

# Applicant Letter

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APPLICANT LETTER

Separator Sheet

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# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 11, 2006

Mr. Brian Barrett  
The Everest Group, LLC  
7013 W. 111<sup>th</sup> Street  
Worth, IL 60482

RE: Cell Facility at APN: 138-34-717-008 for Sprint located at 741 South Rainbow.

Dear Mr. Barrett:

Planning and Development Department staff has reviewed the development plans for a proposed 55-foot tall mono-palm wireless communication facility at this location.

The determination has been made that this facility cannot be approved administratively. A Special Use Permit is needed because the proposed mono-palm design and location are not compatible with the surrounding uses. Additionally, a Variance is required as the mono-palm requires a 165-foot setback where a five-foot setback is provided from residential zoned property to the west. A Special Use Permit and Variance application must be approved by the City Council prior to the submittal of building permits. Please schedule a pre-application conference request form for the Special Use permit and Variance applications.

If you have any questions, please feel free to contact me at (702) 229-6745.

Sincerely,

Ben Sticka, Planner II  
Current Planning Division  
Planning and Development Department

BS:nl

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



# Justification Letter

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# Separator Sheet

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## JUSTIFICATION LETTER

*Applicant: Sprint / Nextel*

*Location: 741 S. Rainbow Blvd.*

Sprint/Nextel ("Sprint") would like to install a stealth wireless antenna facility at the above-described location in an effort to upgrade the level of service and reliability that it provides to its customers. Sprint's radio frequency ("RF") engineers have determined that there is a need for a new facility in this area in order to provide enhanced coverage as well as to prevent the existing neighboring network sites from being overloaded by high volumes of users at various times of the day. Installation of this new stealth facility will provide additional assurance that the City's residents will be able to communicate at all times, and most importantly, in the event of an emergency.

The RF engineers' determination is that a new site needs to be located in the area of the intersection of Alta Dr. and Rainbow Blvd., at approximately 741 S. Rainbow Blvd. The proposed facility will be located behind the Ultimate Electronics store. As always, our search for potential site candidates began with an effort to identify any existing tall structures (towers, smokestacks, rooftops, etc.) that would allow Sprint to install its antennas without constructing a new tower. Unfortunately, there are no existing monopoles in this area capable of co-location. Therefore, our proposed antenna facility is the construction of a stealth-designed mono-palm.

Sprint has designed a stealth application for this proposed site in order to meet with the definition of the City's "stealth" facility and gain zoning approval via administrative review. We are proposing to mount an antenna array at a 50' elevation on the 55' mono-palm. The associated radio equipment, housed in a shelter, will be located at the base of the mono-palm. The facility will be located in the parking lot in the rear of the property immediately adjacent to an existing 30' tall wall. The radio equipment at the base of the mono-palm will be completely housed in a shelter. The entire compound, shelter and mono-palm, shall be surrounded by a 7' tall brick wall that will match and extend the existing 30' brick wall that runs the length of the west property line.

Sprint has made every effort to ensure that this facility complies with the City's policies and regulations regarding wireless facilities. It is fully compatible with the existing uses on the property and will have no adverse impact on the surrounding area. Because of its stealth design, most observers will not even realize its actual function. Meanwhile it will provide an important benefit to the City's residents, in the form of increased reliability for their communication needs.

The Everest Group, LLC  
7013 W. 111<sup>th</sup> St.  
Worth, IL 60482  
Ph: 708-923-1363  
Fax: 708-923-1819

SDR - 14955

138-34-717-00  
June 15, 2006

SDR - 14955

Denial of a  
55-foot monopalm

5 feet where 165  
feet are required.

VAR & SUP not  
required. 13834717008

Development Services Center  
Mr. Ben Sticka  
Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 89101

Re: Sprint/Nextel zoning application - 741 S. Rainbow Blvd.

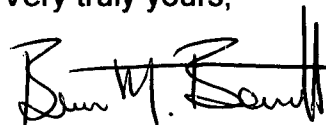
Dear Mr. Sticka:

Enclosed please find our proposal for a stealth wireless communication facility. We hope this application meets the standards of a "stealth" facility and does not require a public hearing. We have enclosed three copies of each of the following: Justification Letter, site plan, and photo-sims for the proposed 55' mono-palm.

