



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-74832** APN: 125-17-301-011
Name of Property Owner: Durango 95 Mini Storage LLC
Name of Applicant: APC Towers
Name of Representative: Infinity Coordinators

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): _____

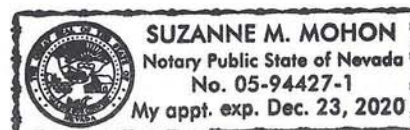
APN: _____

Signature of Property Owner: _____

Print Name: JAMES M. MESEKOVY

Subscribed and sworn before me

This 29 day of May, 2018
Suzanne M. Mohon
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 7580 Oso Blanca Road

Project Name Durango & US 95 Proposed Use _____

Assessor's Parcel #(s) 125-17-301-011 Ward # _____

General Plan: existing GC-TC proposed _____ Zoning: existing GC-TC proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Proposed (N) 90ft Monopine surrounded by (N) 8ft chain link fence, (12) antennas, (12) RRU, (2) hybrid cables and accessory equipment

PROPERTY OWNER Durango & 95 MINI STORAGE Contact _____
Address 7580 Oso Blanca Road Phone: _____ Fax: _____
City Las Vegas State NV Zip 89149
E-mail Address _____

APPLICANT APC Towers Contact Paul Alvarez
Address 8601 Six Forks Road, Suite 250 Phone: (919) 249-7732 Fax: _____
City Raleigh State NC Zip 27615
E-mail Address palvarez@apctowers.com

REPRESENTATIVE Infinity Coordinators Contact Cynthia Squier
Address 234 Carolina Laurel St Phone: (559) 280-0590 Fax: _____
City Henderson State NV Zip 89074
E-mail Address CSQUIER@INFINITYCOORDINATORS.COM

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

Property Owner Signature* [Signature]

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

Print Name Jones M. Meservey

Subscribed and sworn before me

This 29 day of May, 2018

Suzanne M Mohon

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # **SUP-74832**

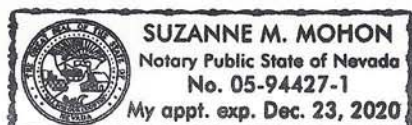
Meeting Date:

Total Fee:

Date Received:*

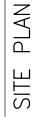
Received By:

