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December 10, 2007

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

Reference: Zoning Approval Request-Variance
T-Mobile Site VG08058

Spectrum Surveying & Engineering, on behalf of T-Mobile USA, is submitting a request for zoning approval to allow the construction of a stealth telecommunications facility on a C-2 zoned parcel. The proposed site location is at 910 N. Ranch Drive, parcel number 139-29-201-004. This geographic location was selected by T-Mobile USA as a desirable location to work within their existing network of antennas and towers. T-Mobile USA proposes to construct an 80' monopalm type telecommunications tower within an 8' block wall compound. The block wall compound is to be designed and painted to match the existing and adjacent wall. The subject parcel is an existing commercial retail center.

A Variance is requested to allow a reduction of the residential setback to 138' where 240' is required.

The area in which the tower is to be located is in the rear of the property to prevent encumbrances and interference to existing business on the property. Due to underground utility locations and other complications, previous locations on the parcel were abandoned.

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 this application 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 approval 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


Damien Huggard
Project Manager

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