



September 25th, 2007

Linda Hartman
Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Application for Administrative Design
Review for Cricket Communications
Facility located at the Nevada Power
Michael Substation at

1301 N. Michael Way, Las Vegas, Nevada 89108
(APN: 138-25-105-002) ("The Site")

Dear Linda:

This office represents Cricket Communications ("Cricket") in connection with its submission for a Special Use Permit. This letter is intended to be part of that submission. Cricket plans to install its antennas on an existing structure within a Nevada Power substation, while not increasing the height of the preexisting tower and not locating any of its equipment outside the boundaries of the substation.

Site Zoning Classification

Cricket is proposing to install a PCS facility on a Nevada Power Company substation located near the intersection of N. Michael Way and Vegas Dr. The parcel located in an R-E (Residential Estates) zoning district.

The City of Las Vegas zoning code addresses Cricket's proposed installation in chapter 19A.04, which provides that mounted antennas on an existing structure or tower (e.g. a tower within a utility substation) is subject to an administrative review though possibly subject to a Special Use. The code also provides for said administrative review for new antenna towers within a substation. That said, we view our compliance with the code further bolsters our case for a Special Use Permit as described below.

Project Description

Cricket proposes installing a telecommunication facility at 1301 N Michael Way. Cricket is leasing an area of the property where the facility will be installed. The project will not affect the existing use of the property and will not cause increased traffic flow throughout the general vicinity.

The proposal includes:

1. The installation of three (3) mounted panel antennas, painted to match, located with a centerline of 40 feet located on a preexisting 60 foot tower. Tmobile has already garnered approval from the City for a 10 foot extension, bringing the tower to a total height of 70 feet. No portion of the antennas would exceed the height of the tower or planned extension. Cricket's installation would not preclude other carriers from locating on the tower as well.

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2. One Base Transceiver Station (BTS) equipment cabinet and One Battery Cabinet, will be located at the base of the tower. Electrical and telephone connection panels will be located within the lease area as well.

The proposed project is scheduled to be constructed and operational by January 2008.

Project Justification

The City of Las Vegas is a critical area in Cricket's personal communication mobile/wireless system. Cricket has a large demographic base that lives, works, and visits the City of Las Vegas. The objective of the proposed facility is to enhance coverage in the City of Las Vegas and satisfy customer demand for increased coverage and capacity to this immediate area.

Section 19A.04.040 of the City of Las Vegas Zoning Code, regarding Non-Stealth Design Wireless Communication Facilities, Section 2, states that the facility must meet one or more of certain criteria for an Administrative Review; this site meets two of the five criteria. This Antenna Site is to be co-located on an existing tower (Sub a.) and also it is proposed to be located within a Utility Substation (Sub d.). Cricket believes that complying with the code provides strong evidence towards the approval of a Use Permit.

This design philosophy minimizes the total number of towers in the jurisdiction while optimizing system coverage and capacity for our Las Vegas customers. Cricket has selected a property and site location that minimizes any impact on existing and future land uses in this area. Being in a substation it is likely that the general public will not notice anything at all, especially in light of the approved Tmobile extension.

The project involves a passive, unmanned use of this site. The project is harmonious and compatible with the existing uses on the project site, existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The site is physically suitable for the type and intensity of the proposed land use. The existing street and highway facilities providing access to the property are adequate in size to meet the requirements of the proposed use. The project is consistent with the public health, safety and welfare and overall objectives of the General Plan.

Closing Discussion

The establishment and operation of this wireless communications facility as proposed will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of the proposed use. The operation of the communication facility will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use, or to the general welfare of the City of Las Vegas. The project is desirable for the public's comfort and convenience. It will allow Cricket Communications to provide the public with improved telecommunication services consistent with modern technology and demand.

Thank you for considering Cricket's application for a Special Use Permit. Cricket respectfully requests approval of this submission.

Very truly yours,

Cody J. Colwell
Zoning Manager
Cortel-LLC, representing Cricket Communications

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