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



PR-24009
10/22/18

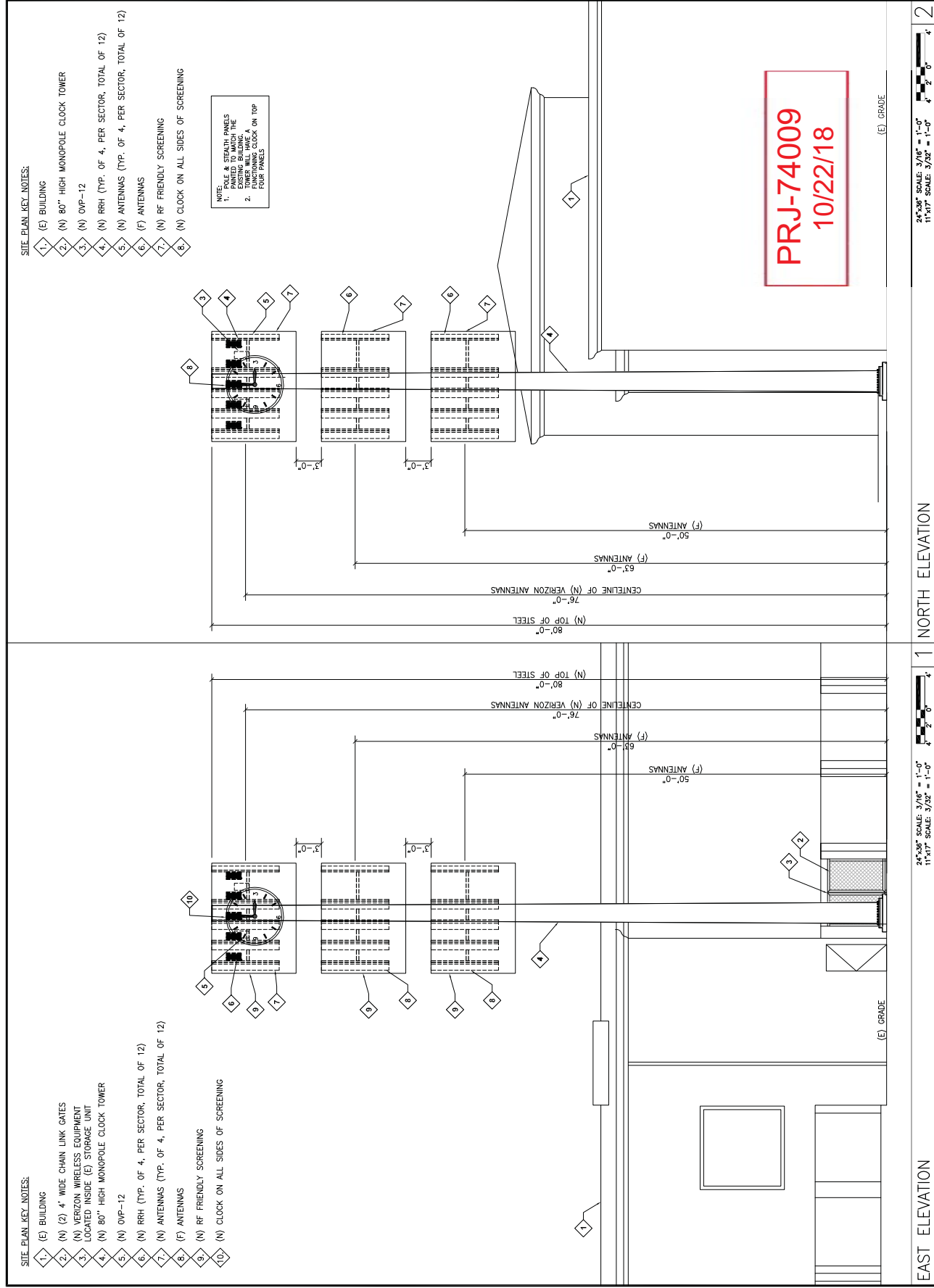
1.	(E) SECTION LINES
2.	(E) PROPERTY LINE
3.	(E) BUILDING
4.	(E) PARKING CANOPY
5.	(E) 9' BLOCK WALL
6.	(E) CURB, TYP.
7.	(E) DRIVEWAY
8.	(E) TRANSFORMER
9.	(E) VAULT
10.	(E) DRAINAGE EASEMENT
11.	(E) 30' INGRESS/EGRESS & UTILITY EASEMENT
12.	(E) VACATED DRAINAGE EASEMENT
13.	(E) WATER EASEMENT
14.	(E) W. OF HIGHWAY EASEMENT
15.	(E) RECIPROCAL EASEMENT
16.	(E) INGRESS/EGRESS UTILITY EASEMENT
17.	(N) APC LEASE AREA
18.	(N) VERIZON EQUIPMENT CABINET
19.	(N) 80" HIGH MONOPOLE CLOCK TOWER
20.	(N) APC UTILITY EASEMENT
21.	(N) APC 12' WIDE ACCESS EASEMENT
22.	(N) 600 AMP METER & DISCONNECT MOUNTED ON N-H-FRAME



SHEET NUMBER

PRJ-74009
10/22/18

SUP-74832





22972 SOUTH 193 STREET,
QUEEN CREEK AZ 85142
PHONE: 602-910-6030 FAX: 480-279-1271

PROJECT NO:	0000
DRAWN BY:	CH
CHECKED BY:	CH

[illegible]

