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September 19, 2011

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106
(702) 229-6301

RE: Special Use Permit (SUP)
AT&T Mobility Project LSVGNVL166 US 95 & Rancho (Santa Fe Station)
APN# 125-34-801-003

To Planning and Development:

AT&T Mobility is asking for the following to be reviewed by the City of Las Vegas Planning Department for AT&T project LSVGNVL166 US 95 & Rancho (Santa Fe Station) located at 4901 North Rancho Drive at the Santa Fe Station Hotel & Casino. The proposed Light Standard replacement is minimal impact to the immediate and expansive area of US 95 & Rancho.

- What AT&T is seeking to complete is an upgrade to the coverage in this area to allow for greater use and expanded technology. As you can see from the photo simulations and the plans, AT&T looks to replace an existing Light Standard on the top level of the North parking garage at Santa Fe Station and add antennas to the top of it (three per sector). The top of the antennas will be approximately 32' from the base of the light standard on the top level of the parking garage. The antennas will be painted to match the existing color of the poles in lot. AT&T is also keeping the lights on the structure as to confirm and keep with the current lighting array on the top level of the garage.
- Second, AT&T is proposing to install three (3) antennas per sector (9 total) as indicated on the plans and the photo simulations. Again these will be painted to match the existing structure along with six (6) remote radio heads and a squid to be located behind the antennas (painted to match). To house the bay station, AT&T will locate a 12x20' shelter (shelter painted to match the color of the garage walls as depicted on the photo simulations) adjacent to the existing light standard on the top floor. The proposed equipment area will encompass three (3) parking spots on a property that is over parked and underutilized. There will be no cable tray, one GPS antenna on the roof of the shelter, an 8' high wrought iron fence with screening so nobody can see into the compound with bollards along the outside to prevent cars from hitting the fence. A CMU wall is not practical

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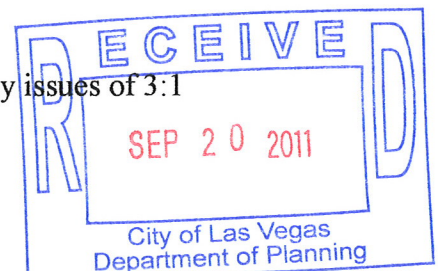
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here based on the footings and the fact that structurally we are on the top floor of a parking garage.

- Third, this light standard replacement is crucial to providing the needed coverage in the area. It meets and exceeds distances from existing telecom sites. The nearest existing telecom site to the South is over 1900' away at the Century Link substation located at 6724 Lone Mountain and over 3100' from the nearest telecom site to the North located at the Albertson's at 7085 W. Ann Road.
- Fourth, AT&T is utilizing four (4) parking spots on the top level of the parking structure in an area that will not impact visitors of the Santa Fe Station. According to the City: ***"The Santa Fe Station had several different expansion projects. The last one was in August 2005 (SDR-6936) for a proposed 118,000 square foot casino expansion and a 2,910 space parking structure. The total required spaces for the new additions are 1,950 for standard cars with 57 additional spaces dedicated to HC spaces. The total provided (garage parking) is 2,865 for standard cars, 38 HC spaces, and 6 HC van accessible, which results in 915 standards spaces above those required and 13 HC spaces above what is required."*** From the information provided, the property is still over parked after AT&T utilizes the four (4) parking spots.
- Fifth, from a residential standpoint this project will have an extremely minimal impact. This project is over six hundred and fifty feet (650') to the nearest residents to the West across US 95 and a golf course. From the attached photo layout, the majority of the homes views are shaded and blocked my trees directly behind the homes, trees on the golf course and in addition to those obstructions, NDOT is in the process of installing barriers along the US 95 in front of the golf course (As one can see from the attached photos). From the nearest residents to the North, this project sites over eight hundred and thirty feet (830') and is also blocked by a sound wall and commercial property to the South.
- AT&T believes this meets the approval of Las Vegas zoning code by:
 - a. Minimizing the total number of wireless communication facilities throughout the community by utilizing co-location (existing light standard to keep with its intended use: providing illumination to the garage which it will do).
 - b. Encouraging wireless facilities to locate in areas where the adverse impact is minimal. The parcel is currently zoned (C-2) General Commercial District.
 - c. No existing tower is located less than the required 600'.
 - d. No residential use exists on the property; it's a business.
 - e. The proposed replacement meets all residential adjacency issues of 3:1 setbacks.

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This is a good use for this intended purpose. The proposed shelter and light standard replacement are in an area out of the way, not directly affecting parking, and unless driving up to the light standard, the project will go unnoticed by the general public while providing necessary service to the area. We believe that this minor modification will not be detrimental to the surrounding area. It is in an area away from the general public; generally going unnoticed by the public at large and necessary for the increased operations of AT&T's telecommunications facility coverage necessities.

Please let me know if the City of Las Vegas has any questions or comments for AT&T's project LSVG NVL166 US 95 & Rancho (Santa Fe Station).

Please contact me if you should have any questions regarding this application.

Thanks,

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