

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 THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PMLD BOUNDARY
 - ROAD EASEMENT
 - - - MATCH / LEADER LINE
 - - - HISTORIC LOT LINE
 - - - HISTORIC SUB BOUNDARY
 - - - HISTORIC PM/LD BOUNDARY
 - - - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

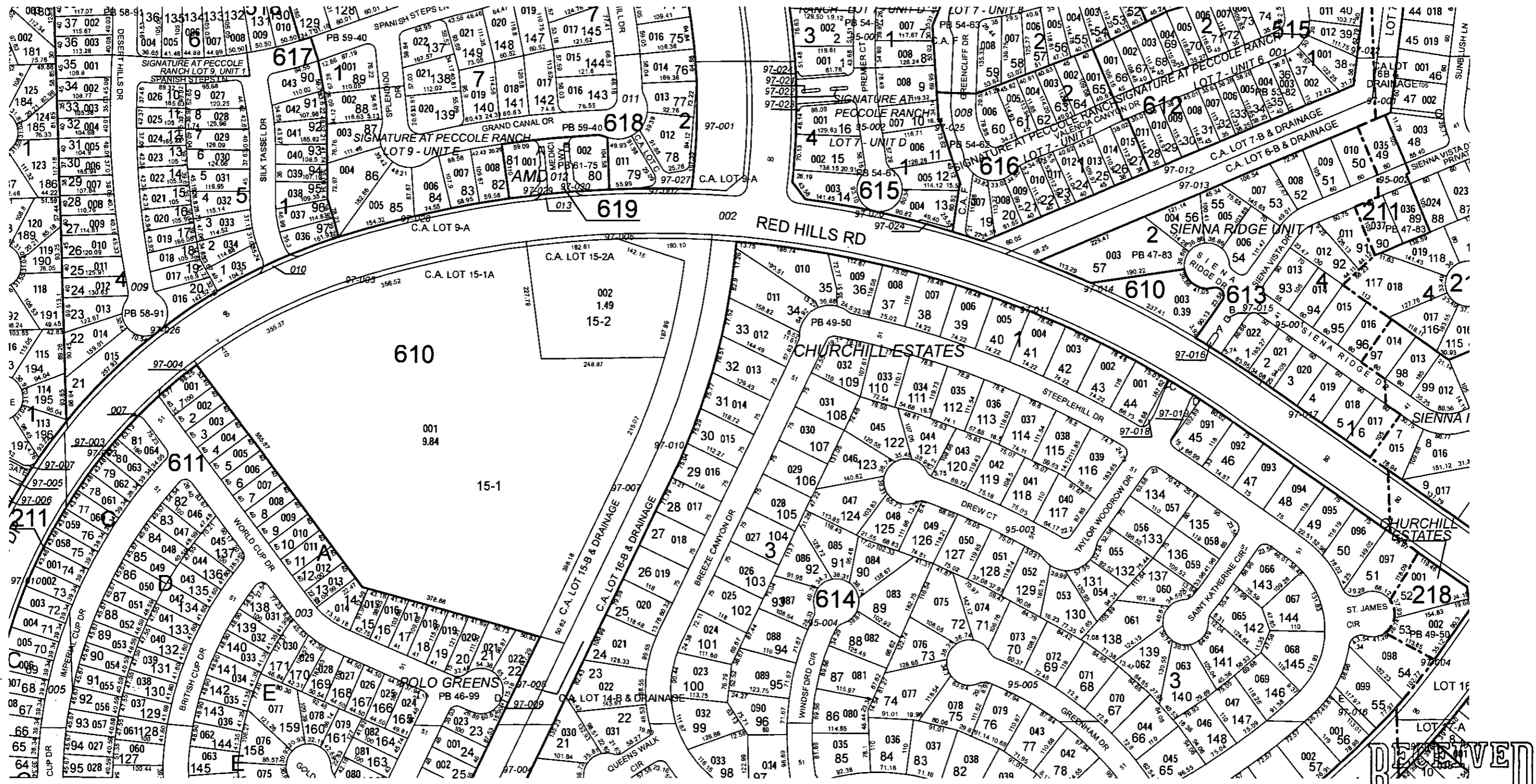
BOOK	T21S R60E	SEC	6	MAP	S 2 NE 4	163-06-6
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127	126	125	124
136	137	138	139
165	164	163	162
174	175	176	177

7	8	4	2	2	1
18	17	18	18	14	12
18	20	21	22	23	24
38	29	38	27	38	28
31	32	33	34	35	34

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1" = 200' Rev: 02/09/2011



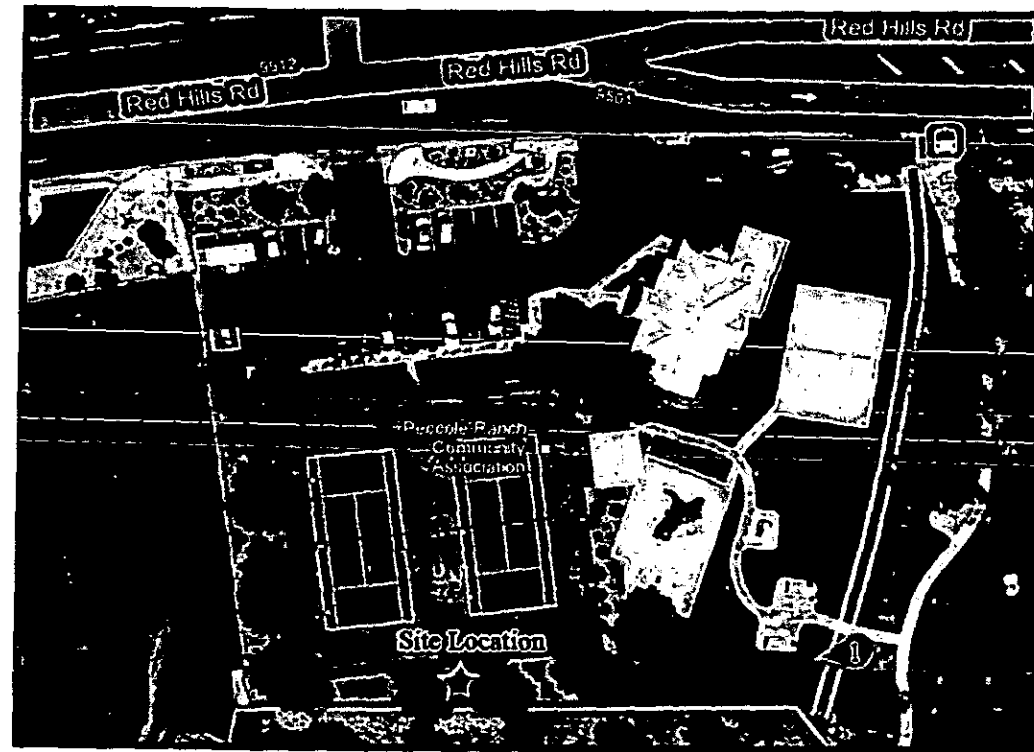
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TAX DISTRICT 200 2011

PECCOLE RANCH

9501 RED HILLS ROAD LAS VEGAS, NEVADA 89117

VIEW 1



LOCATION



EXISTING



PROPOSED

MAR 02 2011

SPECTRUM

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

TOWER CONSULTING, INC.

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

TOWER CONSULTING, INC.

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



DBA



PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E
9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIDNS	R.R.
1	01/21/11	100% ZONING	R.S.
D	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

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

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
MAR 24 2011

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1 2
TCI-028

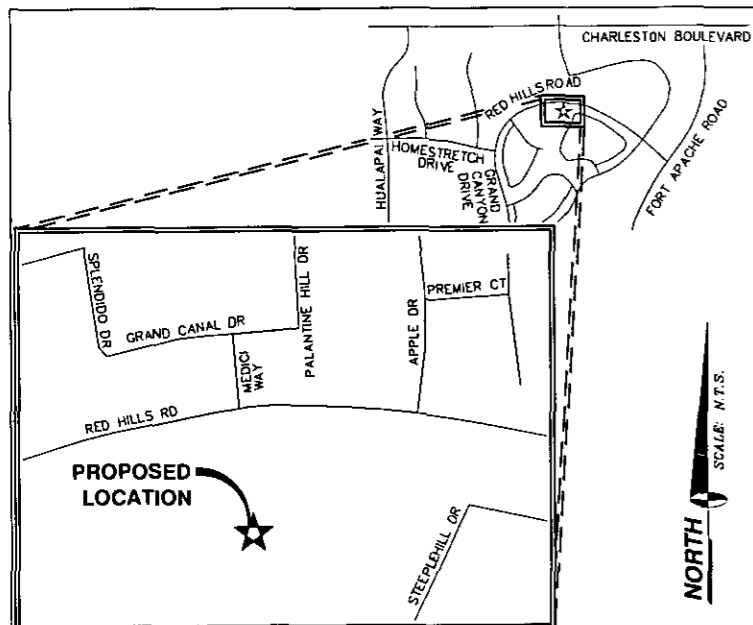
THE PROPOSED TOWER CONSULTING, INC. PROJECT INCLUDES:

- INSTALLATION OF AN 80' MONOPINE WITH BRANCHES NOT TO EXCEED 85'
- INSTALLATION OF 12' CHAINLINK FENCE WITH FABRIC SCREENING TO MATCH EXISTING
- INSTALLATION OF (2) 5' WIDE X 7' HIGH CHAINLINK GATES WITH FABRIC SCREENING TO MATCH EXISTING

THE PROPOSED T-MOBILE PROJECT INCLUDES:

- INSTALLATION OF (12) T-MOBILE ANTENNAS AT A 77' CENTERLINE
- INSTALLATION OF T-MOBILE OUTDOOR EQUIPMENT ON A 10' X 20' CONCRETE PAD

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148

CONTACT: CHRIS WENER
PHONE: (702) 339-9112

T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

CONTACT:
BOB VORLICEK
PHONE: (702) 822-2802

PROPERTY INFORMATION

OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION
9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CONTACT: JAN PORTER
PHONE: (702) 255-3351

AREA OF CONSTRUCTION: 2240± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (R-PD7)

JURISDICTION: CITY OF LAS VEGAS

APN: 163-06-610-002

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION: OUTDOOR INDOOR N/A

EQUIPMENT SHELTER: YES NO

ANTENNA LOCATION:
 NEW MONOPINE
 SELF SUPPORT TOWER
 EXISTING MONOPINE
 ROOF TOP
 EXISTING TOWER
 OTHER: NO ANTENNAS, TOWER ONLY

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

CODE COMPLIANCE

CIVIL ENGINEER

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

STRUCTURAL ENGINEER:

T.B.D.

