



Extension of Time

Project Information

Project Name Sun City Mesquite Windmill Communication Tower Original Case No CUP-13-003

Project Location 1499 Falcon Ridge Parkway - Mesquite NV 89034 Prior Council Action Date May 14, 2013

Assessor's Parcel Number(s) 001-06-101-001

Existing Zoning PUD / PRO's Zone Gross Acres 301.78

Please explain the intent of this request and why additional time is needed

Applicant requires additional time to secure an anchor wireless communications tenant prior to building the site.

Applicant is presently in lease negotiations with Verizon who has expressed an interest in locating at the site.

Applicant Signature *J. [Signature]* Date 03.11.2016
Debbie DePompei 4-26-16

Applicant Information

Property Owner(s) PN II, Inc. dba Pulte Homes of Nevada

Mailing Address 7255 S. Tenaya Way, Suite 200, Las Vegas, NV 89113

Phone No 702-914-4836 Email Fax No

Applicant (if different than Owner) InSite Towers, LLC - Attn: Debbie DePompei

Mailing Address 1199 N. Fairfax St., Suite 700 - Alexandria, VA 22314

Phone No 702-535-3009 Email debbie@intellisitesllc.com Fax No (703) 535-3051

Contact Person/Representative (if different than Owner) Debbie DePompei

Mailing Address c/o IntelliSites, LLC 8432 Justine Ct. - Las Vegas, NV 89128

Phone No 702-430-8369 Email debbie@intellisitesllc.com Fax No (702) 995-7004

Office Use Only

Case No EOT-16-001 Application Fee \$350

Date Received 5/2/16 Noticing Fee \$300

Received By R.S. Planner R.S.



Property Owner/Applicant Affidavit

Project Information

- | | |
|--|---|
| <input type="checkbox"/> Administrative Adjustment | <input type="checkbox"/> Development Agreement |
| <input type="checkbox"/> Temporary Commercial Permit | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Development Code Amendment | <input type="checkbox"/> Tentative Map |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Architectural / Site Plan Review |
| <input type="checkbox"/> Final Map | <input type="checkbox"/> Zoning / Master Plan Amendment |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Zoning Verification | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Street Name / Number Change | <input type="checkbox"/> Other _____ |

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Applicant Information

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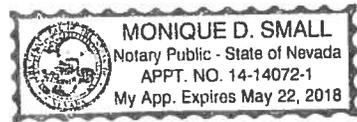
Applicant (if different than Owner) InSite Towers, LLC

Mailing Address 1199 N. Fairfax St., Suite 700 - Alexandria, VA 22314

(I,We) the undersigned, being duly sworn, depose and say that (I,We) are the applicant(s) and/or property owner(s) of record on the tax rolls of the property involved in the application, and that the information on the attached map and property owners list, all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the applicable application must be complete and accurate before a hearing can be advertised; that any application is neither finally granted nor denied until acted upon by the Mesquite City Council or the Director of the Planning Department or their designee, where applicable. The undersigned being duly sworn on oath further states that this affidavit is made and signed in connection with an Application for a Hearing before the Mesquite City Council and that the undersigned acknowledges that they have carefully read the application and notices included on this affidavit and they understand every part thereof, and are in consent with the information provided with said application. The undersigned further state that they rely wholly upon their own judgment and understanding in signing this affidavit and are not relying in any way upon an employee, officer, or other representative of the City of Mesquite.

Property Owner Signature *Quincy Edwards* Print Name Quincy Edwards
Applicant Signature *Debbie DePompei* Print Name Debbie DePompei

Notary Public
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF March 2016
BY Quincy Edwards AS THE OWNER/APPLICANT
NOTARY PUBLIC Monique D. Small MY COMMISSION EXPIRES 5/22/18



OWNER'S CERTIFICATE & DEDICATION

I, G. QUINCY EDWARDS, AS DIRECTOR OF PLANNING AND DEVELOPMENT, OF PN II, INC., A NEVADA CORPORATION

DO HEREBY CERTIFY THAT BEING THE OWNERS OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREIN, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN HEREIN AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF MESQUITE AND ITS SUCCESSORS AND ASSIGN ALL PUBLIC STREETS, EXCEPT PRIVATE STREETS, AS SHOWN HEREIN TO AND FOR THE USE OF THE PUBLIC. PERMANENT EASEMENTS, IF ANY, AS SHOWN OR NOTED HEREIN AND DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, (P.U.A.D.E.) ARE FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND SUBSURFACE UTILITIES.

