



Site Address: 1451 W. Owens Avenue, Las Vegas, NV 89106
APN: 139-28-501-001 & 002 & 003 • MetroPCS Site #VGS - 41 - B

LETTER OF INTENT

MetroPCS is a regional provider of wireless communications services with more than 3 million subscribers to date. We hold 23 licenses in the greater Miami, Tampa, Sarasota, Atlanta, San Francisco, Dallas, Detroit and Sacramento metropolitan areas. MetroPCS is currently building a network in Las Vegas (among other regions in the country), expecting to launch service in about a year. When we enter a new market, our goal is to collocate on existing structures as much as possible.

In this case, MetroPCS respectfully requests a Special Use Permit to construct a new "stealth" telecommunication facility to provide cellular telephone service to the immediate area. The stealth design reflects a "palm tree". A 1225 square foot lease area / equipment compound will accommodate the new 80' AGL palm tree. The palm tree is designed to have the Metro PCS antennas camouflaged within the palm leaves and the related coaxial cables inside of the tree and not exposed to public view. The antennas will be painted to match the color of the palm leaves. Additionally, the palm tree and equipment compound will have room available for two (2) additional wireless communication carriers in the future (co-location). The equipment compound will be enclosed by a 6' CMU wall painted in an approved color with graffiti resistant paint. A black wrought iron gate will be used for ingress and egress.

Metro PCS respectfully asks the City of Las Vegas for a Variance to the requirement that the new stealth palm tree be a minimum of 240' from the nearest residential property. Due to the lot size, existing utility placement in the neighborhood and proposed access from N Street, the palm tree will not meet this requirement on the east property line. Metro PCS also respectfully requests an increase in the height limit from 35' on residentially zoned property. The parcel that is proposed for development is zoned residential but no residential development is planned. A variance is requested from the rear yard setback (currently at 8' where 35' is required) and from the side yard setback (currently at 7' where 10' is required). The base of the proposed palm tree is approximately 80' from the nearest point for the single-family homes bordering the east property line. However, the single-family residential homes bordering the east property line face north / south and away from view of the palm tree. Additionally, there is an existing block wall running parallel to N Street shielding the view of the single-family homes and creating a line-of-sight buffer from view of the palm tree.

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This proposed use complies with all applicable provisions of the City of Las Vegas Development Code. No traffic generation, lighting, noise, odor, dust or other external impacts will be present. All required utility facilities are available at the subject property and are abundant while maintaining sufficient levels of service to existing development. The proposed facility will be maintained by Field Technicians by Metro PCS on a regular basis. No adverse impacts on the natural environment are anticipated. Finally, the proposed use will not exceed the capacity of any public services in the immediate area.

If there are any questions regarding this application, please contact MetroPCS's representative, Ken Stockero, at (702) 580-9940 or kjstockero@yahoo.com

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