ELECTRICAL ENGINEER:

SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:

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

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL	2
A3	EAST & WEST ELEVATIONS	2
ISSUED FOR:		
SHEET INDEX		ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
VAR-41297		
SUP-41296		
APPROVAL LIST		

LEGAL DESCRIPTION

BEING LDT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 25 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 6D EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON JUNE 3, 2009.

SOUTH 36°49'19" EAST, BEING THE CENTERLINE OF WORLD CUP DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 46, PAGE 99 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. 9LV19 NNW6 BEING A RIVET AND PLATE IN TOP OF CURB LOCATED ON THE SOUTH EAST CORNER OF CHARLESTON BOULEVARD AND TOWN CENTER DRIVE.

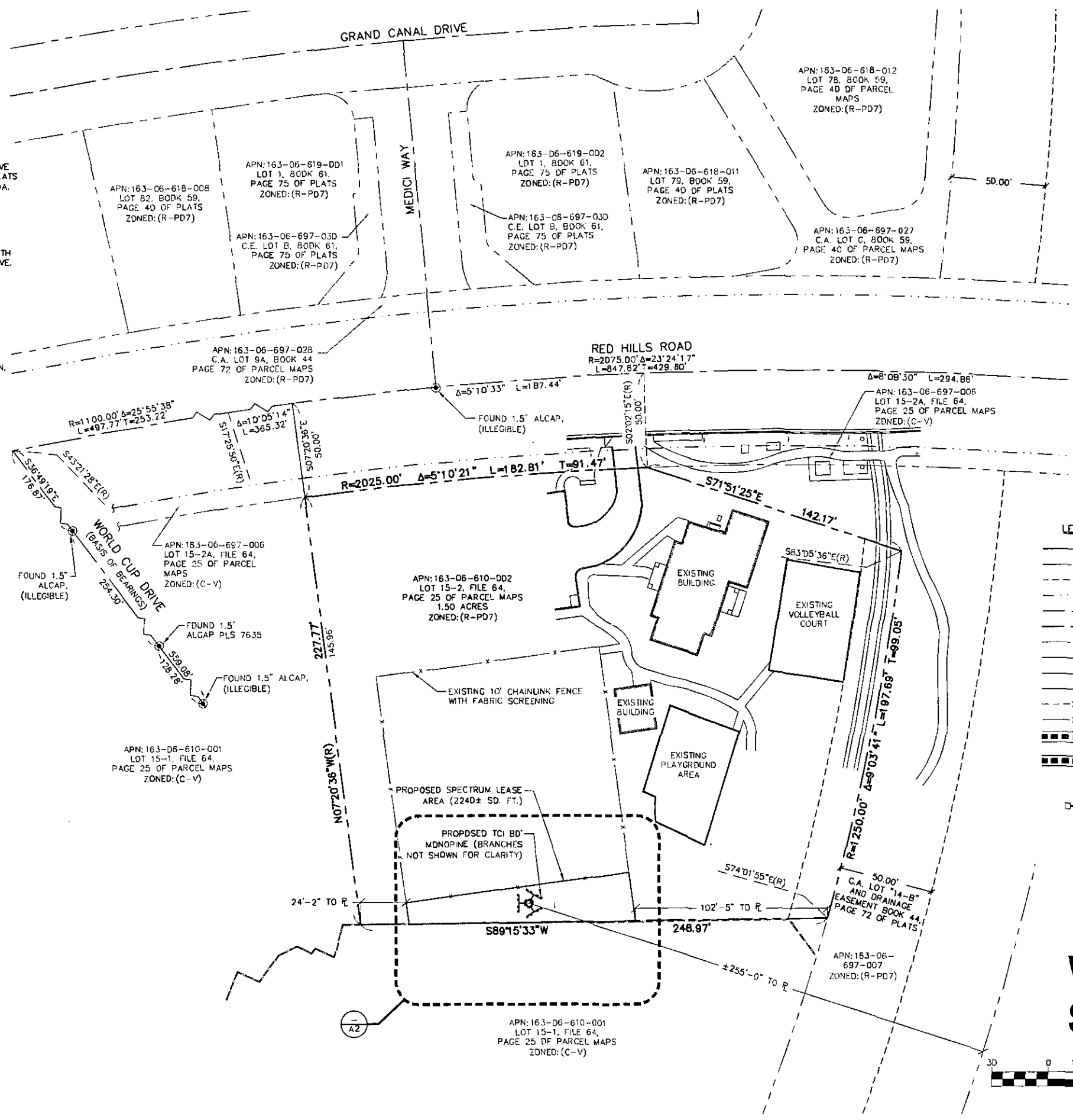
ELEVATION: 3004.34 FEET (NAVD 1988)
915.724 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 320D3C2145E, DATED SEPTEMBER 27, 2002 AND PER SAID MAP: ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

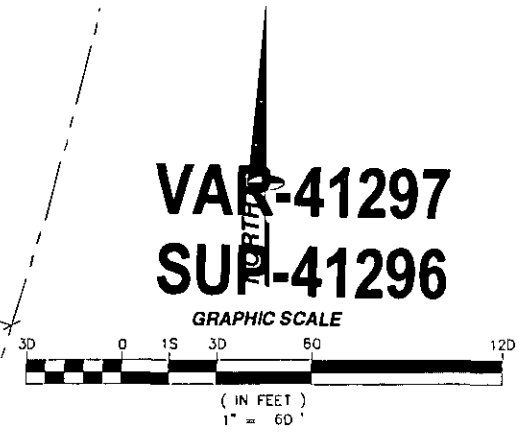
NOTES & TITLE REPORT EXCEPTIONS

SPECTRUM SURVEYING & ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE CLIENT.



LEGEND

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



SITE PLAN

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

SOMNIPONT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

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

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
MAR 24 2011

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1 2
TCI-028

SCALE: 1" = 60'

PROJECT INFORMATION:
PECCOLE RANCH
 TCI-028/VG08373E
 9501 RED HILLS ROAD
 LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:
03/22/11

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
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1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:
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 8905 W POST RD., SUITE 100
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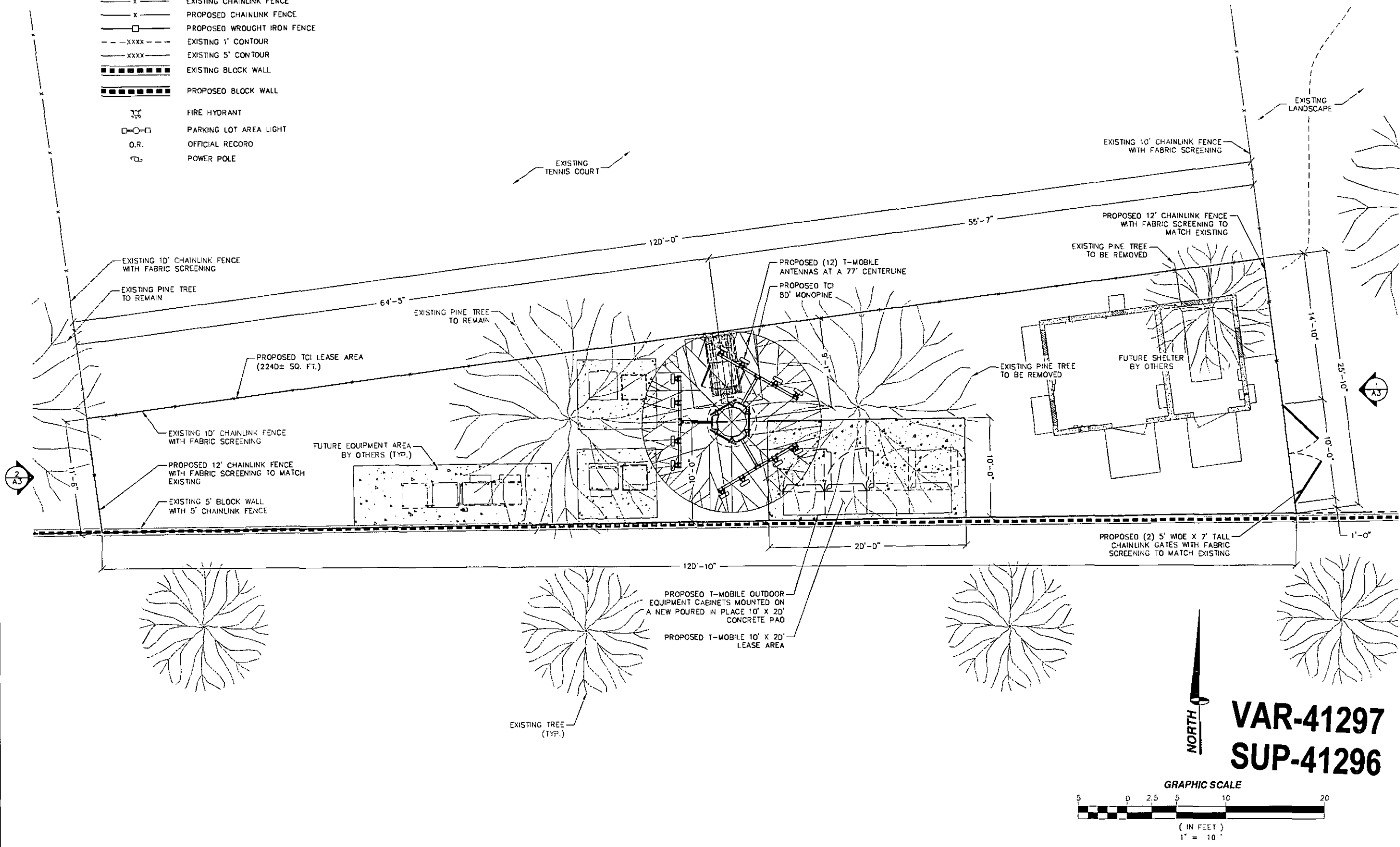
DRAWN BY: CHK.: APV.:
 R. SAN JUAN M. CEFALU C. WENER

LICENSURE:
RECEIVED
MAR 24 2011

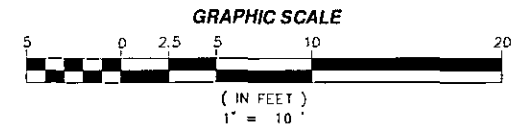
SHEET TITLE:
SITE DETAIL

SHEET NUMBER: REVISION:
A2 **2**
 TCI-028

- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OHP OVERHEAD POWER
 - x- EXISTING CHAINLINK FENCE
 - x- PROPOSED CHAINLINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - xxx- EXISTING 1' CONTOUR
 - xxxx- EXISTING 5' CONTOUR
 - █ EXISTING BLOCK WALL
 - █ PROPOSED BLOCK WALL
 - ⊕ FIRE HYDRANT
 - ⊙ PARKING LOT AREA LIGHT
 - O.R. OFFICIAL RECORD
 - ⊕ POWER POLE



VAR-41297
SUP-41296



PROJECT INFORMATION:
PECCOLE RANCH
 TCI--028/VG08373E
 9501 RED HILLS ROAD
 LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:
03/22/11