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DURANGO & US 95
NV-1553

7580 OSO BLANCA RD
LAS VEGAS, NV 89149
CLARK COUNTY

SHEET TITLE
PROJECT
INFORMATION AND
DATA

SHEET NUMBER 1

NV-1553

CLARK COUNTY

DEPART 5747 WAYNE NEWTON BLVD, LAS VEGAS, NV 89119 ON
WAYNE NEWTON BLVD (SOUTH), ROAD NAME CHANGES TO LOCAL
ROAD NAME CHANGES TO (S) SWERSON ON LOCAL ROAD(S)
ROAD NAME CHANGES TO (S) SWERSON ON LOCAL ROAD(S)
SWERSON ST (SWERSON ST), TURN LEFT (WEST) ONI-593
(E TROPICANA AVE), TAKE RAMP RIGHT, TURN LEFT ONI-15, AT EXIT
424, TURN RIGHT ON RAMP, KEEP LEFT AT EXIT 93, KEEP
TAKE RAMP ONI-35 [LAS VEGAS EXPY], AT EXIT 93, RAMP
RIGHT ON RAMP, TURN LEFT (SOUTH-WEST) ONI-200 DUNRAGON
RD, TURN RIGHT (WEST) ONI-100 BLANCA RD, TURN RIGHT
(WEST) ON LOCAL ROAD(S). THE PROPOSED SITE IS LOCATED
ON THE STORAGE FACILITY AT THE NORTHEAST CORNER OF THE

THE PROJECT CONSISTS OF INSTALLING (1) EQUIPMENT CABINET MOUNTED ON CONCRETE PAD AND ASSOCIATED EQUIPMENT MOUNTED ON H-FRAME INSIDE (E) STORAGE ROOM, INSTALL (12) (N) ANTENNAS AND (12) (N) RH WITH (2) HYBRID CABLE AND (2) (N) OW'S ON (N) 60' HIGH MONOPOLE CLOCK TOWER.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

APPLICANT/TOWER OWNER:
PAUL ALVAREZ
DIRECTOR OF DEVELOPMENT
APC TOWERS
CELL: 224-828-3082
DESK: 919-249-7732
6801 SIX FORKS ROAD, SUITE
250
RALEIGH, NC 27615

PROPERTY OWNER:
DURANGO 95 MINI STORAGE
7580 050 BLANCA RD
LAS VEGAS, NV 89149
CONTACT: JIM MESERVEY
PHONE: (702) 265-6800

PROJECT MANAGER:
INFINITY COORDINATORS
234 CAROLINA LAUREL ST
CONTACT: CYNTHIA SQUIER
PHONE: (781) 280-0590

ZONING: T-C/G-C-C
APN: 125-17-301-011
USE: -
PARENT PARCEL: - SQ. FT.
PROPOSED LEASE AREA: 471,23 SQ. FT.
JURISDICTION: CITY OF LAS VEGAS
BUILDING CODES:
2012 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2012 UNIFORM MECHANICAL CODE (UMC)
2012 UNIFORM PLUMBING CODE (UPC)
2011 NATIONAL ELECTRICAL CODE (NEC)

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

PRJ-74009

VERIZON (REF.) 10/22/18 DATE:

VERIZON (CONST.): _____ DATE: _____

VERIZON (RE): _____ DATE: _____

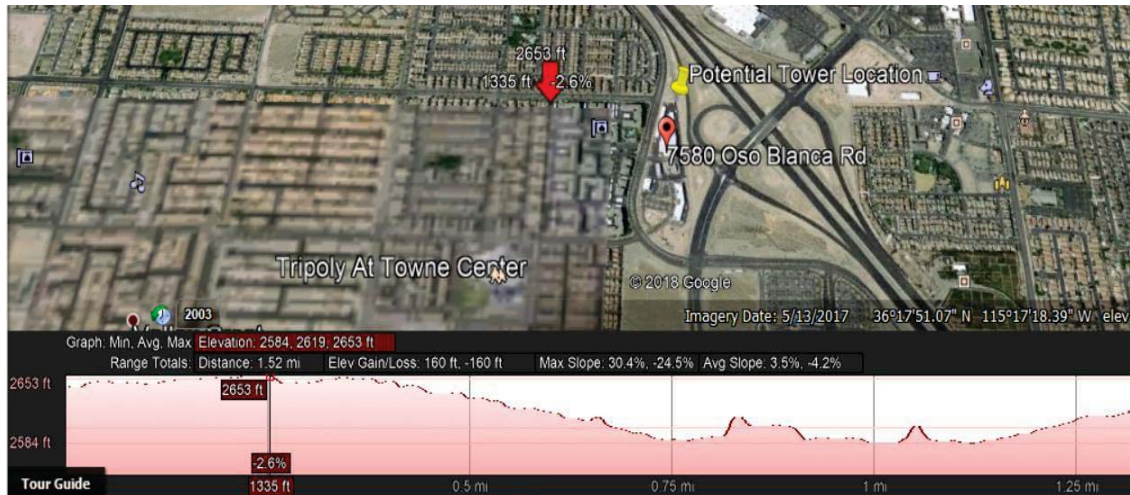
LANDLORD: _____ DATE: _____

The map shows the project area in a desert landscape. Highway 95 runs diagonally from the top left to the bottom right. Osso Blanca Road runs horizontally across the middle. Other streets shown include Las Vegas, Old Spanish Rd, and N. Durango Dr. A compass rose is in the top right corner, and a scale bar is in the bottom left corner. A red line highlights the project area along Highway 95.

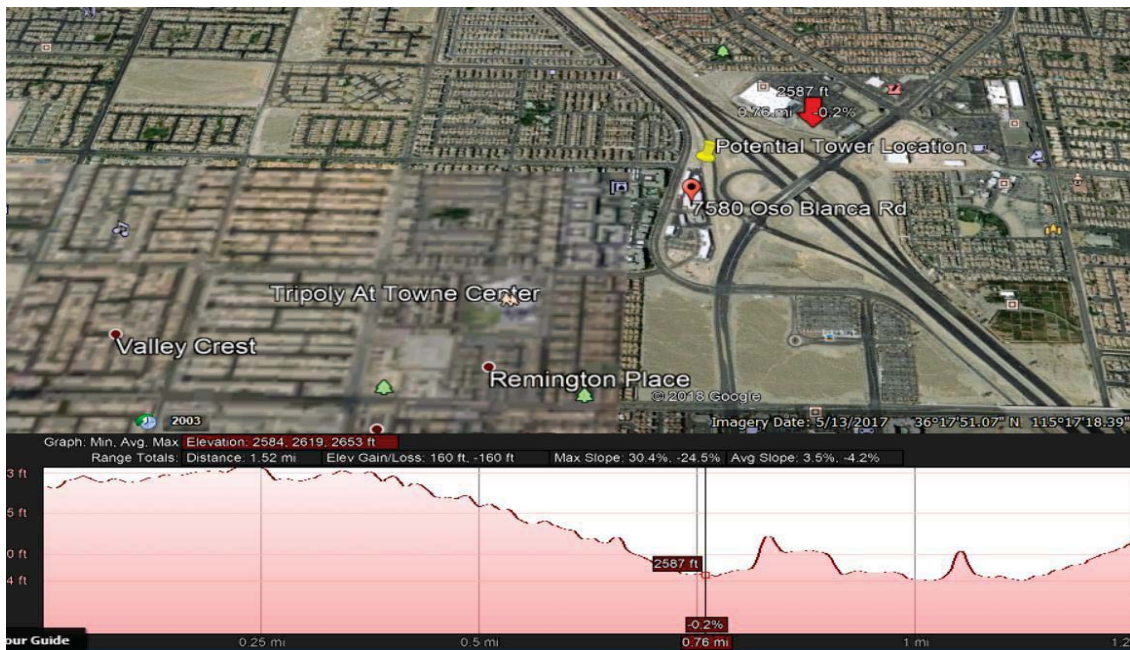
- T-1 PROJECT INFORMATION AND DATA
- GN-1 GENERAL NOTES
- LS-1 SITE SURVEY
- A-1 SITE PLAN
- A-2 ENLARGED SITE PLAN
- A-3 ELEVATIONS

Elevation Profile Exhibit

Property surrounding 7580 Oso Blanca Road



Elevation profile shows neighboring residential to the West at a higher elevation of 2653ft and our proposed location sits at 2617ft. This is a difference of 36ft



Across the Freeway the elevation also varies however 2587ft shown here at closest commercial but the neighborhoods farther to the East site lower at approx. 2540ft, this is a 47 ft difference just comparing the property on the East side of the freeway.

