PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-25959 APN: 139-29-201-004

Name of Property Owner: Village Center Inc.

Name of Applicant: T-Mobile USA Inc.

Name of Representative: Spectrum Surveying & Engineering

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: Paul Ferguson

Print Name: PAUL FERGUSON

Subscribed and sworn before me

This 5th day of December, 2009

Charles T. Nolte

Notary Public in and for said County and State

CHARLES T. NOLTE
Notary Public State of Nevada
No. 03-79924-1
My cppt. exp. Jan. 29, 2011

OMNIPOINT
DBA
T-Mobile®

TWIN LAKES PLAZA
VG08058-A

910 N RANCHO DR
LAS VEGAS, NEVADA 89106

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF T-MOBILE ANTENNAS ON A 75' MONOPALM WITH ANTENNAS AT A 72' CENTERLINE. TOP OF FRONDS NOT TO EXCEED 80'.
- INSTALLATION OF OUTDOOR EQUIPMENT ON A CONCRETE PAD
- INSTALLATION OF ONE GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- INSTALLATION OF AN 8' BLOCK WALL WITH CHAIN LINK COVER ON TOP OF BLOCK WALL
- INSTALLATION OF (2) 6' WIDE SOLID METAL SWING GATES
- INSTALLATION OF A 2' HIGH X 22' WIDE EXTENSION TO AN EXISTING BLOCK WALL

PROJECT DESCRIPTION

VICINITY MAP

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

CONTACT:
CHAD DAOUST
CELL: (702) 325-0181

PROPERTY INFORMATION

OWNER:	VILLAGE CENTER INC 3110 POLARIS AVE #28 LAS VEGAS, NEVADA 89102
CONTACT: PHONE:	CHUCK ORNE (702) 388-1800
AREA OF CONSTRUCTION:	407± SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	GENERAL COMMERCIAL (C-2)
JURISDICTION:	CLARK COUNTY
LATITUDE:	N 36° 11' 00.987"
LONGITUDE:	W 115° 10' 44.372"
ELEVATION:	2098'
ZONING APPLICATION #:	T.B.D.
A.P.N.:	139-29-201-004
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION: ■ OUTDOOR ☐ INDOOR

EQUIPMENT SHELTER: ☐ YES ■ NO

ANTENNA LOCATION:
☐ NEW MONOPOLE
☐ SELF SUPPORT TOWER
☐ EXISTING MONOPOLE
☐ ROOF TOP
☐ EXISTING TOWER
■ OTHER: NEW MONOPALM

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 2000

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
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, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A3	ELEVATIONS	2

ISSUED FOR:

SHEET INDEX | ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER	VAR-25959	
OPE PROJECT MANAGER		
LANDLORD	01/24/08	PC
FIELD ENGINEER		
DEVELOPMENT SUPERVISOR		
CONSTRUCTION PROJECT MANAGER		
FIELD OPS MANAGER		

APPROVAL LIST

OMNIPOINT T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION:
TWIN LAKES PLAZA
VG08058-A
910 N RANCHO DR.
LAS VEGAS, NEVADA 89106

CURRENT ISSUE DATE:
12/10/07

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
2	12/10/07	ZONING REVISIONS	D.S.
1	09/14/07	100% ZONING	D.S.
0	09/06/07	90% ZONING	C.P.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
C.PANGANIBAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
REVISION: 1
VG08058-A

RECEIVED
DEC 10 2007

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED OCTOBER 10, 1958 IN BOOK 174 AS INSTRUMENT NO. 142360 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS:
A FIELD SURVEY WAS PERFORMED ON JULY 24, 2007.
SOUTH 89°42'20" EAST, BEING THE CENTERLINE OF DUNE DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4, PAGE 61-A OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
CLARK COUNTY VERTICAL CONTROL 7C01 29NW6.
BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB NORTHEAST CORNER OF RANCHO DRIVE AND RIVERSIDE DRIVE.