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

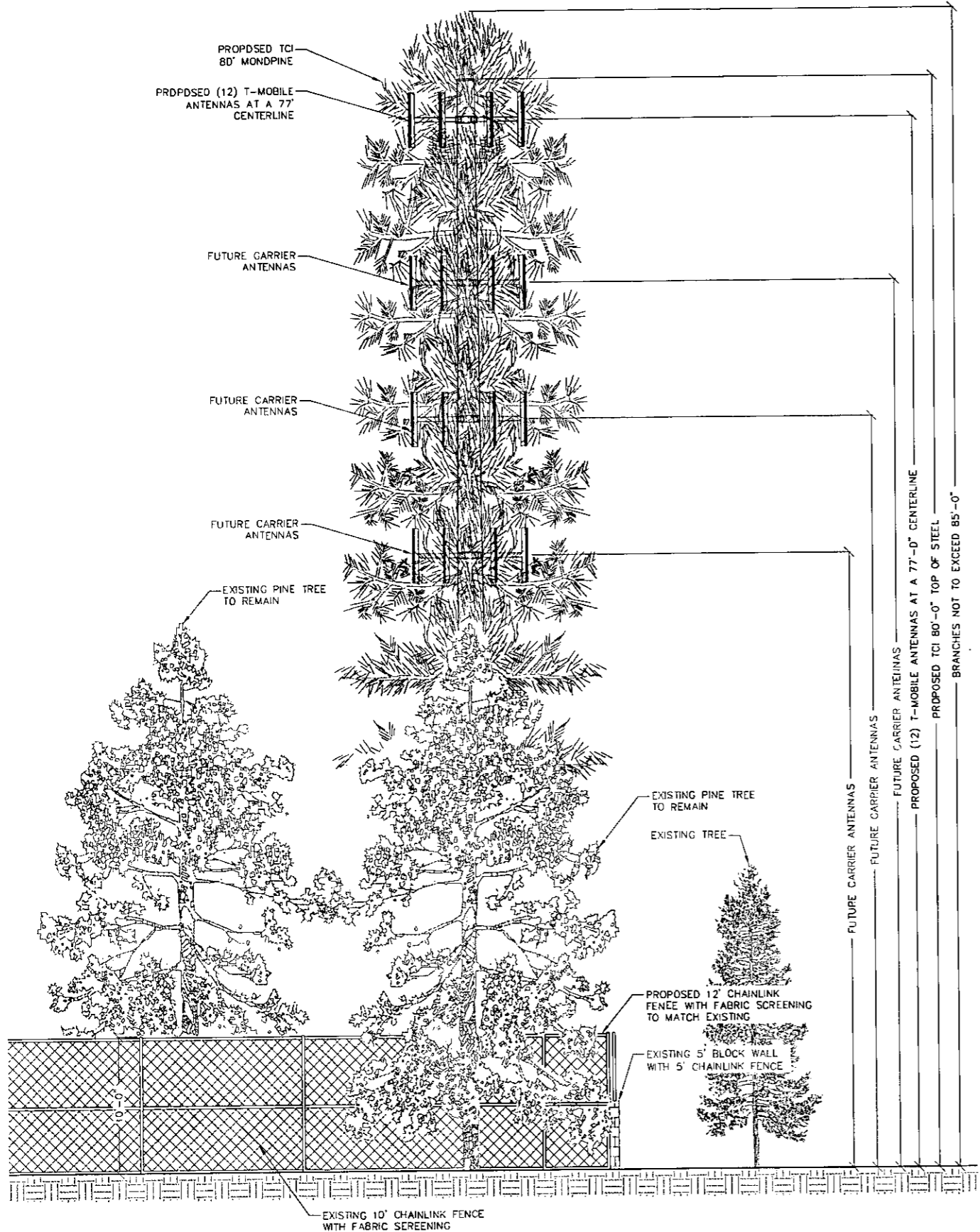
PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 8905 W POST RD., SUITE 100
 LAS VEGAS, NEVADA 89148
 PH. (702) 367-7705
 FAX (702) 367-8733

DRAWN BY: **R. SAN JUAN** CHK.: **M. CEFALU** APV.: **C. WENER**

LICENSURE:
RECEIVED
MAR 24 2011

SHEET TITLE:
EAST & WEST ELEVATIONS

SHEET NUMBER: **A3** REVISION: **2**
 TCI-028

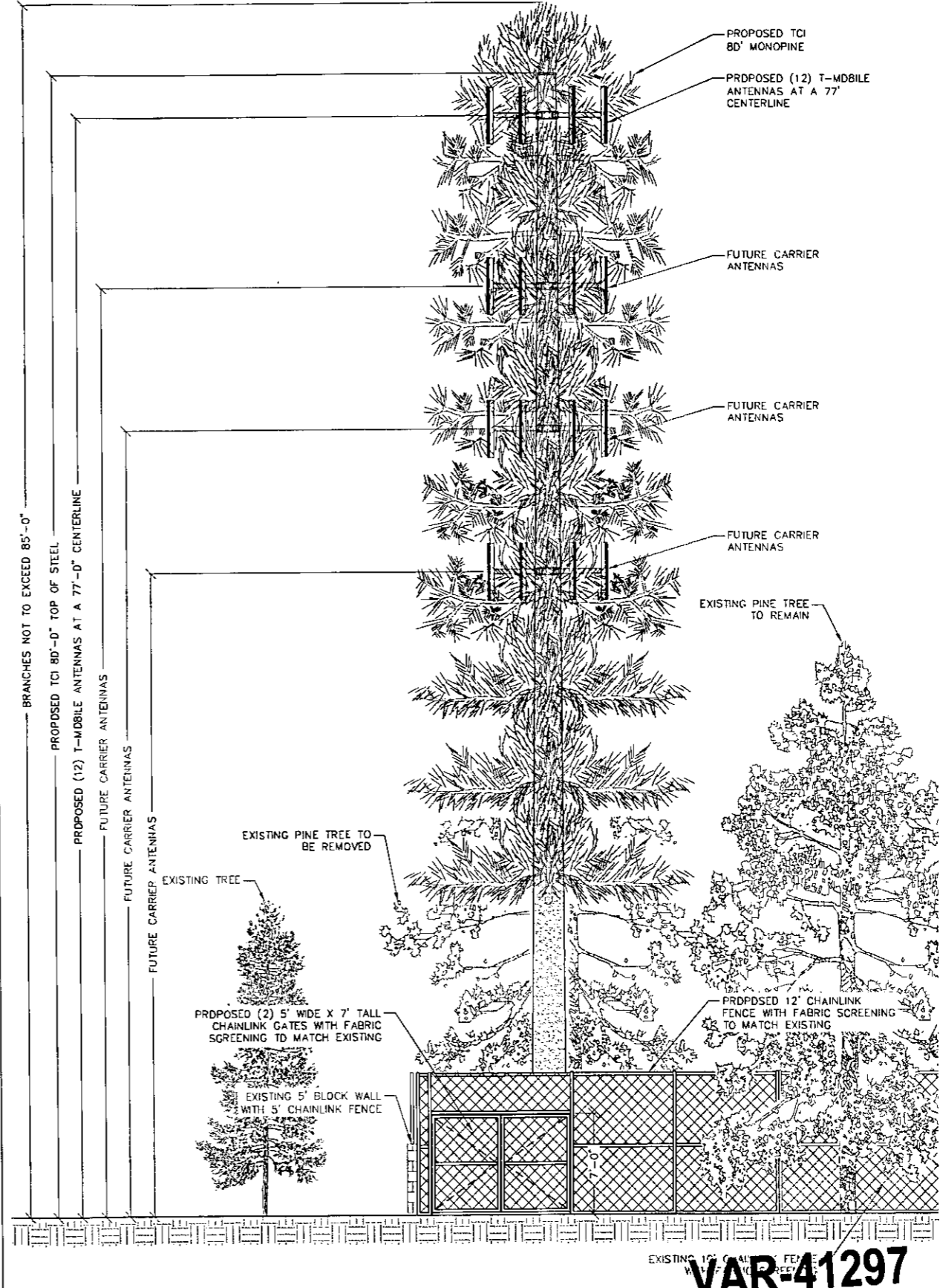


WEST ELEVATION

SCALE: 1" = 10'

2

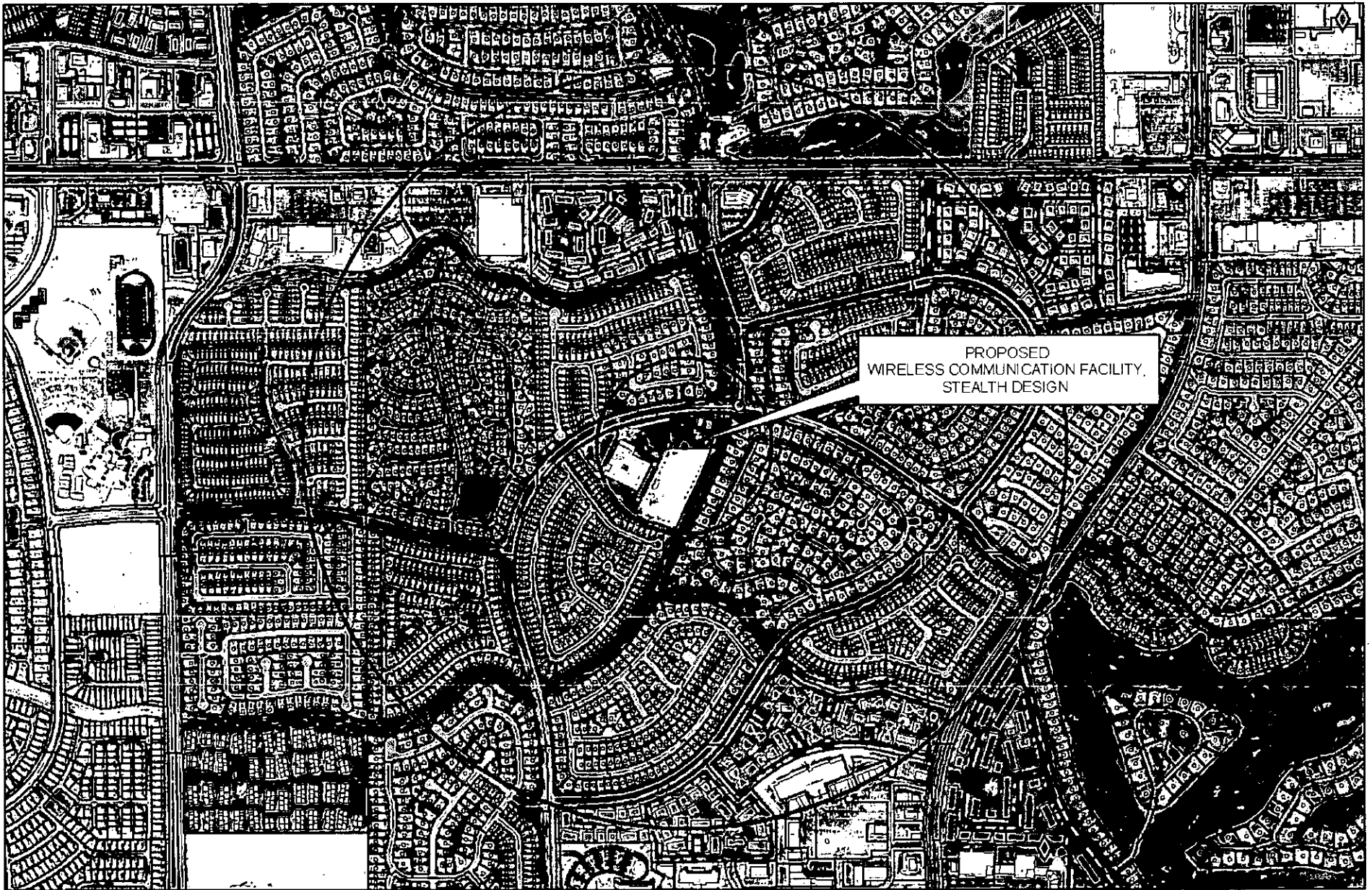
EAST ELEVATION



SCALE: 1" = 10'

