

Project Justification Letter

**MetroPCS VGS108
Stealth Wireless Communications Facility
Mer-Car
4506 E. Charleston Blvd
Las Vegas, NV 89110
APN: 140-32-401-005**

Submitted to:

**City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101**

Submitted by:

**John Wright
Cortel-LLC for MetroPCS
7477 W. Lake Mead Blvd., Suite 260
Las Vegas, NV 89128
405-830-5571**

**SUP-25473
REVISED
12/20/07 PC**

**RECEIVED
NOV 29 2007**

Introduction

Metro PCS is a new wireless carrier launching service in Las Vegas in 2007. The company requires a site on the northeast corner of Charleston Lamb to provide residents, visitors and travelers with high quality, reliable wireless communications for personal, business and emergency uses thru its' wireless carrier sub-tenants.

There are currently 7 licensed wireless carriers in the Las Vegas Metropolitan Area, each of which requires the ability to transmit its signals from a tower or rooftop. There are many existing tower which provide the "vertical real estate" required to accomplish this. Some of these towers have multiple carriers broadcasting from them, and others have only one. Some of these single carrier towers were built by wireless carriers to actually discourage the competition from collocating on their towers.

Driven by the municipalities' desire for a less obtrusive tower, many towers being built in the last few years has been "Stealth" in nature. They range from the Flagpole or Slim-line design to the Monopalm and Monopine design. Depending on the surrounding area, each of these designs has their advantages.

Site Data

There are two towers at this location. One is a Slimline pole with two carriers antennas flush mounted already on it. It does not provide the height, ground-space or structural capacity to accommodate another carrier. The other tower is a Monopine with AT&T on it. It does not provide the height to meet MetroPCS' RF Frequency design standards. It also does not provide for collocation as there is not an available coaxial port at the bottom of the tower for Metro to feed it's antennas into the pole. This pole is not extendable.

Site Design

MetroPCS proposes to place a new 60' "Cannister" pole across the parking lot from the other two poles. MetropCS will locate is ground equipment inside the new block wall compound, built to match the existing building. This new pole will be built to structurally handle up to 3 carriers and will be extendable to 80'. No parking spaces will be taken for this proposed installation.

Request

Metro PCS respectfully requests the zoning approval of its' proposed 60' extendable Cannister Design Tower

Overall placement and construction of the application will remain consistent with standards and aesthetics outlined in the City of Las Vegas codes and ordinances.

Submittal

All necessary documentation required by the City of Las Vegas Planning and Development Department, along with this narrative, is being submitted for processing as a Conditional

SUP-25473
REVISED
12/20/07 PC

Use Permit as outlined in the City's zoning ordinance pertaining to Wireless Communications.

Summary

Metro PCS is applying for a Conditional Use Permit in order to develop and construct a clean, viable facility, which will not emit noise, glare, gas or odor of any kind. This new facility will expand wireless coverage for MetroPCS customers living, working and visiting Clark County.

Metro PCS is committed to developing the best wireless system for its customers while working cooperatively with the City of Las Vegas to reduce the visual impact of its facilities. Metro PCS will maintain thorough, meticulous and ethical design and construction standards at all times.

Thank you for your consideration.

John Wright-405-830-5571

**SUP-25473
REVISED
12/20/07 PC**