G. Quincy Edwards

02.01.2016

G. QUINCY EDWARDS, AS DIRECTOR OF PLANNING AND DEVELOPMENT OF PN II, INC., A NEVADA CORPORATION

DATE

ACKNOWLEDGMENTS

STATE OF NEVADA }
COUNTY OF CLARK } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 14, 2016 BY G. QUINCY EDWARDS, AS DIRECTOR OF PLANNING AND DEVELOPMENT, OF PN II, INC., A NEVADA CORPORATION.

02/14/16

MY COMMISSION EXPIRES

Richard Secrist
NOTARY PUBLIC



EASEMENTS

ALL PARCELS TO HAVE 1000 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL PARCEL LINES, AND ALONG ALL DEDICATED RIGHT-OF-WAY LINES, AND ALONG ALL ROAD RIGHT-OF-WAY LINES

REFERENCE DOCUMENTS

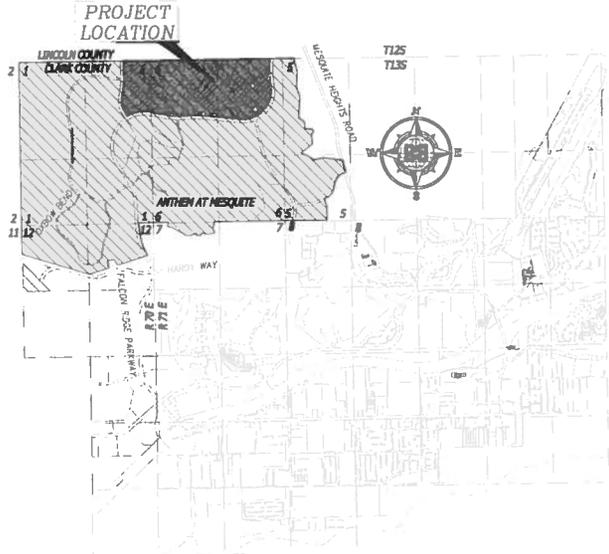
- (1) FILE 04, PAGE 90 OF MISCELLANEOUS MAPS
- (2) FILE 77, PAGE 37 OF SURVEYS

DRAINAGE EASEMENT NOTE

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE INTENDED TO ACCOMMODATE SURFACE DRAINAGE AND SUBSURFACE DRAINAGE FACILITIES OF ADJACENT AND UPSTREAM PROPERTIES. NEVADA DRAINAGE LAW REQUIRES THAT PROPERTY OWNERS MUST ACCEPT, HISTORICAL OR LESS THAN, SURFACE RUNOFF FROM PROPERTIES THAT ARE UPSTREAM AND NOT IMPEDE SUCH RUNOFF TO PASS THROUGH THE SAID DRAINAGE EASEMENTS. REFER TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT DESIGN MANUAL, ADOPTED AUGUST 12, 1999.

**PARCEL MAP CELL TOWER SITE
PN II, INC.**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 70 EAST, AND THE NORTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 70 EAST, AND THE NORTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF PARCEL 5 AS RECORDED ON THE MAP OF DIVISION INTO LARGE PARCELS, MOUNT DIABLO BASE AND MERIDIAN FOR PN II, INC., A NEVADA CORPORATION IN FILE 04, PAGE 90 OF MISCELLANEOUS MAPS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINS 301.78 ACRES, 2 PARCELS

BASIS OF BEARING

THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN FILE 04, PAGE 90 OF MISCELLANEOUS MAPS (N89°09'44"E), AS RECORDED IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

VIRGIN VALLEY GEODETIC CONTROL TIE

DESCRIPTION	BEARING	GRID DISTANCE	GROUND DISTANCE	NORTHING	EASTING
CPM-1	N 77°00'31" W	3031.919 m	9947.003'	5,231,317.310	333,967.406
CLIFFHANE FALCON RIDGE & COMESTOCK	S 01°35'28" E	3209.460 m	10529.476'	6,231,737.847	331,013.093
HAFEN				6,278,534.684	331,214.173

NEVADA COORDINATE SYSTEM, LAST ZONE, NAD-83
BASED ON SURVEY FILE 77, PAGE 37

SURVEYOR'S CERTIFICATE

I, VICTOR R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PN II, INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 70 EAST, AND THE NORTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON NOVEMBER 13, 2015.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