ELEVATION: 2107.90 FEET (NAVD 1988)
642.490 METERS (NAVD 1988)

BENCHMARK
AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 320032170 E, DATED SEPTEMBER 27, 2002. AND PER SAID MAP: ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 07-06-0578-MME, DATED JUNE 12, 2007, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

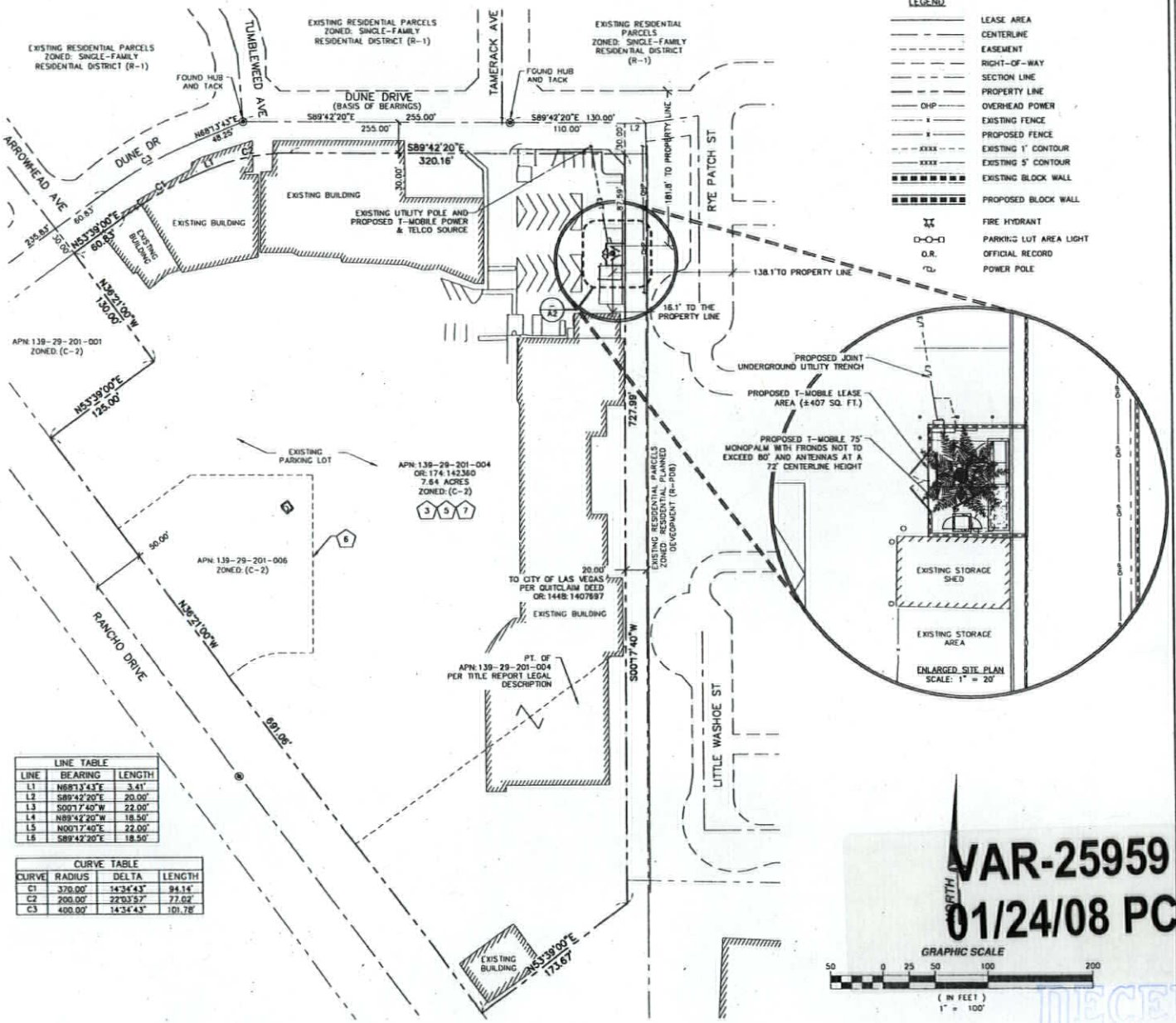
(3) RESERVATIONS & EASEMENTS IN THE PATENT, FROM THE STATE OF NEVADA. BOOK 9 OF DEEDS, PAGE 273. AFFECTS ENTIRE SUBJECT PROPERTY.

(4) NEVADA POWER CO. FOR ELECTRIC FACILITIES. CENTRAL TELE. CO. FOR COMMUNICATION FACILITIES OR:1127:1086732. DOES NOT AFFECT SUBJECT PROPERTY.

(5) TERMS, COVENANTS, CONDITIONS AND PROVISIONS ENTITILED CITY OF LAS VEGAS REVISED DOWNTOWN DEVELOPMENT AREA. OR: 860311:00777. AFFECTS ENTIRE SUBJECT PROPERTY. REVISED BY 880211:00382; AMENDED BY 961122:00847.

