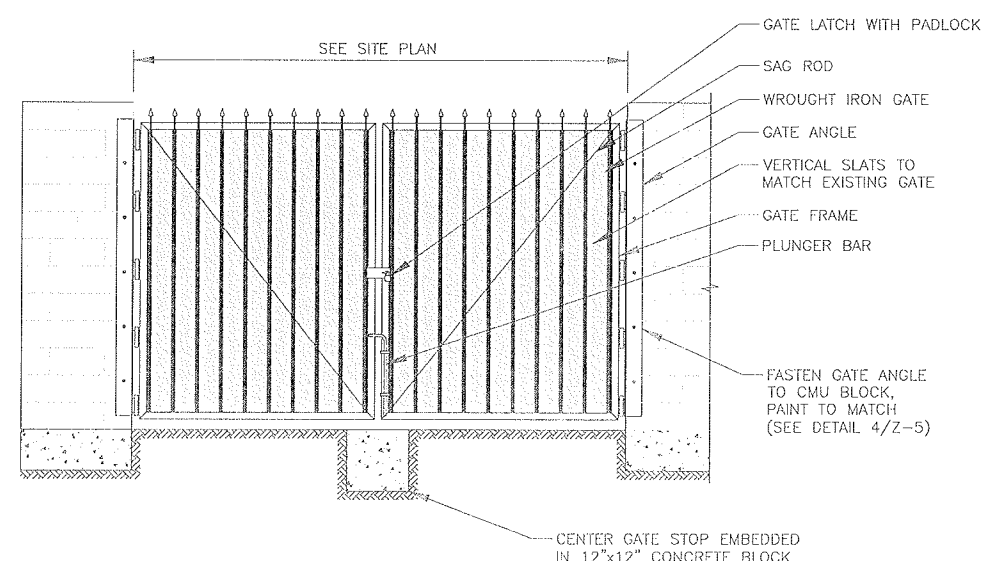
1 MASONRY WALL PLAN
Z-5 SCALE: 1/4" = 1'-0"



3 WROUGHT IRON MAN GATE DETAIL
Z-5
SCALE: 1/2" = 1'-0"



2 MASONRY WALL DETAIL
Z-5 SCALE: 3/4" = 1'-0"



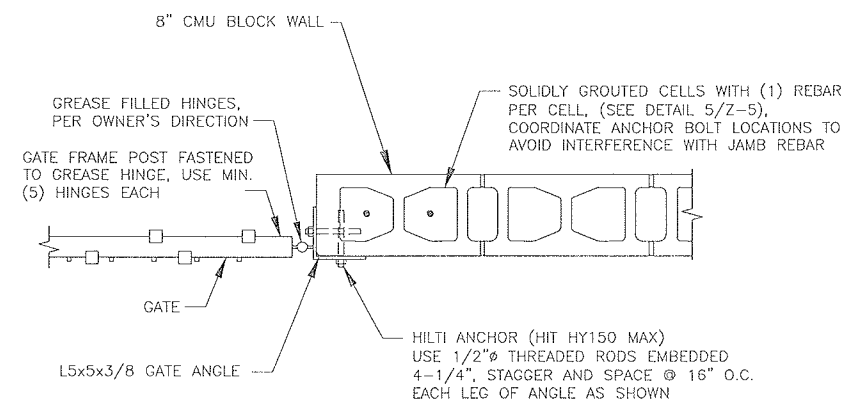
4 WROUGHT IRON GATE DETAIL
Z-5 SCALE: 1/2" = 1'-0"