VICTOR R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11424
EXPIRATION DATE: DECEMBER 31, 2016



CITY ENGINEER'S CERTIFICATE

I, TRAVIS H. ANDERSON, P.E., CITY ENGINEER FOR THE CITY OF MESQUITE, NEVADA DO HEREBY CERTIFY THAT ON THIS 14th DAY OF February 2016, I DID EXAMINE THIS PARCEL MAP FOR THE CITY OF MESQUITE, NEVADA, AND THAT THE PARCEL MAP AS SHOWN HEREIN IS TECHNICALLY CORRECT.

TRAVIS H. ANDERSON, P.E.
CITY OF MESQUITE ENGINEER
NEVADA LICENSE NO. 16479
EXPIRATION DATE: DECEMBER 31, 2016



APPROVAL BY THE CITY OF MESQUITE

THIS IS TO CERTIFY THAT THE PLANNING DIRECTOR OF MESQUITE, NEVADA, ON THIS 14th DAY OF February, 2016 DID APPROVE FOR PURPOSES OF LAND DIVISION AND ACCEPT ON BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION FILE NOS. 278.016, THROUGH 278.634.

Richard Secrist
RICHARD SECRIST
PLANNING DIRECTOR

CITY OF MESQUITE DISCLAIMER

THE CITY OF MESQUITE HEREBY DISCLAIMS ANY RESPONSIBILITY AS TO THE ACTUAL FIELD POSITION OF PROPERTY LINES AND MONUMENTATION AS DEPICTED ON THIS DOCUMENT.

RECORDER'S STATEMENT

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX # N15 278.5655

<p>PARCEL MAP CELL TOWER SITE PN II, INC.</p> <p>LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 70 EAST, AND THE NORTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA</p>		<p>NO. <u>215</u></p> <p>FILED AT THE REQUEST OF BULLDOCH BROTHERS ENGINEERING</p> <p>DATE: <u>2/18/16</u> AT: <u>8:59 AM</u></p> <p>FILE: <u>121</u> PAGE: <u>4</u></p> <p>"IF PARCEL MAPS" OFFICIAL RECORDS BOOK <u>20160218</u> CLARK COUNTY, NEVADA RECORDS BESSIE CANNAN, RECORDER</p> <p>FEE \$: <u>34</u> DEPUTY: <u>Gloria D</u></p>
<p>BB BULLDOCH BROTHERS ENGINEERING, INC. CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS</p> <p>750 WEST PIONEER BOULEVARD MESQUITE, NV 89027 (702)346-5100</p>	<p>DRWN. P.R.C. CHKD. P.R.C.</p> <p>FILE NAME: 1634299HW</p> <p>DATE: NOVEMBER 2015</p> <p>JOB No. 1431-16-07</p> <p>SCALE: NO SCALE</p> <p>JOB No. 1431-16-07</p> <p>SHEET 1 OF 2</p>	<p>FILE <u>121</u>, PAGE <u>4</u></p>



**301 NORTH FAIRFAX ST., STE. 101
ALEXANDRIA, VIRGINIA 22314**

NV037 MESQUITE

**1499 FALCON RIDGE PKWY
MESQUITE, NEVADA 89034**



**301 NORTH FAIRFAX ST., STE. 101
ALEXANDRIA, VIRGINIA 22314**

PROJECT INFORMATION

NV037 MESQUITE

1499 FALCON RIDGE PKWY
MESQUITE, NEVADA 89034

CURRENT ISSUE DATE:

03/05/13

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
Δ	3/05/13	CLIENT REVISION	T.R.
Δ	12/13/12	CLIENT REVISION	J.C.
Δ	12/7/12	100% ZONING	R.S.
Δ	1/19/12	90% ZONING	R.S.