If this proposal does not receive administrative approval we have also enclosed a Pre-application Conference Request Form and Contact Sheet for scheduling our Pre-Application Conference.

If you need any additional information regarding this matter please do not hesitate to contact us.

Very truly yours,



Brian M. Barrett  
630-440-6791

Encl:

# Plans (PMT)

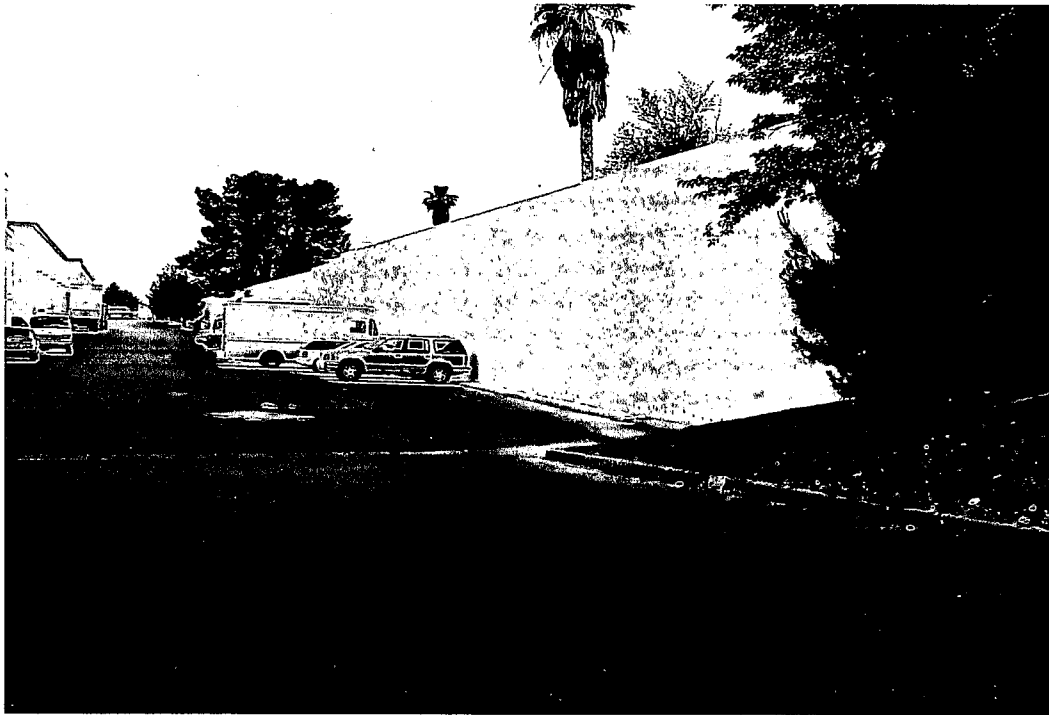
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PLANS - PMT

Separator Sheet

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**1. Photo Before Rendering/Simulation Looking South.**