1

VAR-41297
SUP-41296

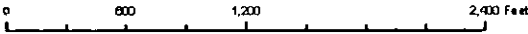


SUP-41296
Wireless Facility

Wireless Facility Locations

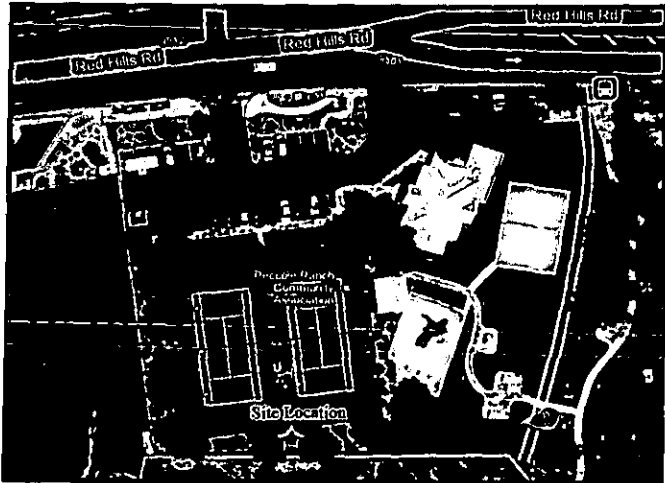
- △ Non-Stealth
- ◇ Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer



PECCOLE RANCH 9501 RED HILLS ROAD LAS VEGAS, NEVADA 89117

VIEW 1



LOCATION



EXISTING



PROPOSED

MAR 02 2011

SPECTRUM

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

TOWER CONSULTING, INC.

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

VAR-41297 SUP-41296

FAX Transmission

Number of pages including cover sheet 15

Attention: Audrie Dodge

Company: Liason to Wolfson

Phone: 229-2420

Fax: 4104-2672

Comments: Audrie Thank you for your help with this. It's greatly appreciated
Laurie Swain

Date: September 12, 2011

From: Laurie Swain

Company: _____

Phone: 296-3563

OfficeMax
IMPRESSTM
PRINT & DOCUMENT SERVICES

RECEIVED
SEP 13 2011

8720 W. Charleston Blvd
Las Vegas, NV 89117
Phone: 702.951.4000
Fax: 702.951.4007
Email: impress1105@officemax.com

Laurie Swain
1605 Breeze Canyon Dr.
Las Vegas, NV 89117

September 12, 2011

By fax to: (702)464-2672

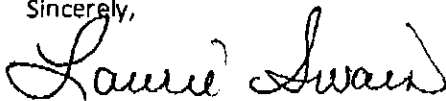
Steve Wolfson
Las Vegas City Council
City, Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: Special Use Permit Number 41296
Proposed Communication Tower at 9501 Red Hills Road

Dear Councilman Wolfson,

Thank you for meeting with us recently at the Peccole Ranch Town Hall Meeting. As I mentioned to you following the meeting, it is my belief that the vast majority of those who will be impacted by the proposed cell phone tower do not favor the proposal. As evidence of this, I have included with this letter a petition signed by 157 residents who live in the immediate vicinity who oppose the proposed tower. Given that this proposal was also not favored by the Planning Commission, I urge you to vote against this proposal and to recommend that your fellow Las Vegas City Council Members do the same. Thank you for your attention to this matter.

Sincerely,



Laurie Swain

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SEP 13 2011

PETITION TO OPPOSE

85 FOOT HIGH WIRELESS COMMUNICATION TOWER AT 9501 RED HILLS ROAD

I reside in Peccole Ranch and am opposed to the application submitted by Tower Consulting, Inc. for a Special Use Permit (SUP 41296) to allow a proposed 85-foot high wireless communication facility located at 9501 Red Hills Road, which is scheduled for hearing before the Las Vegas City Council

on July 20, 2011.
September 21

Printed Name	Signature	Address
Laurie Swain	Laurie Swain	1605 Breeze Canyon Dr. 89117
Sylvia Teyano	Sylvia Teyano	9409 Steeplehill Drive 89117
Robert Work	Robert Work	9412 Steeplehill Dr. 89117
Lori Haberman	Lori Haberman	9416 Steeplehill DR. 89117
Grays Rynell	Grays Rynell	9413 Steeplehill Dr. 89117
JUDY BERKOWITZ	Judy Berkowitz	9745 NORTHERN DANCER Dr. 89117
Martina Bernstein	Martina Bernstein	1313 Desert Hills Dr. 89117
AMY JACKSON	Amy Jackson	1321 DESERT HILLS DR. 89117
JIMMIE TAYLOR	Jimmie Taylor	1329 DESERT HILLS DR 89117
Shannon Tonner	Shannon Tonner	1409 Desert Hills Dr. 89117
Julie Ann Seals	Julie Ann Seals	1413 Desert Hills Dr. 89117
J.P. Nestelberger	J.P. Nestelberger	1816 Glenview Pr 89117
LATINA HARTIS	Latina Hartis	1309 Calle Monterey 89117
Alex Norlati	Alex Norlati	2200 South Fort Apache 89117
Lauren Fred	Lauren Fred	1400 Ibiza St 89117
Jane Jackson	Jane Jackson	8736 Double Eagle Dr. 89117
Emily Alexander	Emily Alexander	8909 Torcello Dr. LV 89117
AYASTAN NOVMANNEYSAN	Ayastan Novmanneysan	8804 Paria Dr Dr NV 89117

SEP 13 2011


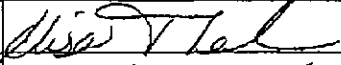


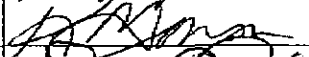


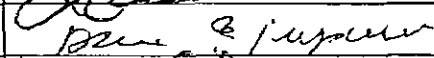
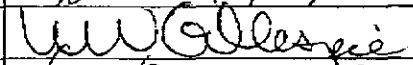
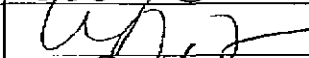
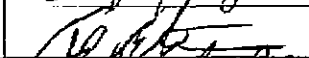

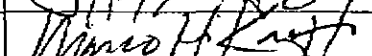
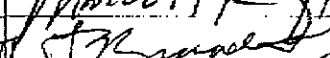
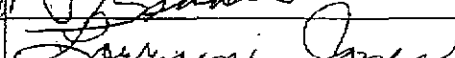

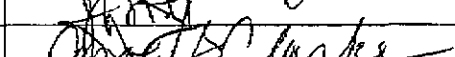
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PETITION TO OPPOSE

85 FOOT HIGH WIRELESS COMMUNICATION TOWER AT 9501 RED HILLS ROAD

I reside in Peccole Ranch and am opposed to the application submitted by Tower Consulting, Inc. for a Special Use Permit (SUP 41296) to allow a proposed 85-foot high wireless communication facility located at 9501 Red Hills Road, which is scheduled for hearing before the Las Vegas City Council on July 20, 2011.

Sept-21

Printed Name	Signature	Address
Scott Swain		1605 Breeze Canyon Dr.
Patricia Moredock	Patricia Moredock	9428 Steeplehill Dr.
ELISA THALER		1608 BREEZE CANYON DR, LV NV 89117
EARL KAWIMOTO		1604 BREEZE CANYON DR. L.V. NV 89117
PREIFER/HESTER		9517 Spanish Steps Lane 89117
Krista Monson		1409 Palantine Hill Dr 89117
Paul Shikadeh		1409 Palantine Hill Dr. 89117
Jennifer Henshaw		9516 Grand Canal Dr 89117
DZRA Eijovic		9525 Grand Canal
MARK GILLESPIE		1413 SPLENDIDO LN, NV 89117
Whitney Thier		"
Eric Thomson		1404 Splendido Dr 89117
Jeff DRAGONICA		1405 Splendido Dr 89117
Mayer Kraft		9520 Spanish Steps 89117
Bob Bone & Priscilla Bennett		9512 Spanish Steps 89117
Lorraine Jones		1332 Palantine Hill Dr. 89117
JOHN PACURCI		1401 PALANTINE Hill Dr 89117
CHARLE CLARKE		1416 Palantine Hill Dr 89117

SEP 19 2011

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PETITION TO OPPOSE

85 FOOT HIGH WIRELESS COMMUNICATION TOWER AT 9501 RED HILLS ROAD

I reside in Peccole Ranch and am opposed to the application submitted by Tower Consulting, Inc. for a Special Use Permit (SUP 41296) to allow a proposed 85-foot high wireless communication facility located at 9501 Red Hills Road, which is scheduled for hearing before the Las Vegas City Council

on July 20, 2011 September 21, 2011.