PLANS PREPARED BY:



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

LICENSE:

Blank license area.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1 3
NV037

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF INSITE TOWERS 120' WINDMILL-TYPE COMMUNICATIONS TOWER
- INSTALLATION OF AN INSITE TOWERS 6' BLOCK WALL TO MATCH EXISTING
- INSTALLATION OF (2) INSITE TOWERS 6' WIDE METAL SWING GATES TO MATCH EXISTING
- NEW 800A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/ESSEE

INSITE TOWERS, LLC
882 ARROYO AZUL STREET
LAS VEGAS, NEVADA 89131
CONTACT: DEBBIE ADAMS DE POMPE
PHONE: (702) 430-8389

PROPERTY INFORMATION

OWNER: P H B, INC.
8345 W. SUNSET ROAD
LAS VEGAS, NEVADA 89113

AREA OF CONSTRUCTION: 3600± SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: V-B
CURRENT ZONING: PLANNED UNIT DEVELOPMENT (PUD)
(PARKS, RECREATION AND OPEN SPACE)
JURISDICTION: CITY OF MESQUITE

APN: 001-06-101-001
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

LATITUDE: 36° 50' 34.94" N 36.843038
LONGITUDE: 114° 06' 52.70" W 114.114639

FROM LAS VEGAS, NEVADA, TAKE I-15 NORTH APPROXIMATELY 75 MI; TAKE EXIT 120 AND TURN LEFT ONTO FALCON RIDGE PARKWAY 2.8 MI; TURN LEFT ONTO CONISTOGA PARKWAY 0.3 MI; TURN RIGHT INTO THE SUN CITY GOLF COURSE MAINTENANCE FACILITY TO THE SITE.

DRIVING DIRECTIONS

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 2009 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2009
3. ANSI/ISA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2008
5. NATIONAL ELECTRIC CODE 2008
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. INTERNATIONAL FIRE CODE 2009

CODE COMPLIANCE

CIVIL ENGINEER

SPECTRUM SERVICES, INC.
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:

DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
DEREK G. STEFUREAC
PHONE: (702) 885-1552

SURVEYOR:

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

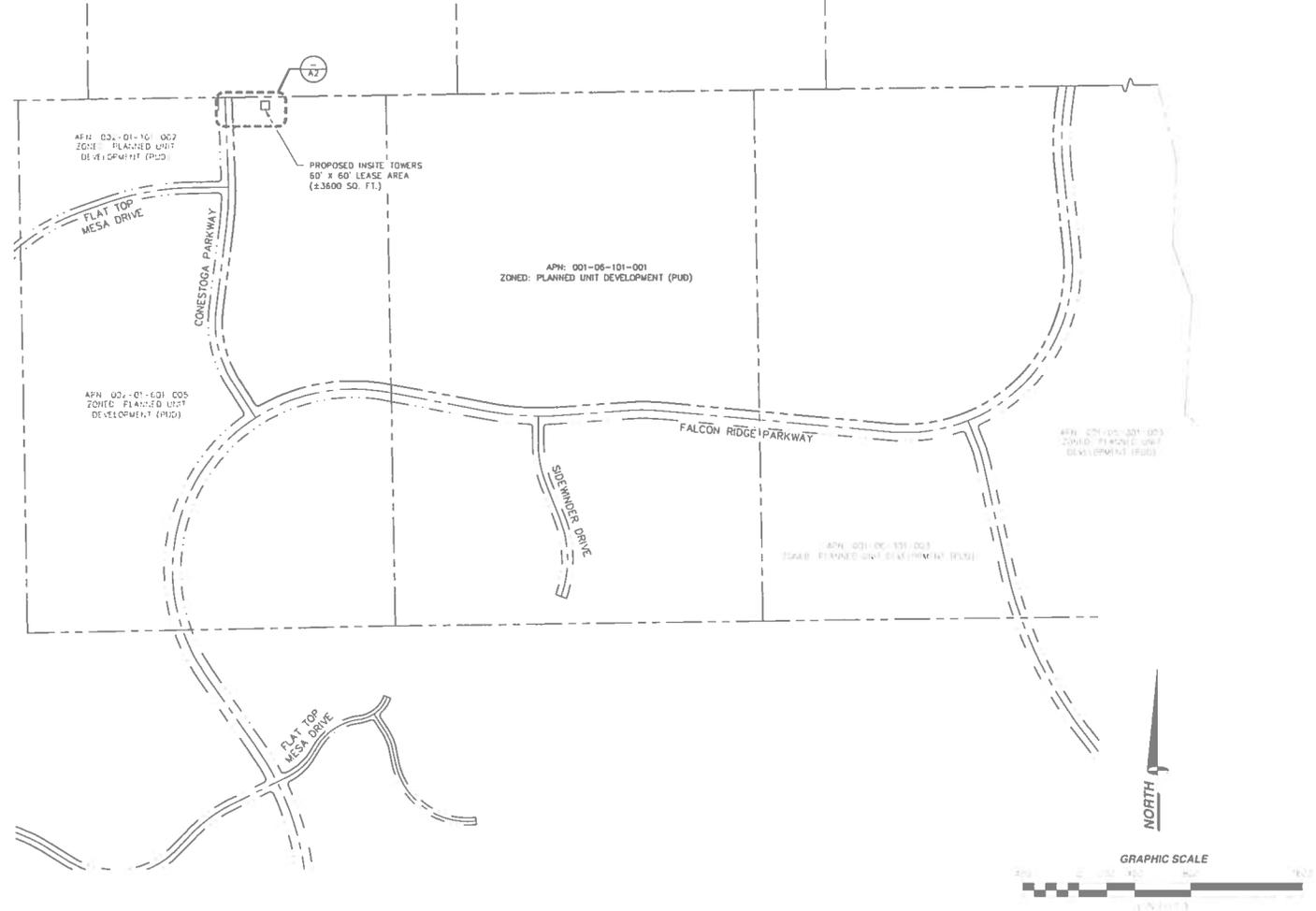
PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	Δ
A1	SITE PLAN	Δ
A2	ENLARGED SITE PLAN	Δ
A3	SITE DETAIL	Δ
A4	ELEVATIONS	Δ
ISSUED FOR:		
SHEET INDEX		ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
APPROVAL LIST		