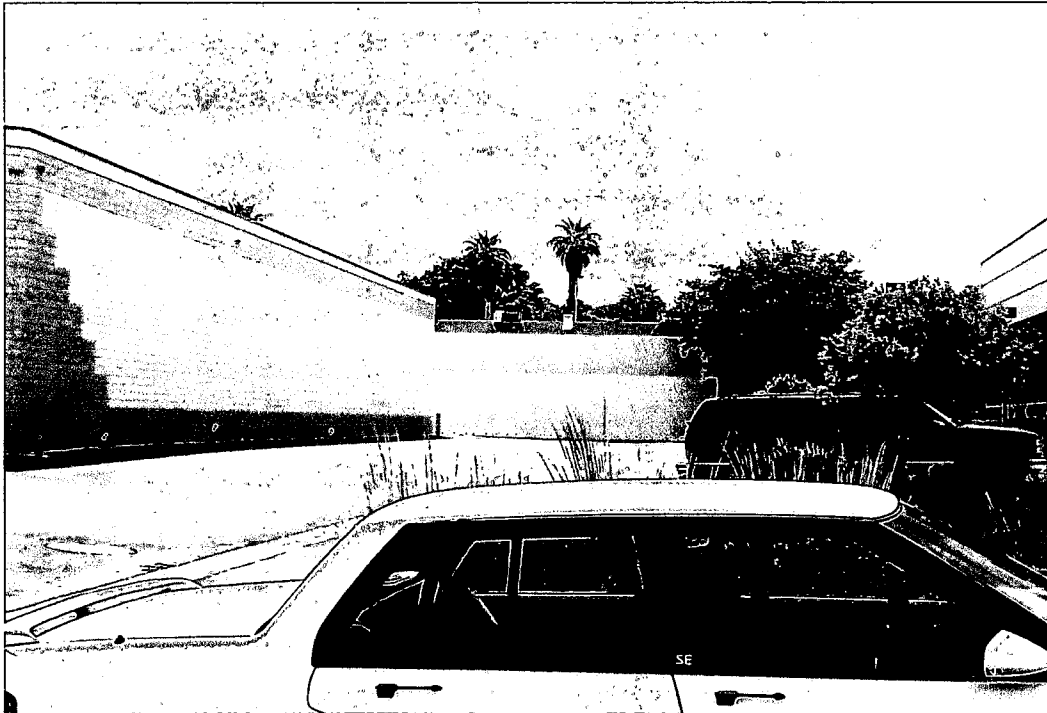


**2. Photo Rendering/Simulation Looking South.**

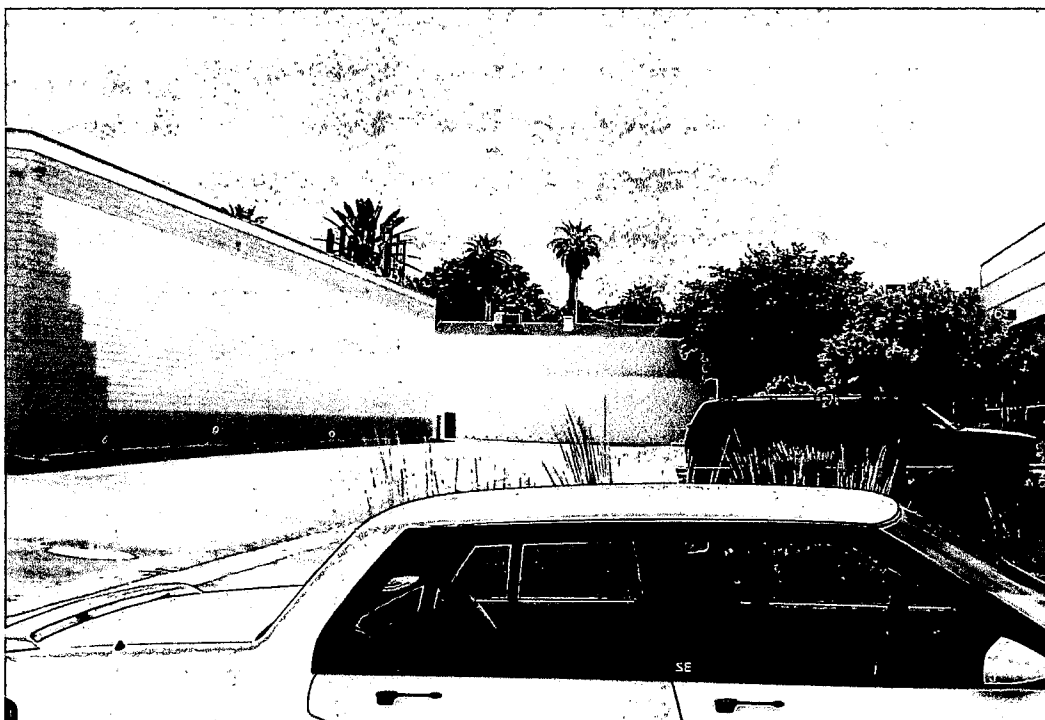
#### **PHOTO SIMULATIONS**

**Job Name :** Rainbow Plaza - Ultimate Electronics (VG70XC366F)  
**Job Number :** 8650  
**Site Address :** 741 South Rainbow Boulevard  
 Las Vegas, Clark County, Nevada 89145