Printed Name	Signature	Address
Sara Alaia		1812 Winners Cup Drive, LV, NV 89117
Glizhine Beshimon		9125 W Charleston Blvd, 89117
Bhanga V...		9704 Hibernia Rd DR, LV, NV 89117
Chen Huiyong		81599 ...
Patrick Torres		10009 Ranch Hand Ave LV NV 89117
Rizze Alisaugui		9016 World Cup 89117
DeChandra Kyriezapato		9729 Northmen Hancer Dr Las Vegas 89117
Jacob Buehler		1812 Derbyshire Drive Las Vegas, NV 89117
Gary Yoshinaga		9225 W Charleston Blvd #1084
Joska Uddes		1605 British Cup Drive
Shela Carter		9917 Via Toro Ave
Enka Blache		913 Paramount Ct LV 89117
Brian Blaylock		" " " "
Kevin Broadnax		3228 Ivory Coast Dr. LV, NV 89117
Desiree Broadnax		9225 W Charleston Blvd #1177
Robert Lebron		9225 W Charleston Blvd #1177
Vanessa Grassi		8665 Cremona Dr
Armin Sultissam		2200 S Fort Apache #2099, L.V. N.V. 89117
Milagro Arnolo		2200 S. Fort Apache Rd 2099 L.V. N.V. 89117
WARREN WEBSTER		8308 Napoli Dr. LV NV 89117
Reza Alaia		1541 Willowbank Court 89117
		1812 Winners Cup DR LV NV 89117

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PETITION TO OPPOSE

85 FOOT HIGH WIRELESS COMMUNICATION TOWER AT 9501 RED HILLS ROAD

I reside in Peccole Ranch and am opposed to the application submitted by Tower Consulting, Inc. for a Special Use Permit (SUP 41296) to allow a proposed 85-foot high wireless communication facility located at 9501 Red Hills Road, which is scheduled for hearing before the Las Vegas City Council on July 20, 2011 ~~September 21, 2011,~~

Jeff Yearick

2137 Palms Piccolo Ranch 89117

Printed Name	Signature	Address
Frank Padilla		4369 Aston Martin Dr
James Moor		1416 Sunbush Ln
Lucretia Hunt		9225 W. Charleston Blvd
Emily Santeler		9225 W. Charleston Blvd.
Suzanne Robertson		8632 Cremona Dr. LV, NV 89117
Mario Garcia		2200 S. Fort Apache Rd. 89117.
Amy Jonas		9599 W. Charleston #1166 89117
Randy Deshaies		1308 Premier Ct 89117
SUSAN JARSON		1408 Dessert Hill 89117
Susan Miller		9225 Charleston #107 89117
SHELDON BULGATZ		9429 GREENHAM CIR LV 89117
Kim KAMME		1400 SunCopper Dr. LV 89117
Pattianne Stecher		10029 RANCH HAND AVE 89117
Laura Esteller		848 N. Rainbow #360, LV NV 89109
Anna Lewis		8606 Alfano Ct LV NV 89117
IAN KAMBERG		1128 Triumph Ct 89117
Cedric Washington		1054 Sagvia Canyon 89117
Eddepar Nandikanti		9225 W. Charleston Blvd. 89117
MARIA BANKS		9756 RAINBOW AVE. W. NV. 89117

Erin Long

Jamileh Javadi

713 Callahan Point 89145

1425 S/Herkatal LV NV 89117

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85 FOOT HIGH WIRELESS COMMUNICATION TOWER AT 9501 RED HILLS ROAD

I reside in Peccole Ranch and am opposed to the application submitted by Tower Consulting, Inc. for a Special Use Permit (SUP 41296) to allow a proposed 85-foot high wireless communication facility located at 9501 Red Hills Road, which is scheduled for hearing before the Las Vegas City Council on July 20, 2011.
 Sept 21,

Printed Name	Signature	Address
George McQuarri	George McQuarri	1609 Breeze CANYON DR.
RUTH M. ZIND	Ruth M Zind	1521 BREEZE CANYON DRIVE
WILLIAM S. ZIND	William S Zind	" " " "
JOYCE RUUD	Joyce Ruud	1508 BREEZE CANYON DR.
ARMIN RUUD	Armin Ruud	" " " "
Ann Olson	Ann Olson	1509 Breeze Canyon Dr.
GARY WONG	Gary Wong	1501 BREEZE CANYON DR. 89117
KIM MCCOY	Kim McCoy	9436 Steeplehill DR LV, NV 89117
J.D. MCCOY	J.D. McCoy	9436 Steeplehill DR LV, NV 89117
DANAY KOST	Danay E Kost	9432 Steeplehill DR LV NV 89117
Bill Kost	Bill Kost	9432 Steeplehill DR LV NV 89117
Elizabeth Tomasek	Elizabeth Tomasek	9424 Steeplehill Dr. Las Vegas NV 89117
Michael Sherman	Michael Sherman	9425 Steeplehill Dr. Las Vegas NV 89117
Adela Sherman	Adela Sherman	9425 Steeplehill L.V., NV 89117
Alan Bergman	Alan Bergman	9421 STEEPLEHILL LV 89117
Tom Kreeh	Tom Kreeh	9420 STEEPLEHILL DRIVE 89117
Rachel Hampton	Rachel Hampton	1517 Breeze Canyon Dr 89117
Don Haugh	Don Haugh	1517 Breeze Canyon Dr 89117

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85 FOOT HIGH WIRELESS COMMUNICATION TOWER AT 9501 RED HILLS ROAD

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 Sept 21, 2011

Printed Name	Signature	Address
FLORE C. DEMILLO	Flore C Demillo	1305 Mount Augusta Ct
Oscar Richie	Oscar Richie	1300 Mt. Augusta Ct, L.V., NV 89117
Maeretha Richie	Maeretha Richie	1300 Mt. Augusta Ct, L.V., NV 89117
Lonnie Colwell	LC	1313 Mt. Augusta Ct L.V. NV 89117
Tammie Webb	Tammie Webb	1325 Mt. Augusta Ct L.V., NV 89117
Lilly South	Lilly South	9875 Paseo Cresta ave LV NV 89117
Alec Patison	Alec Patison	9833 Paseo Cresta LV, NV 89117
Hobart Bitero	Hobart Bitero	1320 Francois St. Las Vegas NV 89117
Cynthia Hill	Cynthia Hill	9833 Camino Santa Verde
Mai ando	Mai ando	1305 Mt. Augusta Ct Las Vegas NV 89117
MARILEN GARCIA	Marielen Garcia	2291 S. FORT APACHE RD, LV NV 89117
LORRAINE PINEDA	Lorraine Pineda	2291 S. FORT APACHE RD. LV NV 89117
Arlene Wall	Arlene Wall	9901 Ranch Hand ave. 89117
Therese Wall	Therese Wall	9901 Ranch Hand ave. 89117
Natalie Montes	Natalie Montes	2225 W. Charleston Blvd 89117

SEP 13 2011
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PETITION TO OPPOSE

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Sept 21

Printed Name	Signature	Address
DOUGLAS DaSilva	<i>Douglas DaSilva</i>	9509 GROVER WALK CIR, L.V. NV 89117
Ann Dylag	<i>Ann Dylag</i>	9417 Churchill Downs Dr. LV 89117
Chris Schultz	<i>Chris Schultz</i>	9413 Churchill Downs Dr Las Vegas NV 89117
Kewey ROE	<i>Kewey ROE</i>	1809 ST GREGORY DR NV 89117
A. J. TOMAS	<i>A. J. Tomas</i>	1816 Saint Gregory Dr LV, NV 89117
DAVE COUVOISIER	<i>Dave Couvoisier</i>	1621 WINDSFORD CIR, LV, NV 89117
SUSAN FORD	<i>Susan Ford</i>	1617 WINDSFORD CIR. LV NV 89117
Judith Beyer	<i>Judith Beyer</i>	1650 Windfzord Circle 89117
Michelle M... ..	<i>Michelle M...</i>	1604 Windfield 89117
Frank Noreo	<i>Frank Noreo</i>	9504 Dorens Way Cir LV 89117
LANE LEE	<i>Lane Lee</i>	1617 Dreyer Lane LV 89117
PAUL KRUGER	<i>Paul Kruger</i>	9280 SAN VINCENZO Ct. 89117
MARGARET KEUSO	<i>Margaret Keuso</i>	9924 CAMINO LOMA VERDE 89117

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JUL 19 2011

RE: Opposition to SUP-41296

Although residents of Peccole Ranch are required to notify their neighbors regarding any construction projects or altering of the landscape, we were not afforded the same courtesy by the Community Association who negotiated a business venture with a cellular phone company to construct an 85-foot high wireless communication facility. It was never addressed in the Community Association newsletter so residents were not included in a decision which impacts their collective rights and interests. Instead, a few select people on the Homeowner's Association Board found a way to create rental revenue without doing a comprehensive cost/benefit analysis assessing how it would affect the overall ambience of the vicinity.

The proposed location is not only in the middle of the Peccole Ranch common park area (tennis courts, toddler playground, sand volleyball, walking path, Frisbee area, exercise apparatus, barbecue with picnic table and benches, clubhouse) but is directly adjacent to the Clarence Piggott Elementary School's playground. It also borders the basketball courts and grassy field used by children during school recess, scheduled outdoor activity, and by those enrolled in the City of Las Vegas Safekey After-school Program who rely heavily on these recreational amenities.

Hopefully, SUP-41296 will be denied by the City of Las Vegas Planning Commission, but if not, may this discussion be delayed until it can be appropriately addressed with the Clarence Piggott Elementary School's Staff (and parents) who should be informed since children will be playing within just a few feet of this proposed communication facility? If there's a perception the airwaves might be a potential health hazard, it will cloud the enjoyment of those desiring a safe place to enjoy much needed and desirable leisure activities. It's assumed the beautiful trees adorning the path between the school and the Peccole Ranch common area will have to be removed to make way for the installation.

Peccole Ranch residents are prohibited from having antennas on their own properties, so it's hypocritical of the Board to suggest an 85-foot tower with 6 to 8 foot antenna sticks be placed in this picturesque area which also serves as a community park for many Las Vegas citizens. To minimize potential conflict between homeowners and the Peccole Ranch Community Association, it might be best to adhere to the same expectations currently outlined in the bylaws. By allowing this type of tower with antennas, with possible additional sectors, rays, two way radio or microwave systems, this could set a precedent for homeowners who might request the same privilege to enhance their own personal use of audio and visual equipment.

If this type of wireless communication facility is *really* necessary, there are commercial locations on the south end of Peccole Ranch and on all four quadrants of the community which might be considered instead. At least these locations are not under the ethical obligation of the Homeowner Association's governing documents regarding the restriction of antennas – described as a type of visual nuisance or obstruction which would harm property values for those residents who live within close view.

As a member of the Peccole Ranch Homeowners Association, due to fear of retribution, and to avoid any potential harassment from those few on the Board in favor of this business arrangement, I prefer to remain anonymous and maintain a peaceful coexistence.

Thank you for your time and consideration.

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City Of Las Vegas Department Of Planning Pre-Application Conference Notes

CYCLE
5

Project Name: New Wireless Communication Facility, Stealth Design (Monopine)

APN(s):	163-06-610-002	Pre-app Date:	03/16/11
Location:	9501 Red Hills Road	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	2 - Wolfson	Acres:	1.49
		Time:	8:00 a.m.