(6) TERMS, COVENANTS, CONDITIONS AND PROVISIONS ENTITILED RECIPROCAL EASEMENT FOR INGRESS AND EGRESS. OR: 20030214:00730. AFFECTS A PORTION OF SUBJECT PROPERTY, AS SHOWN HEREON.

(7) TERMS, COVENANTS, CONDITIONS AND PROVISIONS ENTITILED GRANT OF EASEMENT-MEMORANDUM OF AGREEMENT. OR: 20060119:00195. AFFECTS ENTIRE SUBJECT PROPERTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°13'43"E	3.41'
L2	S89°42'20"E	20.00'
L3	S00°17'40"W	22.00'
L4	N89°42'20"W	18.50'
L5	N00°17'40"E	22.00'
L6	S89°42'20"E	18.50'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	370.00'	14°34'43"	94.14'
C2	200.00'	22°03'57"	77.02'
C3	400.00'	14°34'43"	101.78'

SITE PLAN

SCALE: 1" = 100' 1

LEGEND

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

OMNIPOINT T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION:
TWIN LAKES PLAZA
VG08058-A
910 N RANCHO DR.
LAS VEGAS, NEVADA 89106

CURRENT ISSUE DATE: 12/10/07

ISSUED FOR: ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	12/10/07	ZONING REVISIONS	D.S.
1	09/14/07	100% ZONING	D.S.
0	09/06/07	90% ZONING	C.P.

PLANS PREPARED BY:
SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: C. PANGANIBAN | CHK.: M. CEFALU | APV.: C. WENER

LICENSURE:

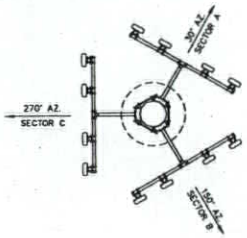
SHEET TITLE: SITE PLAN

SHEET NUMBER: A1 | REVISION: 1

VG08058-A

VAR-25959
01/24/08 PC

RECEIVED
DEC 10 2007



ANTENNA LAYOUT

SCALE: NONE | 3

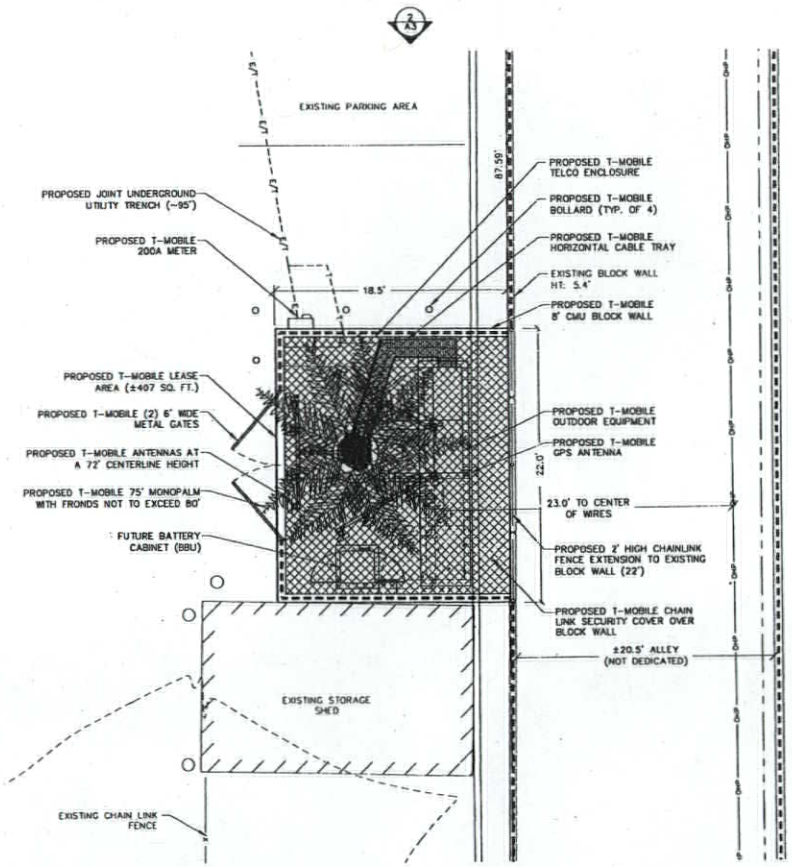
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TMA	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	30°	TMBX-6516-R2M	82' X 6	7/8" COAX	2	72.0'	5'	6' (10' MAX)	-
SECTOR B	150°	TMBX-6516-R2M	82' X 6	7/8" COAX	2	72.0'	5'	6' (10' MAX)	-
SECTOR C	270°	TMBX-6516-R2M	82' X 6	7/8" COAX	2	72.0'	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION GPS	30' X 1	1/2" COAX		-	N/A	N/A	-
LMU	N/A	TRUE POSITION	N/A	N/A		-	N/A	N/A	-