MASONRY NOTES

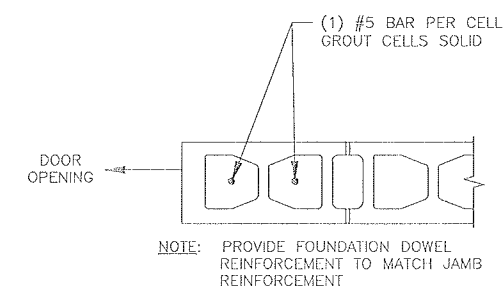
- | | |
|----|--|
| 1. | CONTRACTOR DESIGN AND CONSTRUCTION OF MASONRY WORK SHALL CONFORM TO ACI STANDARDS "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530 AND "SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1. |
| 2. | MORTAR SHALL CONFORM TO ASTM C270 "MORTAR FOR UNIT MASONRY", TYPE M OR S. |
| 3. | CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C90 "LOAD BEARING CONCRETE MASONRY UNITS", TYPE I, GRADE N. COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL NOT BE LESS THAN 1,500 PSI. |
| 4. | MASONRY GROUT SHALL CONFORM TO ASTM C476 "GROUT FOR MASONRY", AND INSTALLED IN 48" LIFTS OR LESS. GROUT STRENGTH SHALL BE MINIMUM 2000 PSI (ALL CELLS FULLY GROUTED). |
| 5. | ALL MASONRY UNITS SHALL BE PLACED IN RUNNING BOND. |
| 6. | REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, "DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT", GRADE 60. |
| 7. | JOINT REINFORCEMENTS SHALL COMPLY WITH ASTM A 951. THE MAXIMUM SPACING OF CROSSWIRES IN LADDER-TYPE JOINT REINFORCEMENT AND POINT OF CONNECTION OF CROSS WIRES TO LONGITUDINAL WIRES OF TRUSS-TYPE REINFORCEMENT SHALL BE 16 INCHES. |
| 8. | 3" COVER FOR ALL REBAR IN FOOTING (TYPICAL). |
| 9. | CONTRACTOR TO HAVE MASONRY WALL INSPECTED PER IBC 2009 SECTION 1704.5 SPECIAL INSPECTIONS. |

DEPTH OF FOOTING NOTES

1. CONTRACTOR TO NOTIFY ENGINEER CONCERNING ANY DISCREPANCIES.



5 HINGE DETAIL
Z-5 SCALE: 3/4" = 1'-0"



6 DOOR JAMB DETAIL
Z-5 SCALE: 3/4" = 1'-0"

File: F:\Tempa\Telco\6022 - Raw Land\6022-Knickerbocker\ZD\Rev 3 - per Kevin Dugan for Lease\TD-TCCD-6022-Knickerbocker.ZD, Plotted: 1/26/16 at 11:54am, By: Marcus Linke, Last Saved By: Marcus Linke

GENERAL NOTES

1. LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
2. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
3. CONTRACTOR TO PROVIDE AS BUILTS FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
4. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
5. ALL NEW ANTENNA AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NEW VERIZON WIRELESS ANTENNA SCHEDULE

ATTACH LEVEL (COR)	AZIMUTHS (DEG, TN)	ANTENNA TYPE	ANTENNA QUANTITY	MECHANICAL DOWN TILT	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	MOUNT TYPE
45'-0"	TBD°	SBNHH-1D65C	1	TBD	(18) 7/8"	~65'-0"	STEALTH DESIGN
	TBD°	SBNHH-1D65C	1	TBD			
	TBD°	SBNHH-1D65C	1	TBD			

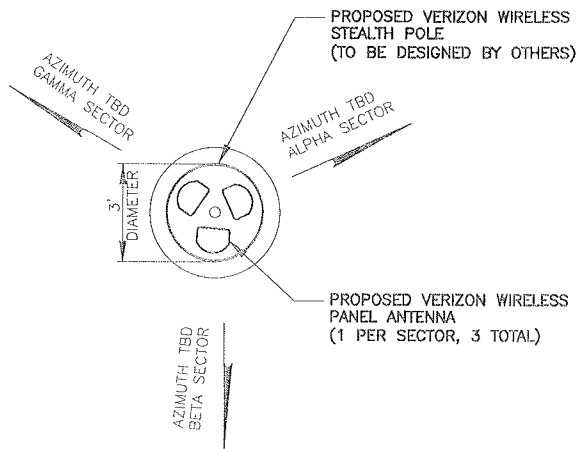
NOTES:

1. CONTRACTOR TO INSTALL DUPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY SMR (IF APPLICABLE).

LANDLORD MUST ENSURE THAT VERIZON WIRELESS ANTENNA ACCESS WILL BE RESTRICTED TO PERSONNEL THAT HAVE BEEN AUTHORIZED BY VERIZON WIRELESS (EME AWARENESS TRAINED PERSONNEL ONLY). THIS INCLUDES ALL MAINTENANCE PERSONNEL AND CONTRACTORS ACCESSING THE ANTENNA AREA.