LEGEND

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



InS te
TOWERS, LLC
301 NORTH FAIRFAX ST., STE. 101
ALEXANDRIA, VIRGINIA 22314

PROJECT INFORMATION:
NVO37 MESQUITE
1499 FALCON RIDGE PKWY
MESQUITE, NEVADA 89034

CURRENT ISSUE DATE:
03/05/13

ISSUED FOR:
ZONING

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
1	03/05/13	CLIENT REVISION	T.R.
2	12/07/12	100% ZONING	R.S.
3	11/19/12	90% ZONING	R.S.

PLANS PREPARED BY:
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SERVICES, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705
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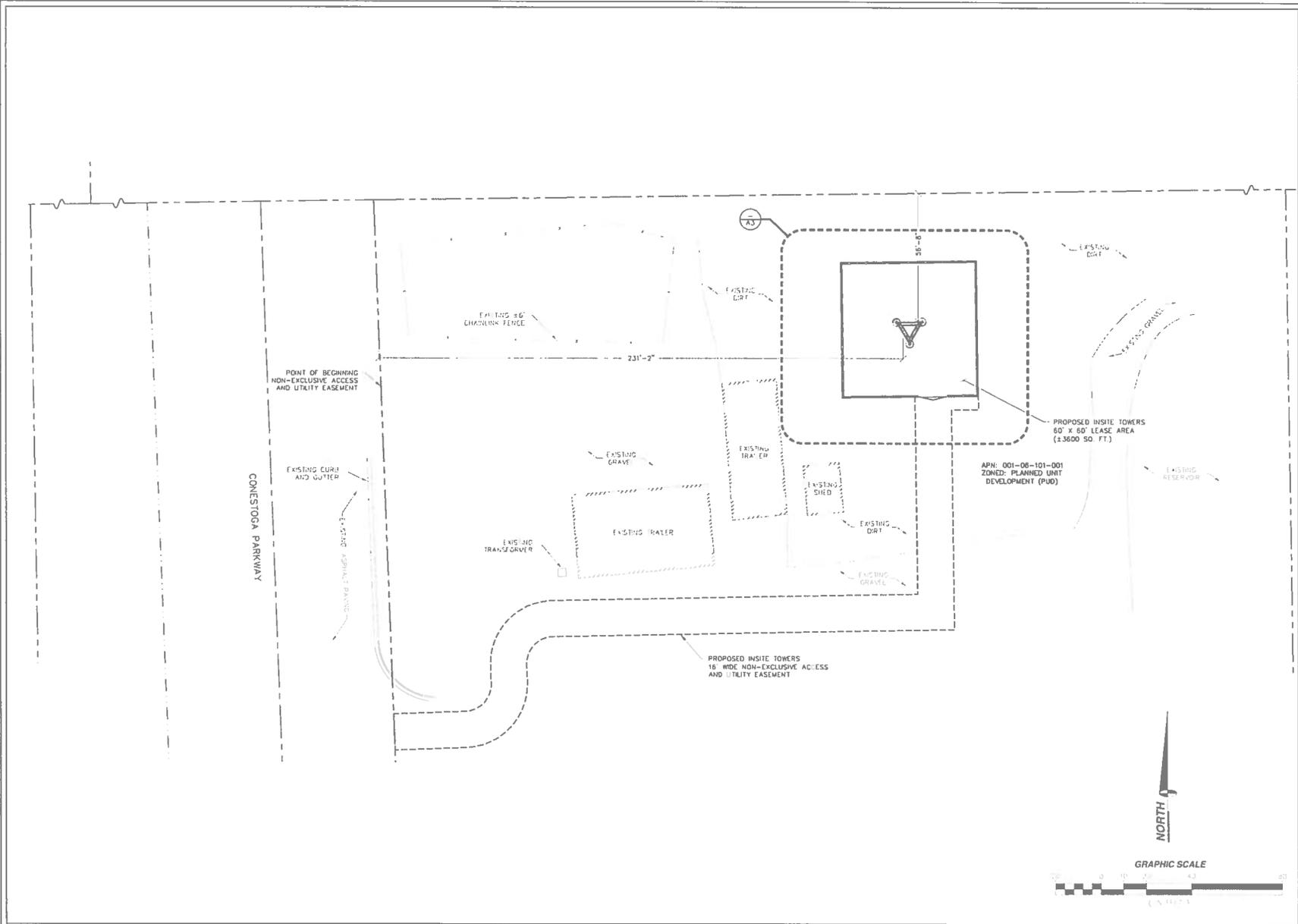
LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: 1 REVISION:
A1 3
NVO37