When comparing the West and East side of the US 95 there is a vast difference between elevations and our proposed site may sit with an elevation of 2617ft compared to 2540ft-2653ft it is reasonable to request 80ft tower in this area. Surrounding towers have same height or taller; see next exhibit

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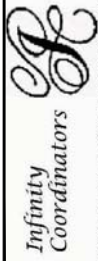


Search Area Overview

2 separate search areas were released and reviewed for potential locations. Both search areas are heavily residential with HOA's and limited commercial space. Candidate for search area 2 fell through due to height limitations. Search Area 1 lacked options for interested Landlords except the current candidate which was farther away than preferred. Due to these events our proposed candidate has allowed us to reduce our need for 2 towers. If we could find a location in the middle of these 2 rings, we could strategically place 1 tower instead of 2 towers. Our current proposed location allows this. The proposed will benefit the surrounding community and service along the freeway while minimizing the proliferation of towers in this area.



NV-1553 SUP-74832
DURANGO AND US 95
7580 OSO BLANCA RD, LAS VEGAS, NV 89149



Dan Squier (dsquier@infinitycoordinators.com)
244 Carolina Laurel, Henderson, NV 89024

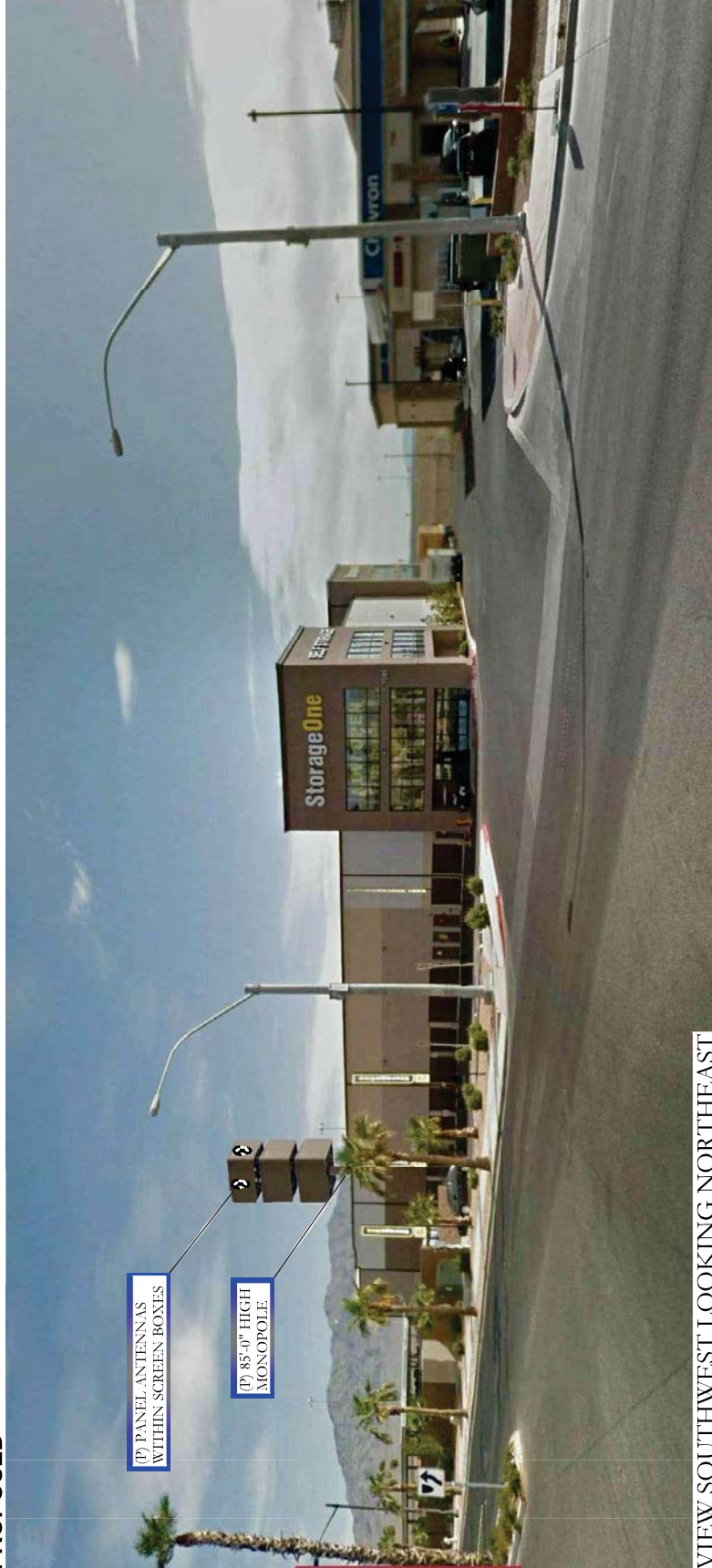
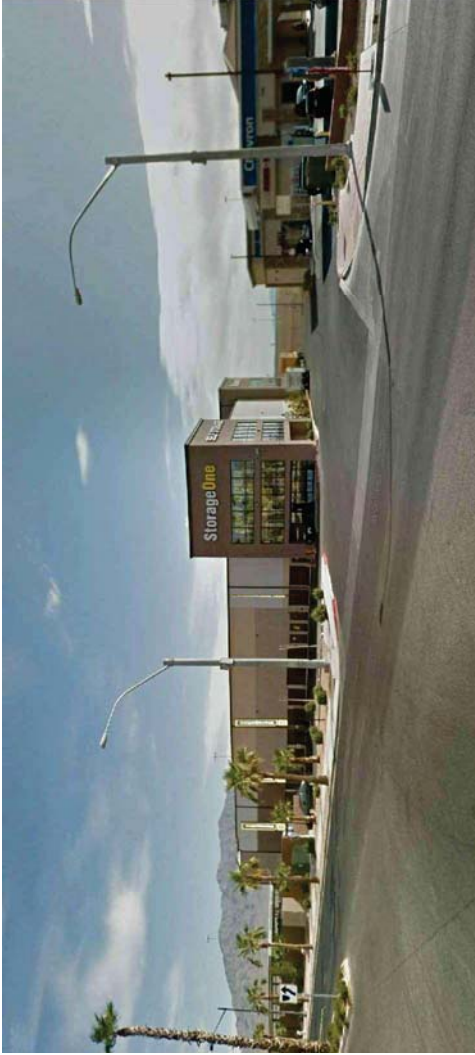


