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August 1, 2006

City of Las Vegas
Development Services
Planning Division
731 South Fourth Street
Las Vegas, NV 89101

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**Reference: Justification for a Special Use Permit / Variance
T-Mobile Site VG08660 St. Louis & 17th
1600 East Oakey
APN 162-02-208-001**

Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit and a Variance for a proposed Wireless Communication Facility (Monopalm) the location does not meet the required residential setbacks. The proposed site location is at 1600 E. Oakey (also known as 1620 Bracken Avenue), Las Vegas, Nevada 89104; parcel number 162-02-208-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers. T-Mobile USA Inc. proposes to construct an 80' monopalm and an 18'x20' equipment lease area enclosed by a decorative block wall enclosure. The subject parcel is the Iglesia Bautista la Gran Commission and is zoned Civic District (C-V).

T-Mobile USA Inc. has chosen to locate the proposed monopalm within a cluster of existing live palm trees at the front of the property to blend in with the existing landscape of the property and neighborhood. By placing a tower on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower in this location, T-Mobile's customers will continue to suffer with poor coverage.

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 Use Permit and Variance is consistent with the zoning code and requests upon waiver for setbacks to residential property. In addition the Use Permit 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

Tiffany Chimaroke
Project Manager

**VAR-16144
10/05/06 PC**