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

EQUIPMENT	QUANTITY	EQUIPMENT CABINETS MAKE/MODEL	LATITUDE (NAD83)	LONGITUDE (NAD83)	LATITUDE (WGS84)	LONGITUDE (WGS84)	GROUND LEVEL (AWSL)	COMMENTS
ERICSSON	4	RBS-2206 (OUTDOOR)	N/A	N/A	N/A	N/A	N/A	-

ANTENNA AND CABLE SCHEDULE

SCALE: NONE | 2



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- XXXX — 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

NORTH

GRAPHIC SCALE: 5 0 2.5 5 10 20 (IN FEET) 1" = 10'

VAR-25959
01/24/08 PC

RECEIVED
DEC 10 2007

SITE DETAIL

SCALE: 1" = 10' | 1

OMNIPOINT T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION:
TWIN LAKES PLAZA
VG08058-A
910 N RANCHO DR.
LAS VEGAS, NEVADA 89106

CURRENT ISSUE DATE: 12/10/07

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION	BY
2	12/10/07	ZONING REVISIONS	D.S.
1	09/14/07	100% ZONING	D.S.
0	09/06/07	90% ZONING	C.P.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

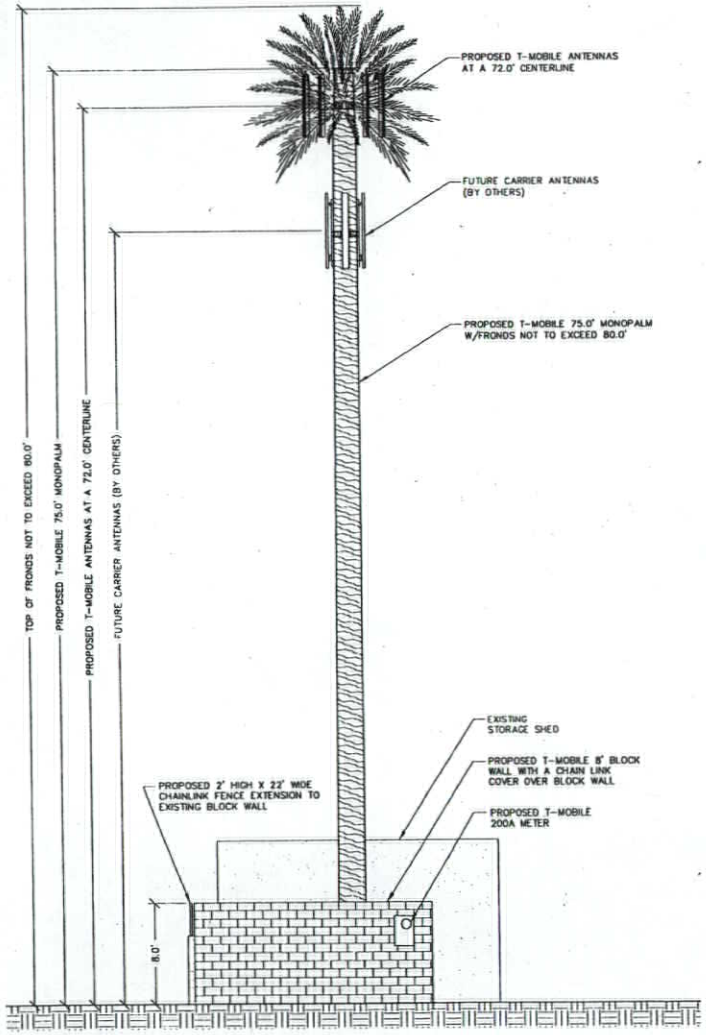
DRAWN BY:	CHK.:	APV.:
C.PANGANIBAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE: SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