LOCATION



PROPOSED

EXISTING



VIEW 'SOUTHWEST' LOOKING NORTHEAST

PRJ-74009
10/22/18

LOCATION



PROPOSED

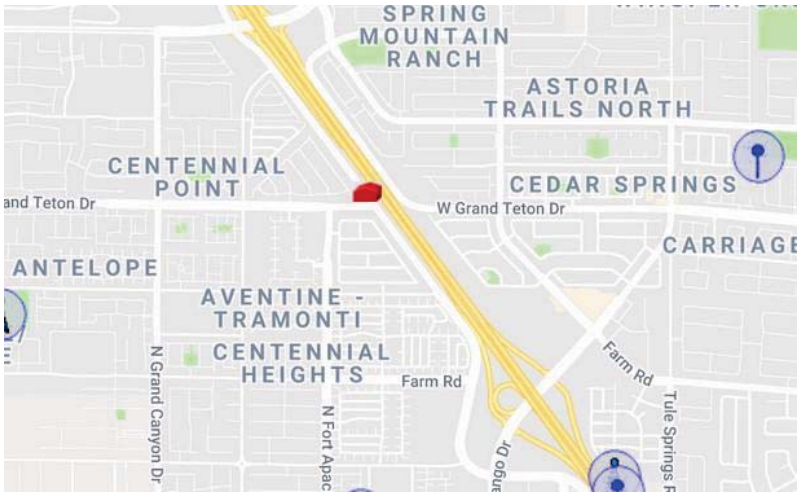
EXISTING



VIEW NORTH LOOKING SOUTH

Surrounding Towers

7580 Oso Blanca Road



Tower Type	ID Num	Site Owner	Height	Dist
	Registered	(1)	Ccatt Llc	286 feet 1.06 miles
		(2)	Insite Towers, Llc	85 feet 1.29 miles
		(3)	Insite Towers, Llc	105 feet 1.79 miles
		(4)	Insite Towers, Llc	98 feet 1.88 miles

This is results from a public tower search showing there are no surrounding towers and our proposed site meets the separation distance as well as surrounding tower heights are above our requested height of 80ft top /80ft top of steal.