Ownership Info:	Peccole Ranch Community Association 9501 Red Hills Road Las Vegas, Nevada 89117-0862	Last Change of Ownership Date:	01/26/96
	Phone: (702)-	Fax: (702)-	Email:

Applicant Info:	Spectrum Surveying & Engineering, Inc. Attn: Curtis 8905 West Post Road, Ste 100 Las Vegas, Nevada 89148		
	Phone: (702)-367-7705 ext 223	Fax: (702)-	Email:

Representative Info:	Same		
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Club House with proposed Wireless Communication Facility, Stealth Design (Monopine)
	Proposed:	No change proposed

General Plan:	Existing:	PR-OS (Parks/Recreation/Open Space)
	Proposed:	No change proposed

Zoning:	Existing:	R-PD7 (Residential Planned development- 7 Units per Acre)
	Proposed:	No change proposed

Special Area, Master Plans, and / or Overlay Districts that Apply:	Peccole Ranch
	Special Land Use Designation (per plan, if applicable): N/A

Meeting
 Conversation Record
 Telephone Record

Between CLV Planning Representative: Debbie Sullivan, Planner I (229-6895 Office / 385-7268 Fax / dsullivan@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Curtis	Spectrum Surveying & Engineering	367-7705		kveater@spectrumsc.com
2.				
3.				
4.				
5.				
6.				
7.				
8. Debbie Sullivan	CLV - Planning	229-6895	385-7268	dsullivan@lasvegasnevada.gov
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? YES NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

History:

1. On 3/15/11, the Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-41097) to install an 85-foot tall (top of branches) Wireless Communication Facility, Stealth Design (Monopine) at 9501 Red Hills Road.

Meeting Notes:

1. Please ensure that your elevation drawing show the height of the Wireless Communication Facility along with all locations for co-locations of equipment.
2. Your previous plans submitted for the Minor Site Development Plan Review (SDR-41097) depict a 10-foot tall chain link fence with fabric screening. Title 19 restricts the height of the fencing to a maximum height of 8 feet. To request a height taller than allowed, you will need to request a Variance.
3. Your previous plans for the Minor Site Development Plan Review (SDR-41097) request the installation of an 85-foot tall Wireless Communication Facility, Stealth design (Monopine) (top of branches) with no equipment, just future carriers. Suggest you include in your plans the installation of at least one carrier, with at least two other future providers for co-locations.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

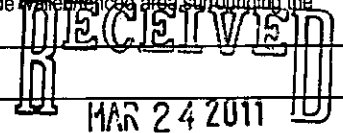
****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

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City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)						
Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees			
			Appl. Type	Application	Notification	Recordation	Sub-Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter (the same letter addressing all applications, included with each application)		SUP	\$ 0.00	\$ 500.00	\$ 30.00	\$ 530.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business License(s) – requested, but submittals will be accepted without		\$	\$	\$	\$	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required, cop(ies) of approval letter(s) for SDR-41097	Subtotal:					\$ 1360.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	–		\$0.00	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$1360.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):								
MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE								
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				7	
		<i>All</i> property lines and present dimensions labeled	Colored, Rolled Plans:				1	
		<i>All</i> building setbacks labeled	Reduced Copy (8-1/2"x11" BW; 1 per application):				1	
		<i>All</i> adjacent existing land uses and street names labeled	NOTES: \$500.00 application fee from SDR-41097 (Minor SDR) that was denied will be applied towards the cost for the SUP per Steve Gebeke One additional copy of an 11 x 17 and 8 1/2 x 11 will be required for the Variance application.					
		<i>All</i> points of ingress and egress shown						
		ADA accessibility requirements shown/labeled						
		Parking standard(s) utilized:						
		Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
		<i>All</i> free-standing sign locations shown and heights and sizes noted						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map	Folded Plans (1 per application):				0	
		<i>All</i> property lines and present dimensions labeled	Colored, Rolled Plans:				0	
		<i>All</i> required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" BW; 1 per application):				0	
		<i>All</i> required parking lot fingers/islands shown	NOTES:					
		Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled	Folded Plans (1 per application):				2	
		North, south, east, and west elevations of <i>all</i> buildings	Colored, Rolled Plans:				1	
		<i>All</i> building materials and colors noted	Reduced Copy (8-1/2"x11" BW; 1 per application):				1	
		<i>All</i> wall sign locations shown and sizes noted	NOTES: Elevation will be of the Communication Facility and all equipment					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled	Folded Plans (1 per application):				2	
		North arrow and scale	Rolled Plans:				1	
		<i>All</i> building entrances/exits shown	Reduced Copy (8-1/2"x11" BW; 1 per application):				1	
		Use of <i>all</i> rooms noted/labeled	NOTES: Floor Plans are of the area surrounding the Cell Tower to include fenced area surrounding the facility					
		Maximum Occupancy (per I.B.C.)						
		Seating Capacity (where applicable)						

CONTINUED NEXT PAGE



THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	163-06-610-002	Application Purpose:	Special Use Permit; Variance
Location:	9501 Red Hills Road	Application Purpose:	Wireless Communication Facility, Stealth Design (Monopine)
Ward:	2 - Wolfson	Pre-App. Meeting Date:	03/15/11
Planner's Signature:		Submittal Deadline:	03/24/11 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Debbie Sullivan, Planner I - 229-6895	Earliest PC / CC Meeting Dates:	05/10/11 PC - 06/15/11 CC (Cycle 5)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
 In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
 or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

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September 22, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

RE: SUP-41296 - SPECIAL USE PERMIT
RELATED TO VAR-41297
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011

Dear Ms. Porter:

The City Council at a regular meeting held September 21, 2011, DENIED the request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite No. 100
Las Vegas, Nevada 89146

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





September 21, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

RE: DENIAL OF VAR-41297 AND SUP-41296

Dear Ms. Porter:

The City Council at a regular meeting held September 21, 2011, **DENIED** your requests for a Special Use Permit (SUP-41296) for a proposed 85-foot high Wireless Communication Facility, Stealth Design (Monopine) and a Variance (VAR-41297) to allow a 12-foot high chain link fence where eight feet is the maximum height permitted at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development – 7 Units Per Acre) Zone.

The requested **Special Use Permit** was denied for the following reasons:

1. The subject site is within a residential planned development surrounded by single family residences with an elementary school located to the west of the property. The proposed facility would exceed the height of any buildings or trees in the residential community and would have a negative visual impact on the surrounding community. Therefore, the proposed use would not be compatible or harmonious with the existing surrounding land uses, or with future surrounding land uses as projected by the General Plan.
2. There were 217 protests submitted against the proposal, indicating very strong opposition from the surrounding neighborhood. This opposition supports the finding that the proposed use will not be compatible or harmonious with the surrounding adjacent community.

The requested **Variance** was denied for the following reasons:

1. Per Title 19.06.040(H)(4)(a), Chain link or open wire fencing (except as temporary construction fencing), is not an acceptable material for use as screen or perimeter walls unless approved as part of an overall development plan;
2. In addition to the material, the height of the wall would not be aesthetically compatible with the surrounding adjacent uses; and
3. Pursuant to Title 19.18.070(L), no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing a fence that did not comply with the standards of Title 19.06. Alternative design of the fence would allow conformance to the Title 19.06 requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke".

Steve Gebeke, AICP
Planning Supervisor

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

RE: SUP-41296 - SPECIAL USE PERMIT
RELATED TO VAR-41297
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Porter:

The City Council at a regular meeting held July 20, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the September 21, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: ABEYANCE - SUP-41296 - SPECIAL USE PERMIT RELATED TO
VAR-41297
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Ms. Porter:

Your request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on June 14, 2011.

The Planning Commission voted to recommend **DENIAL** of your request because it was determined that the proposed use would not be compatible with the existing and surrounding uses.

This item will be considered by the City Council on July 20, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
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 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



June 2, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: ABEYANCE - SUP-41296 - SPECIAL USE PERMIT RELATED TO
VAR-41297
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Ms. Porter:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Wednesday, June 8, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal flourish extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
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May 11, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297
PLANNING COMMISSION MEETING OF MAY 10, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER


Dear Ms. Porter:

Your request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 14, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 985-1964

May 5, 2011

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

re: Request for abeyance of SUP-41296 & VAR-41297 Tower Consulting, Inc., site TCI-028
Peccole Ranch

To Whom it May Concern:

Tower Consulting, Inc., has two items on the May 10, 2011 Planning Commission Agenda. Those items are SUP-41296 & VAR-41297. Tower Consulting, Inc., respectfully requests abeyance of both items and asks that they are held until the June 14, 2011 Planning Commission Agenda for public hearing.

Tower Consulting, Inc. requests abeyance of both items so that it may meet with home owners of the Peccole Ranch Community to explain the proposed items and address any homeowner concerns prior to public hearing.

Please contact me if I may assist your consideration in any way.

Sincerely,

Tracy Cline
702-539-2249

Cc: City of Las Vegas City Clerk

RECEIVED

MAY -5 2011



April 21, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Ms. Porter:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 4, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Wemer
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

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RICKI Y. BARLOW
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ELIZABETH N. FRETWELL
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CITY OF LAS VEGAS
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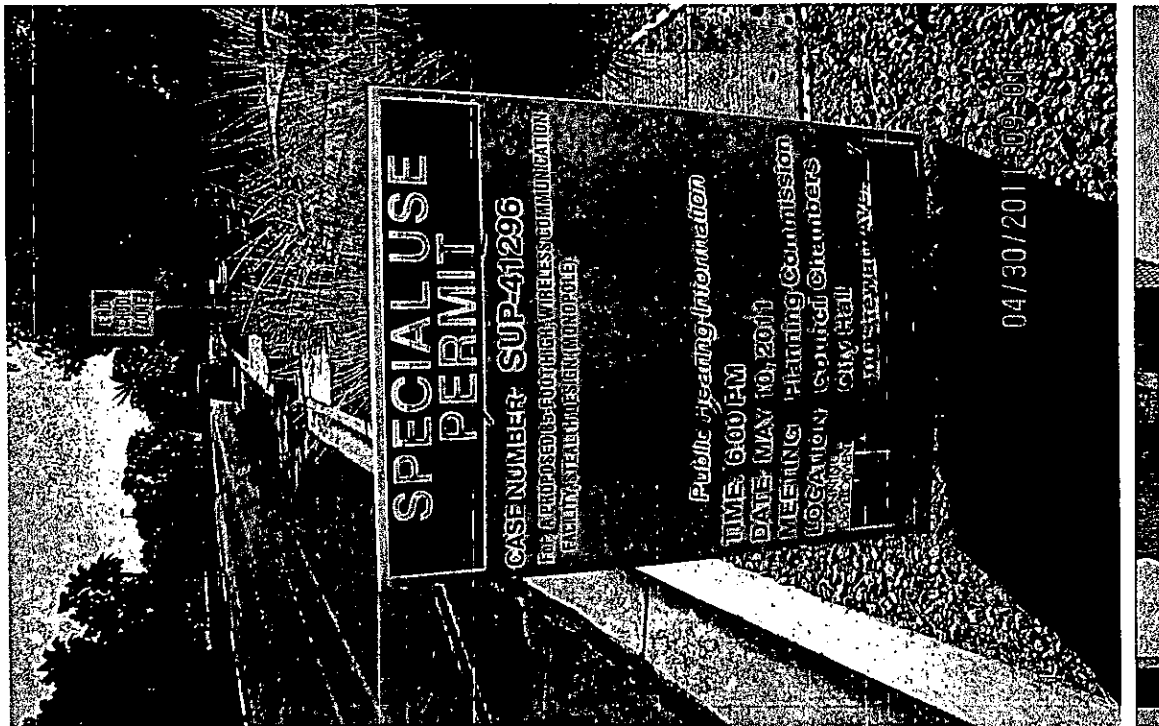
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-41296