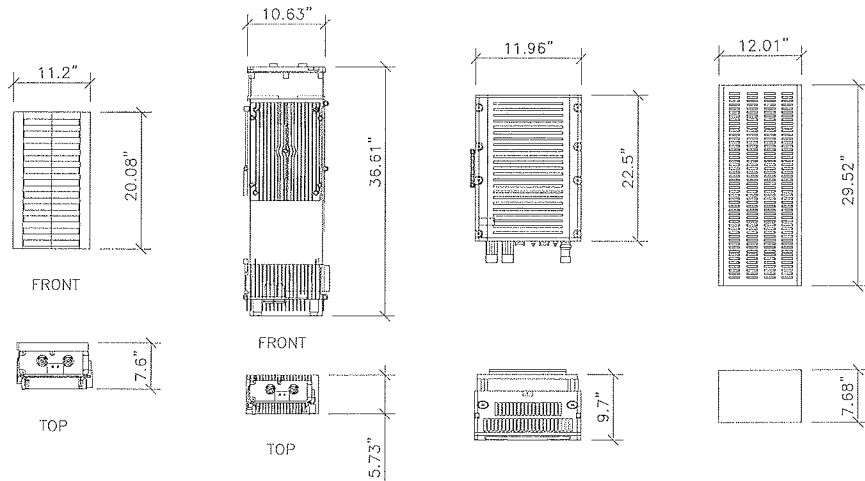
ALL EXTRA ANTENNA PORTS MUST BE TERMINATED AND WEATHER PROOFED FOR FUTURE USE (SEE DIAGRAM BELOW)

N



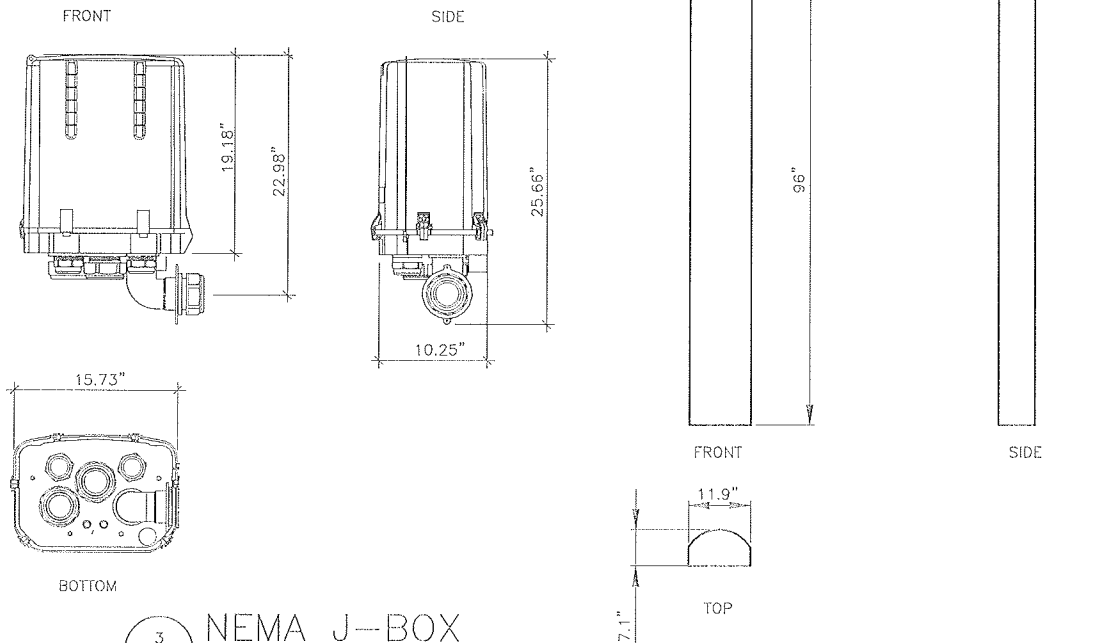
1 PROPOSED ANTENNA ORIENTATION @ 45'

SCALE: N.T.S.



2 NEW REMOTE RADIO HEAD(S)

SCALE: N.T.S.



3 NEMA J-BOX

SCALE: N.T.S.

4 PROPOSED ANTENNA

SCALE: N.T.S.

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ANTENNA INFORMATION

SHEET NUMBER

RF-1

VERIZON WIRELESS PROJECT #20141085171

VERIZON WIRELESS SITE: LSV KNICKERBOCKER