SITE PLAN

11" x 17" SCALE 24" x 36" SCALE
1" = 800' 1" = 400'



ENLARGED SITE PLAN

11" x 17" SCALE | 24" x 36" SCALE | 1
 1" = 40' | 1" = 20'

InS te
 TOWERS, LLC

301 NORTH FAIRFAX ST., STE. 101
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NV037 MESQUITE

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 LAS VEGAS, NEVADA 89148
 PHONE (702) 367-7705
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SHEET TITLE:

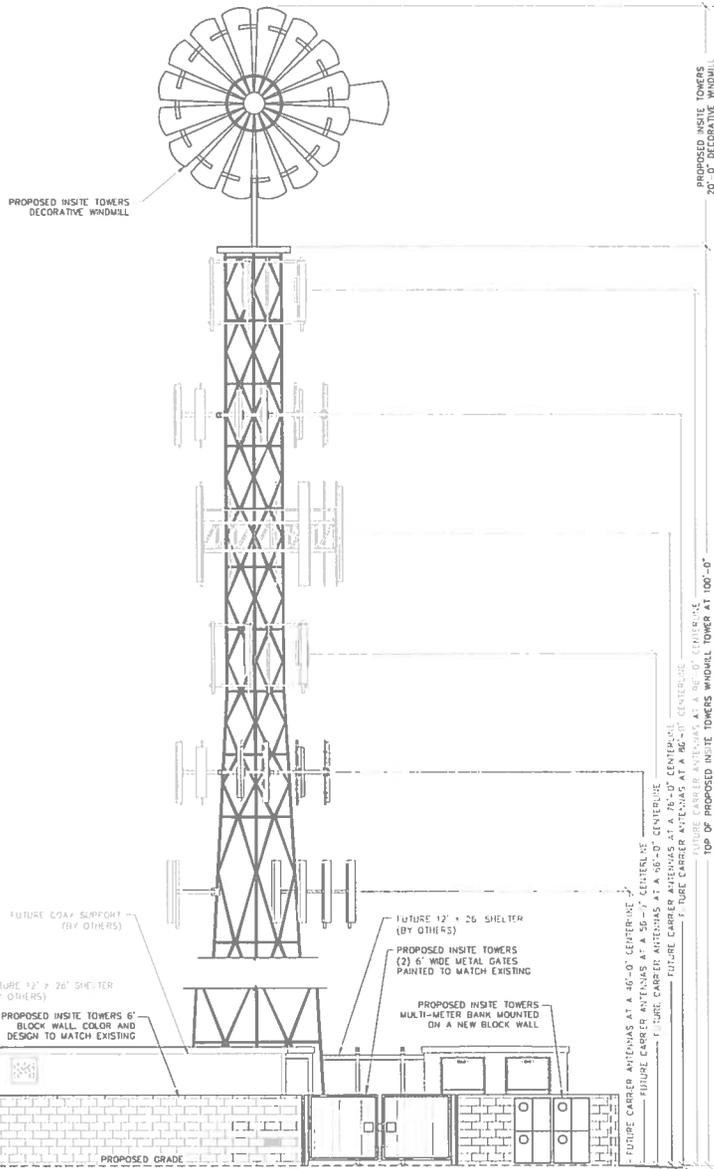
ENLARGED SITE PLAN

SHEET NUMBER: REVISION:

A2

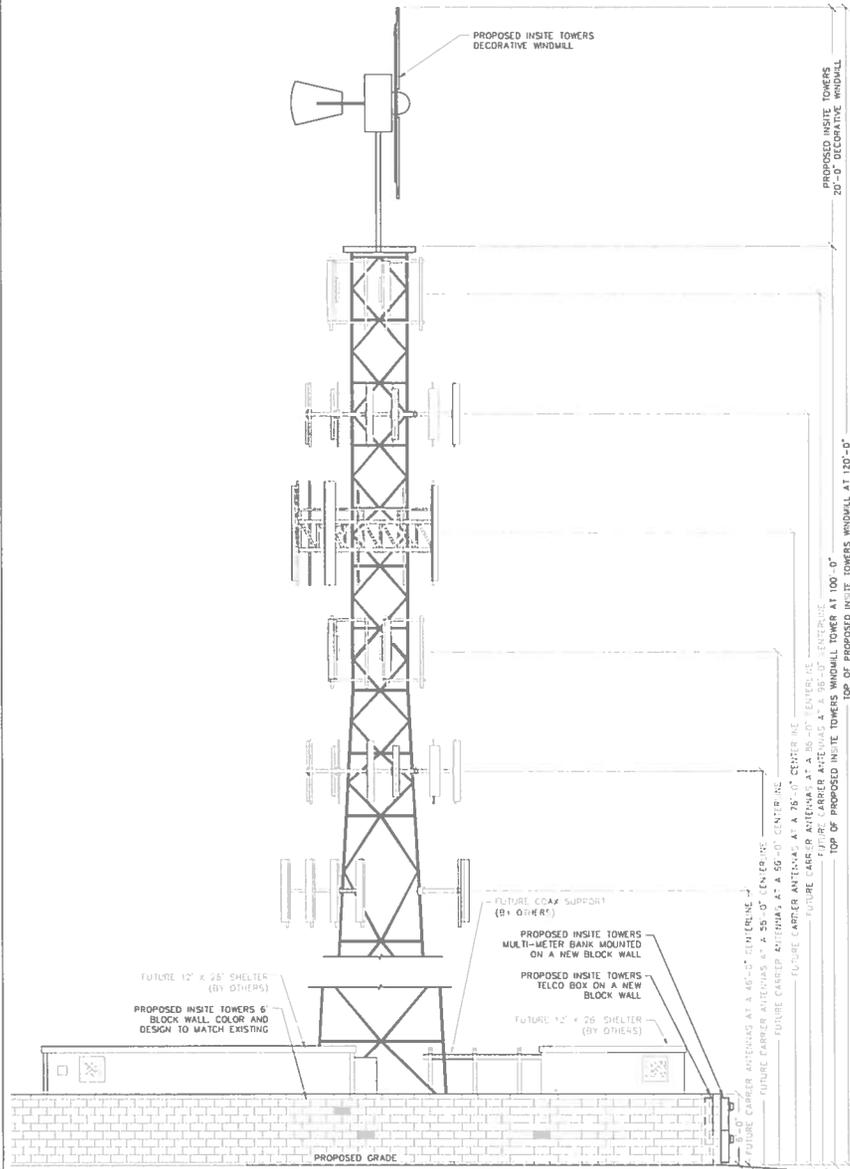
3

NV037



SOUTH ELEVATION

11" x 17" SCALE 24" x 36" SCALE
1" = 10' 1" = 5'



WEST ELEVATION

11" x 17" SCALE 24" x 36" SCALE
1" = 10' 1" = 5'

InS te
TOWERS, LLC

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2	12/13/12	CLIENT REVISION	J.C.
1	12/07/12	100% ZONING	R.S.
0	11/19/12	80% ZONING	R.S.

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LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

A4 **3**
NV037