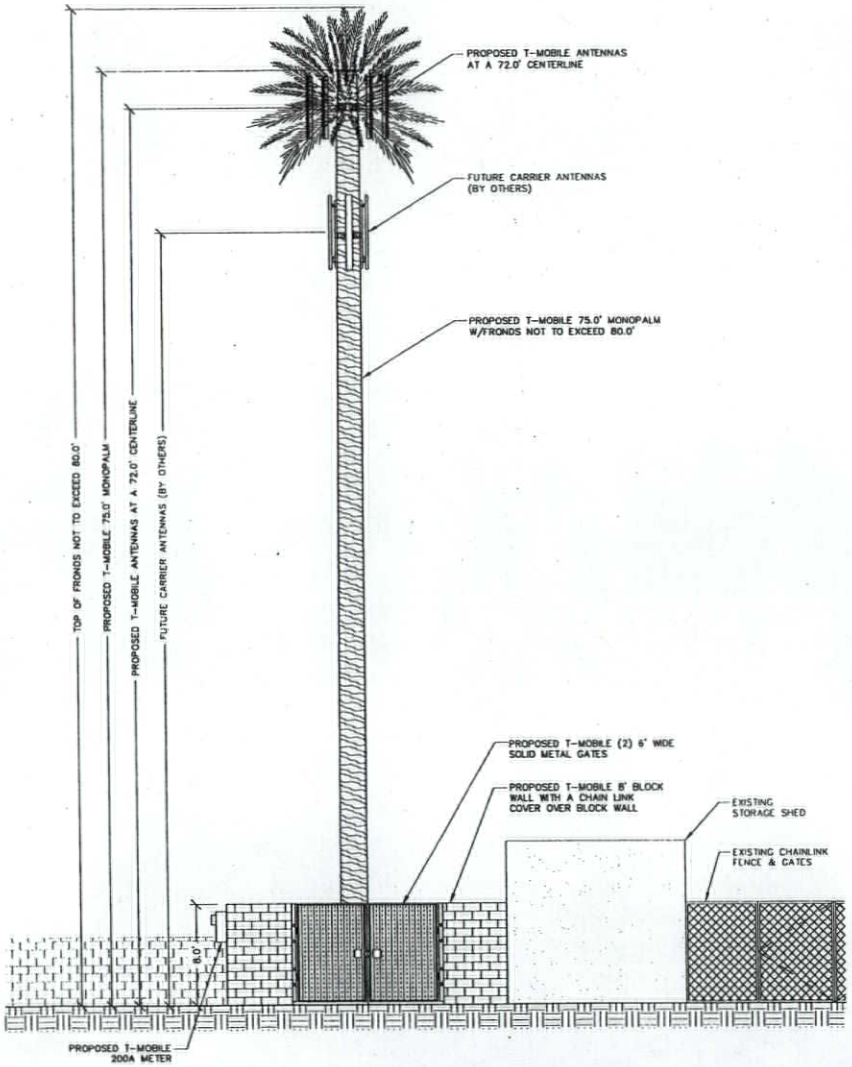
SHEET NUMBER: A2 | REVISION: 1

VG08058-A



NORTH ELEVATION

SCALE: 1" = 10' 2



WEST ELEVATION

SCALE: 1" = 10' 1

VAR-25959
01/24/08 PC

RECEIVED
DEC 10 2007

OMNIPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION:
TWIN LAKES PLAZA
VG08058-A
910 N RANCHO DR.
LAS VEGAS, NEVADA 89106

CURRENT ISSUE DATE:
12/10/07

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	12/10/07	ZONING REVISIONS	D.S.
1	09/14/07	100% ZONING	D.S.
0	09/06/07	90% ZONING	C.P.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
C.PANGANIBAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: A3
REVISION: 1
VG08058-A

Site Name: VG08058 Twain Lakes Plaza / T-Mobile USA
Site Location: 901 North Rancho Drive
Las Vegas, NV 89106

CLV # SUP-25958 / VAR-25959
PC Hearing Date January 24, 2008

Existing Parking Calculations

Base on the existing 72, 038 sq ft Retail
(1 space per 250 sq ft of gross floor space) 288 Required

Required Parking	**288 Spaces**
Parking Provided	**327 Spaces**
Parking To Be Removed	
T-Mobile lease area	2 Spaces
Total Remaining	**325 Spaces**

VAR-25959
01/24/08 PC

VAR-25959
01/24/08 PC