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May 26, 2006

City of Las Vegas
731 S. Forth Street
Las Vegas, NV 89101

Reference: Variance Request Justification
Verizon Wireless Site "LSV Encanto"

Spectrum Surveying & Engineering, on behalf of Verizon Wireless, is submitting a request for a Variance to allow the construction of a stealth telecommunications facility in a Civic District zone that directly abuts residential zoned property.

The proposed site location is on at 733 Veterans Memorial Drive, parcel number 139-27-708-007. This geographic location was selected by Verizon Wireless as a desirable location to work within their existing network of antennas and towers. Verizon Wireless proposes to construct a 70' monopalm type telecommunications tower and 12'x26' pre-fabricated equipment shelter. The subject parcel is a commercial establishment that is located in a Civic District zone.

The area in which the tower is to be located is mostly residential with minimal commercial properties. Due to the unconventional shape of the parcel and the needs of the landowner, the facility was located in an unused triangle shaped corner of the parcel making it difficult to meet the required set-backs in the area.

Verizon Wireless makes every attempt to place sites within the provisions of the zoning code; however several failed attempts to find locations in this area have forced Verizon to make this request. It is Verizon Wireless' understanding that this particular area is slated for redevelopment to a commercial district and that a monopalm will be an acceptable installation in the area.

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of the Variance is consistent with the zoning code and does not grant any special privileges above and beyond those of other properties in the vicinity. In addition the Variance will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Sincerely,
Spectrum Surveying & Engineering

A handwritten signature in black ink, appearing to read 'Damien Huggard'.

Damien Huggard
Project Manager

VAR-13871
08/10/06 PC