MEETING DATE: 05/10/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



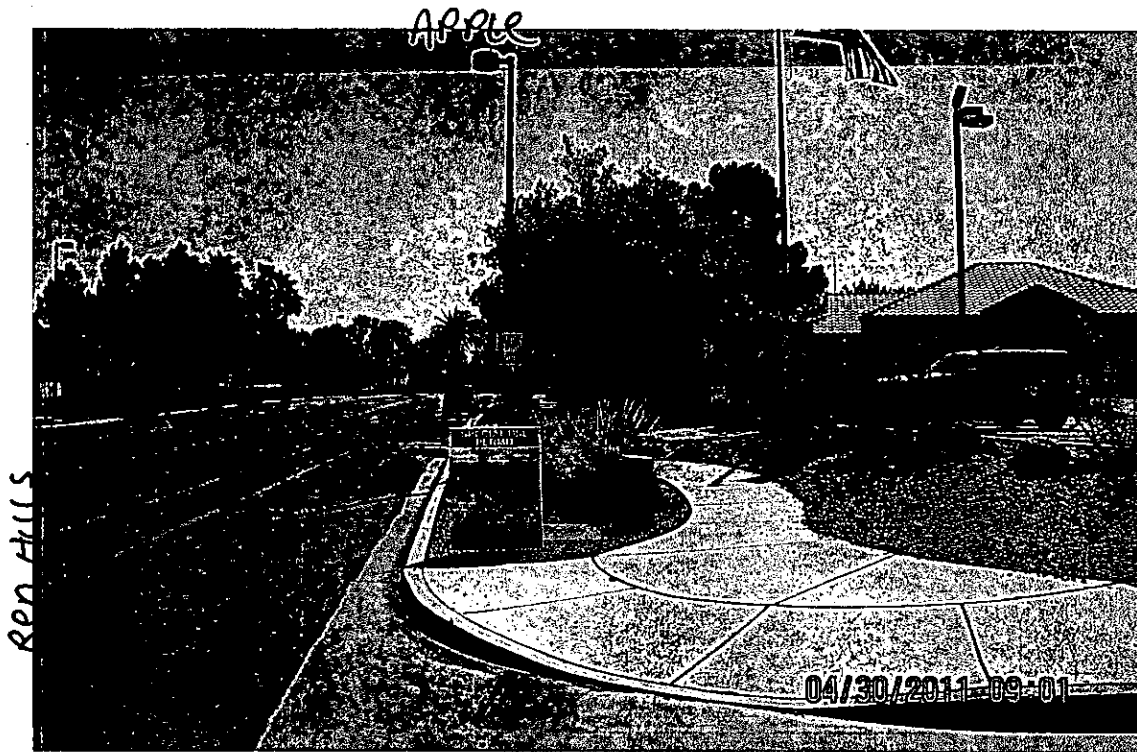
[Signature]
Signature


4-30-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



Zoning
the first





 Signature

4-30-11
 Date

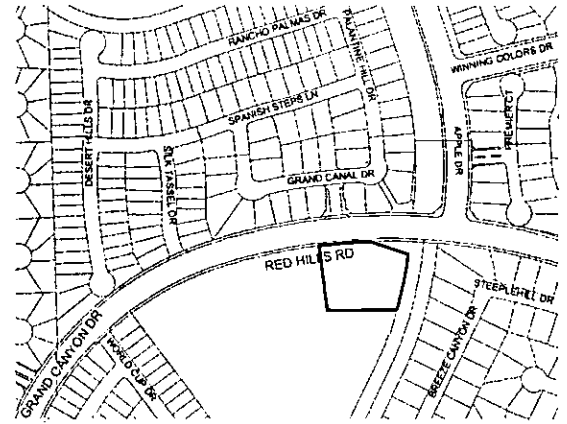
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *May 10, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

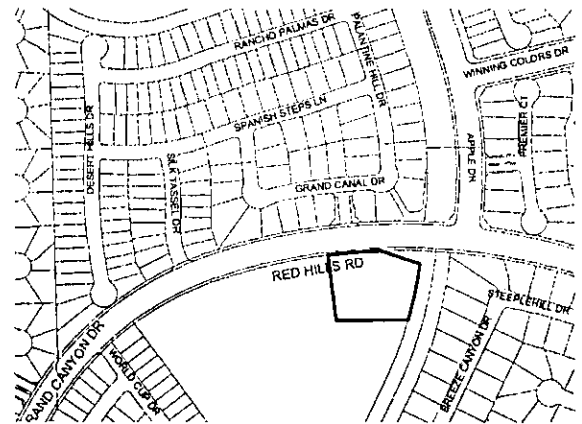
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

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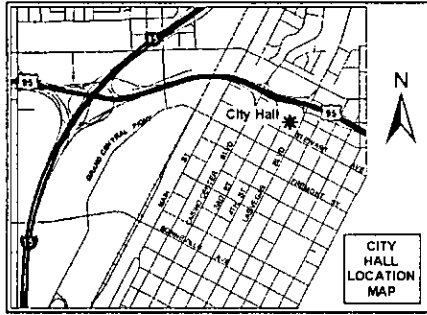
Public Hearing Information

Meeting: Planning Commission
Date: *May 10, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

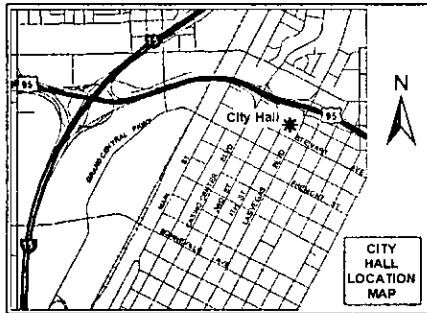
Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: April 11, 2011
Re: **SUP-41296** Tower Consulting, Inc. 9501 Red Hills Rd.
Request for a Special Use Permit for a proposed wireless communication facility, stealth design (monopine)

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a proposed 85-foot high wireless communication facility, stealth design (monopine) at 9501 Red Hills Road.

City of Las Vegas - Planning Department.

Development Notification

PC Meeting: May 10, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning Department:

SUP-41296

Canyon Gate Master Association

Cottonwood Terrace Community HOA

Fairway Pointe HOA

Peccole Ranch Community Association

Queensridge Owners Association

The Section Seven Community Association

West Sahara Community Association

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)
Date: April 11, 2011
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COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a proposed 85-foot high wireless communication facility, stealth design (monopine) at 9501 Red Hills Road.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-41297
SUP-41296

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: **MAY 10, 2011**

CITY COUNCIL: **JUNE 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 7, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

YK

Report Date 03/28/2011 10:12 AM

Submitted By

Page 1

A/P # 41296 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/24/2011 11:46	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development, Seven Units Per Acre) Zone, Ward 2 (Wolfson).

Parent A/P #

Project # 41296 Project/Phase Name PECCOLE RANCH Phase #
Size/Area 1.49 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16306610002

Location

Owner/Tenant

Contact ID AC1881028 Name PECCOLE RANCH COMMUNITY ASSOCIATION
Mailing Address 9501 RED HILLS ROAD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117 Country Foreign
Day Phone (702)255-3551 x Evening Phone
Fax (702)243-5819 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9501 RED HILLS RD
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306610002

Report Date 03/28/2011 10:12 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1881027 Foreign
Effective Expire
Name TOWER CONSULTING, INC
Day Phone (702)339-9112 x Eve Phone Organization
Pager PIN # Position
Fax (702)367-8733 Mobile Profession
E-Mail
Address 8905 W POST ROAD #100
LAS VEGAS, NV 89148
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1881028 Foreign
Effective Expire
Name PECCOLE RANCH COMMUNITY ASSOCIATION
Day Phone (702)255-3551 x Eve Phone Organization
Pager PIN # Position
Fax (702)243-5819 Mobile Profession
E-Mail
Address 9501 RED HILLS ROAD
LAS VEGAS, NV 89117
Seasonal Addr
Valid From To
Comments No Comments

Report Date 03/28/2011 10:12 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1881029 Foreign
Effective Expire
Name CHRIS WENER
Day Phone (702)339-9112 x Eve Phone Organization
Pager PIN # Position
Fax (702)367-8733 Mobile Profession
E-Mail
Address 8905 W. POST ROAD #100
LAS VEGAS, NV 89148
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Report Date 03/28/2011 10:12 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	U		0.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/24/2011 12:26	30.00
NOTIFICATION & ADVERTISING FEE	P	03/24/2011 12:26	500.00
Total Unpaid		0.00	Total Paid 530.00

Inspections

There are no Inspections for this Report

Review/Activities
Review #
Comments

Review Type # Status Waived Issued Started Completed Comp By

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By GKAPOVICH Modified Date/Time 03/24/2011 11:46

Comments
 No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
- Y Application/Petition Form Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Deed and Legal Description Y Laser Print Site Plan
- Y Justification Letter Y Laser Print Floor Plan
- N DINA (Not Always Required) Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition Approval Approved By Approved Date Applied By Applied Date Assigned
 Supervisor Required Comments

No Conditions

Project# A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 03/28/2011 10:12 AM

Submitted By

Page 5

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
 Public or Admin? PUBLIC

N Project of Regional Significance?

N Parent Project link required? Is there a condition of approval for a Required Review?
 If yes, when does it need to be reviewed?