**R RAMAKER**  
**& ASSOCIATES, INC.**  
 1120 Dallas Street, Sauk City, WI 53583  
**Telephone :** 608/643-4100  
**Facsimile :** 608/643-7999



**5. Photo Before Rendering/Simulation Looking West.**



**6. Photo Rendering/Simulation Looking West.**

#### **PHOTO SIMULATIONS**

**Job Name :** Rainbow Plaza - Ultimate Electronics (VG70XC366F)  
**Job Number :** 8650  
**Site Address :** 741 South Rainbow Boulevard  
 Las Vegas, Clark County, Nevada 89145

**R RAMAKER**  
**& ASSOCIATES, INC.**

1120 Dallas Street, Sauk City, WI 53583

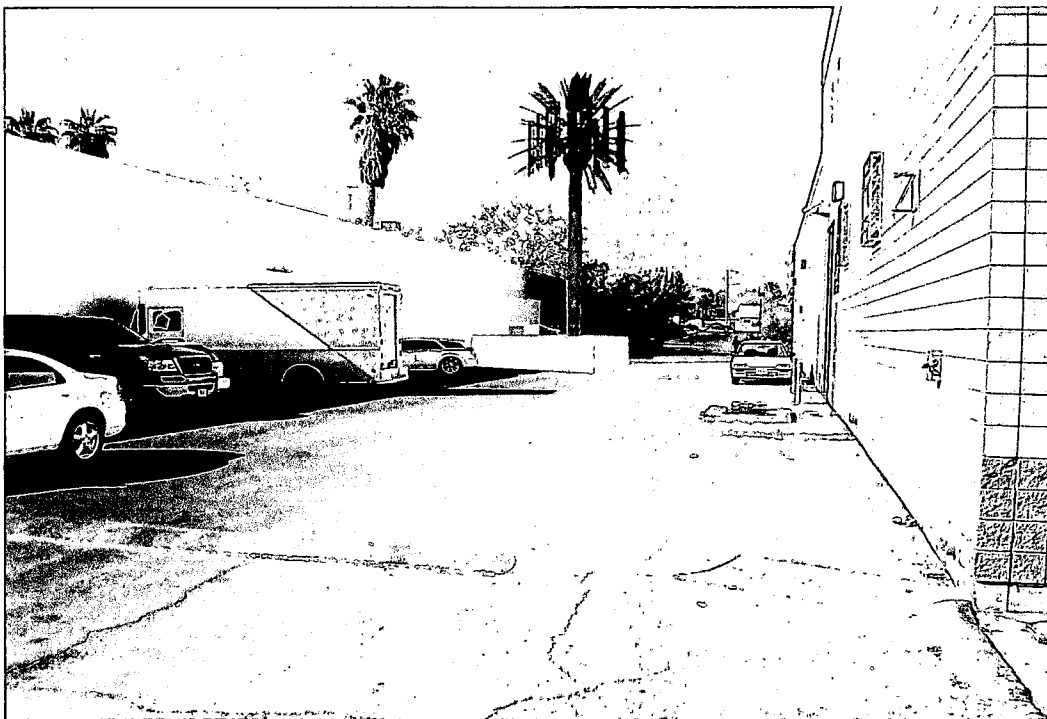
**Telephone :** 608/643-4100

**Facsimile :** 608/643-7999





**3. Photo Before Rendering/Simulation Looking North.**



**4. Photo Rendering/Simulation Looking North.**

#### **PHOTO SIMULATIONS**

**Job Name :** Rainbow Plaza - Ultimate Electronics (VG70XC366F)  
**Job Number :** 8650  
**Site Address :** 741 South Rainbow Boulevard  
 Las Vegas, Clark County, Nevada 89145



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