Type of Use
 WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN

N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
05/10/2011	PC	SCHEDULED	0	0	0
GKAPOVICH	03/24/2011				

Template Type/AP #	AP Type	Status	Stage
No children exist for this project			

Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	03/24/2011 12:29		0.00
	KURTIS VEATER, SPECTRUM SURVEYING & ENGR INC CK 49992, 702.367.7705				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

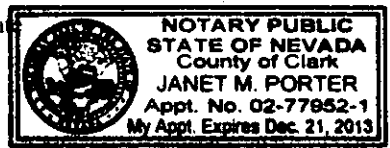
Application/Petition For: Special Use Permit
 Project Address (Location) 9501 Red Hills Rd., Las Vegas, NV 89117
 Project Name Peccole Ranch Proposed Use Wireless Site
 Assessor's Parcel #(s) 163-06-610-002 Ward # 2
 General Plan: existing OS proposed n/a Zoning: existing R-PD7 proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres n/a Lots/Units n/a Density n/a
 Additional Information 80' Wireless Communications Facility, Stealth Design

PROPERTY OWNER Peccole Ranch Community Assn. Contact Jan Porter
 Address 9501 Red Hills Rd Phone: (702) 255-3551 Fax: (702) 243-5819
 City Las Vegas State NV Zip 89117
 E-mail Address jan@peccoleran.com

APPLICANT Tower Consulting, Inc. Contact Chris Wener
 Address 8905 W. Post Rd., Suite 100 Phone: (702) 339-9112 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address cwener@spectrumse.com

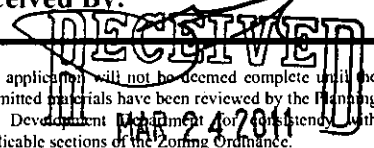
REPRESENTATIVE Chris Wener Contact Chris Wener
 Address 8905 W. Post Rd., Suite 100 Phone: (702) 339-9112 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address cwener@spectrumse.com

Property Owner Signature* Richard D. Layton
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Richard D. Layton
 Subscribed and sworn before me
 This 22 day of February, 2011
Janet M. Porter
 Notary Public in and for said County and State of Clark NV



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-41296</u>
Meeting Date:	<u>5/10/11 PC</u>
Total Fee:	<u>\$550 530</u>
Date Received*:	<u>3/24/11</u>
Received By:	<u>[Signature]</u>



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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41296** APN: 163-06-610-002

Name of Property Owner: Peccole Ranch Community Assn.

Name of Applicant: Tower Consulting, Inc.

Name of Representative: Chris Wener

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

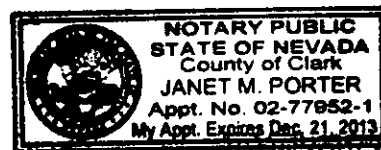
Signature of Property Owner: *Richard D. Layton*

Print Name: Richard D. Layton

Subscribed and sworn before me

This 22 day of February, 2011

Janet M. Porter
Notary Public in and for said County and State
Clark Nevada





8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 985-1964

February 25, 2011

City of Las Vegas, Planning & Development Department
Attn: Margo Wheeler, Director
333 N. Rancho Drive
Las Vegas, NV 89106

re: APN 163-06-610-002; Tower Consulting, Inc., site TCI-028 Peccole Ranch

To Whom it May Concern:

Pursuant to Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas, enclosed please find an application for Conditional Use Permit and Variance for a proposed facility at 9501 Red Hills Road, Las Vegas, Nevada, the location of the Peccole Ranch Community Center. TCI proposes to construct a "monopine-type," multi-user tower. I have enclosed drawings that illustrate the proposal and photographs of the location.

The proposal qualifies for administrative approval for the following reasons:

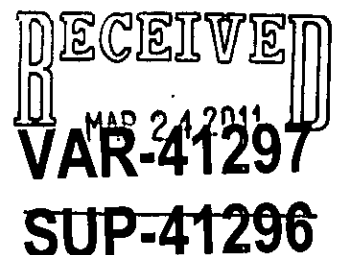
- *"No residential use may exist on the property."* The property is used exclusively as a recreation and community center for the Peccole Ranch development.
- Because the tower is designed to appear as a pine tree, it is *"a wireless communication facility that is designed to blend into the surrounding 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 subject parcel is zoned R-PD7.
- *"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."* TCI proposes to construct a facility that appears as a pine tree. This design was selected to blend with the natural pine trees on the property. TCI's ground equipment would be located within a chain link fence with fabric screening to match the existing tennis court fencing height and style.

Please contact me if I may assist your consideration in any way.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Huggard', written over a horizontal line.

Damien Huggard



PECCOLE RANCH COMMUNITY ASSOCIATION

Business Entity Information			
Status:	Active	File Date:	1/26/1990
Type:	Dom Non-Profit Coop Corp w/o stock	Entity Number:	C644-1990
Qualifying State:	NV	List of Officers Due:	1/31/2012
Managed By:		Expiration Date:	
NV Business ID:	NV19901009886	Business License Exp:	1/31/2012

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	MICHAEL T SCHULMAN	Address 1:	3556 EAST RUSSELL ROAD
Address 2:	SECOND FLOOR	City:	LAS VEGAS
State:	NV	Zip Code:	891202234
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

Officers				<input type="checkbox"/> Include Inactive Officers
Director - JOAN CONKLIN				
Address 1:	1324 PALENTINE HILL DRIVE	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:	USA	
Status:	Active	Email:		
President - RICHARD D LAYTON				
Address 1:	1448 CASTLE CREST DR.	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:	USA	
Status:	Active	Email:		
Secretary - DUNCAN MACKIE				
Address 1:	1512 IMPERIAL CUP DR	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:	USA	
Status:	Active	Email:		
Treasurer - RON REINSCHMIDT				
Address 1:	9764 HITCHING RAIL DR.	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:	USA	

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Status: Active	Email:
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Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C644-1990-001	# of Pages:	6
File Date:	1/26/1990	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C644-1990-003	# of Pages:	1
File Date:	2/24/1994	Effective Date:	
SIERRA CORPORATE SERVICES SUITE 1000			
2300 W. SAHARA AVENUE LAS VEGAS NV 89102 T H			
Action Type:	Registered Agent Change		
Document Number:	C644-1990-004	# of Pages:	1
File Date:	1/14/1998	Effective Date:	
SIERRA CORPORATE SERVICES			
241 RIDGE ST 4TH FL BOX 2670 RENO NV 895052670 D M			
Action Type:	Amendment		
Document Number:	C644-1990-005	# of Pages:	1
File Date:	1/14/1998	Effective Date:	
REINSTATED, REVOKED ON 10/1/95. D M			
Action Type:	Annual List		
Document Number:	C644-1990-014	# of Pages:	2
File Date:	4/19/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C644-1990-010	# of Pages:	1
File Date:	1/12/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C644-1990-013	# of Pages:	1
File Date:	2/25/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C644-1990-012	# of Pages:	1
File Date:	3/08/2001	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C644-1990-006	# of Pages:	1
File Date:	4/05/2001	Effective Date:	
KATHERINE D. GRIMES SUITE 200			
2655 S. RAINBOW BLVD. LAS VEGAS NV 89146 RAA			
Action Type:	Annual List		
Document Number:	C644-1990-011	# of Pages:	1
File Date:	9/27/2001	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C644-1990-007	# of Pages:	2
File Date:	3/08/2002	Effective Date:	
DEBORAH A IOSSA			
9501 RED HILLS RD LAS VEGAS NV 891170862 MDM			
Action Type:	Registered Agent Address Change		

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Document Number:	C644-1990-008	# of Pages:	1
File Date:	6/14/2002	Effective Date:	
SANTORO, DRIGGS, WALCH, KEARNEY, JOHNSON & THOMPSON RXS			
400 S. FOURTH ST. THIRD FLOOR LAS VEGAS NV 89101 RXS			
Action Type:	Annual List		
Document Number:	C644-1990-009	# of Pages:	1
File Date:	1/09/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C644-1990-002	# of Pages:	1
File Date:	1/21/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050016704-65	# of Pages:	1
File Date:	2/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060063835-53	# of Pages:	2
File Date:	1/31/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20060188923-69	# of Pages:	2
File Date:	3/24/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070077620-71	# of Pages:	2
File Date:	1/31/2007	Effective Date:	
07-08			
Action Type:	Registered Agent Change		
Document Number:	20070469284-02	# of Pages:	1
File Date:	7/05/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080096727-71	# of Pages:	2
File Date:	2/11/2008	Effective Date:	
08/09			
Action Type:	Annual List		
Document Number:	20090108009-79	# of Pages:	2
File Date:	2/02/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100036945-00	# of Pages:	1
File Date:	1/25/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110058801-56	# of Pages:	1
File Date:	1/25/2011	Effective Date:	
(No notes for this action)			

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APR R.P.T.T., [REDACTED]
APN: 200-00-000-000
3RD APN: 200-00-000-000

APN 163-06-610-002
2ND APN: 200-00-000-001

960126.00136

134

GRANT, BARGAIN, SALE DEED

(3)

THIS INDENTURE WITNESSETH: That
PECCOLE RANCH PARTNERSHIP, A NEVADA GENERAL PARTNERSHIP

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to:

PECCOLE RANCH COMMUNITY ASSOCIATION, A NEVADA NON-PROFIT CORPORATION

all that real property situated in the city of LAS VEGAS County of CLARK
State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF FOR LEGAL DESCRIPTION.**

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

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

Witness our hands this 25th day of January, 1996.

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

BY: _____

BY: _____

STATE OF NEVADA } SS.
COUNTY OF _____

On _____

Before me, a Notary Public, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature _____
Notarial Seal (Notary Public)

NEVADA TITLE INSURANCE COMPANY:

ESCROW NO: 96-01-0775 RMG

MAIL TAX STATEMENTS TO:

Frank c/o Realty Management Inc
4435 So Eastern Avenue
Las Vegas Nevada 89149

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EXHIBIT "B"
SIGNATURES OF GRANTOR

PECCOLE RANCH PARTNERSHIP, A NEVADA GENERAL PARTNERSHIP

BY: TRIPLE FIVE DEVELOPMENT GROUP CENTRAL LTD., A MINNESOTA CORPORATION

BY: [Signature]
PRINT NAME: WILLIAM BOEGER
TITLE: _____

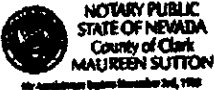
BY: THE PECCOLE 1982 TRUST

BY: [Signature]
PRINT NAME: Wanda L. Peccole
TITLE: TRUSTEE

State of Nevada ss
County of Clark

On JANUARY 25, 1996, personally appeared before me, a notary public, Wanda L. Peccole, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

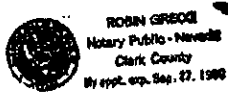
Maureen Sutton
Notary Public



State of Nevada ss
County of Clark

On JANUARY 25, 1996, personally appeared before me, a notary public, William Boeger, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Robin Greco
Notary Public



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EXHIBIT "A"

A PORTION OF LOT FIFTEEN (15) OF PECCOLE RANCH, AS SHOWN BY MAP THEREOF, ON FILE IN BOOK 44 OF PLATS, PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. BEING FURTHER DESCRIBED AS LOT 15-2 AS SHOWN BY MAP THEREOF, ON FILE IN FILE 64 OF PARCEL MAPS, PAGE 25.

A.P.N. 163-06-610-002

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
01-26-96 88181 THE 3
OFFICIAL RECORDS
BOOK: 960126 INST: 00136
FEE: 9.00 RPT: EX003

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