

PROJECT JUSTIFICATION
for
CLEARWIRE COMMUNICATIONS
80' Slim-line Monopole with Stealth Antennas
Nv-lsv-124
4221 W. Charleston Blvd.
Las Vegas, Nv. 89102
APN: 162-06-510-003

Special Use Permit Request and Variance

To: City of Las Vegas
Community Development Department

From: Mark McGarey
Marken Telecommunication Services

Date: 4/27/08

Re: Skywaves West Tower and Horvath Communications application for
CLEARWIRE WIRELESS BROADBAND
Nv-lsv-124
4221 W. Charleston Blvd.
Las Vegas, Nv. 89102

ABOUT CLEARWIRE

Clearwire Corporation (www.clearwire.com) is a nationwide provider of next-generation wireless Internet services enabling fast, simple, portable, reliable and affordable communications anytime, anywhere within Clearwire's coverage area. Clearwire is preparing to launch this service in the Greater Las Vegas metro area. Clearwire will provide for Las Vegas area customers, an easy, off-the-shelf wireless high-speed Internet solution where customers typically have the service operating within minutes of receiving the modem without any need for a technician to visit. There is no software to load and generally no configuring or changes to the customer's computer. The fast and simple service can be accessed by simply taking the modem out of the box, plugging it in and connecting the Ethernet cord to the customer's computer.

Clearwire currently provides a next-generation, non-line-of-site WiMAX-class solution. The portable Clearwire service can be moved from place to place inside Clearwire's coverage area, which upon network launch, will allow customers to use the service throughout their home, office or favorite coffee

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house. Customers will use Clearwire to connect to the Internet using licensed spectrum, allocated and regulated by the Federal Communications Commission, eliminating the confines of traditional cable or phone wiring. For the consumer, the wireless communication facility tower equipment will transmit radio signals from a base site to a small, wireless modem, which easily connects a user's computer to the Internet.

Headquartered in Kirkland, Washington, Clearwire has launched wireless high-speed Internet service in 33 metro markets covering more than 370 cities and towns in Alaska, California, Hawaii, Idaho, Minnesota, Nevada, North Carolina, Oregon, Texas, Washington and Wisconsin. The system has been successfully launched internationally as well in countries such as Ireland, Belgium, Denmark (under the Clearwire name with Danske Telecom) and Mexico (via its partner MVSNet).

THE LAS VEGAS NETWORK

Since 2006, Clearwire has been developing a network of base station facilities to create its WiMAX network. The commercial launch of the system is scheduled for late 2008. The system works similarly to traditional cellular phone networks in that it deploys a series of antennas at geographically predetermined locations to create a "honeycomb" network of cell sites. These sites "talk" to one another providing the customer with seamless coverage and the ability to move throughout the coverage area without losing signal connectivity.

In order to provide a high quality, high capacity system, capable of transmitting the data streams Internet users are accustomed to, the system must be linked to via a microwave interconnect system that provides for large quantity data transmission. Readily available T-1 and fiber do not offer the capacity at the speeds necessary to make the system a viable alternative to cable and DSL systems. As such, the network is designed with a number of "Hub" microwave sites that will provide the necessary signal capacity to surrounding sites to make the system viable. Each "donor" site must have clear line-of-sight to the Hub site and the transmission antennas at each site must exceed the height of the surrounding buildings and vegetation in the area it is designed to serve. In order to lower the number of costly and visually obtrusive HUB sites in an area, the surrounding donor sites must be built at or around 80' in height. This ensures the microwave paths are unobstructed and the donor sites can be located further from its donor. This limits the number of HUBs required, reduces costs and limits the number of visually "high impact" sites necessary to complete the system.

The Clearwire Las Vegas engineering plan calls for 8 hub sites and for 223 sites in the entire network. This figure will increase over time as capacity requirements dictate and coverage gaps are filled in. Clearwire, through its system development partners, have been working with existing wireless carriers, tower owners and building owners to locate its sites on existing structures

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wherever possible. Of the 223 sites anticipated for launch, over 85% will be collocations or rooftop locations. This approach is designed to meet the conditions of local jurisdictions throughout Clark County.

The remaining 30 – 35 sites under development do not have available structures in the area to accommodate collocation. In these cases, Clearwire is partnering with Horvath Communications, one of the nation's largest private tower developers, to construct its stand-alone facilities. Only after a search area has been evaluated for collocation and rooftop facilities does Horvath begin its work to secure the best possible location for a new stand-alone site. Considerations given in site selection include the location of surrounding residential properties, topography, elevation, existing cell sites, Clearwire's adjacent antenna locations, ability to secure leasehold rights and coverage objectives. Once a site has been selected for consideration, Clearwire and Horvath are committed to construction of only the best designed facilities for its new stand-alone structures. In most cases, Horvath believes the 26" diameter slim-line monopole (also used in lightpole replacements or stealth flagpole sites) is the least visibly objectionable. In some cases, alternative stealth site designs such as palm trees or pine trees may be utilized. Only very rarely, and only on sites that can handle the more intense use, will monopoles be requested. In every case, in-keeping with the objectives of most area jurisdictions, collocation will be accommodated on the new stealth structures.

THE REQUEST

Clearwire and Horvath Communications respectfully request Clark County Special Use Permit approval for a new 80' stand-alone stealth, slim-line monopole located in the CC zoning district at **4221 W. Charleston Blvd. Las Vegas, Nv. 89102 APN: 162-06-510-003**. The stealth pole will utilize panel antennas, completely screened behind canisters mounted to the top of the steel pole. A Special Use Permit is required for the new stand-alone facility as it will exceed the building height limit for the district and will abut residential zoning.

SUBJECT PARCEL

The subject parcel is approximately .838 acres in size, APN# **162-06-510-003**, and is zoned "c-1". The subject parcel comprises an old Carpeteria building that has been in place for several years. The subject parcel is surrounded by mostly C-2 and C-1 type zoning. There is an existing RE zoned parcel due south about 65' feet from the pole but it is currently being used as a church and not residential. The closest actual RE zoned parcel is Southeast of the subject parcel about 273'-0" of the proposed new pole location

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SITE DETAILS

The facility will not be manned and will not create any noticeable increase in traffic. Views from the residential properties towards the site will not be impacted as the large commercial buildings on site already block views in that direction.

In accordance with the City of Las Vegas wireless code, Clearwire will provide opportunities for collocation on this stealth facility to limit the need for additional wireless communication poles in the area. The actual site will be screened on 3 sides from public view and also will be painted to match the existing building. We also will install a 4" cap stripe on 3 sides to meet the cities request.

THE FACILITY

Clearwire proposes to attach three flush-mounted panel antennas inside the 80' slim-line pole at a height of 70' and a 24" microwave dish inside the pole at a height of 80'. The pole will be limited to 27" in diameter and will be constructed to accommodate additional antennas inside the pole. Details of the plan are as follows:

- Installation of an 80' x 26" slim-line, four-carrier monopole with stealth canisters;
- Installation of three Clearwire panel antennas at the 70' center line. Future carrier antenna arrays may be added inside the pole at the 60' and 50' and 40' levels;
- Installation of a 24" high performance microwave dish inside the pole at the 78' height;
- Installation of two telecommunications cabinets mounted on a concrete pad inside a lease area measuring 16' x 28'. The cabinets will not exceed the height of the compound wall.
- Construction of a 6' tall stucco panel wall will be installed around the perimeter of the equipment area.
- The coaxial cables linking the radio cabinets to the antennas will be routed down the inside of the pole from the antennas to a height below the screen wall and over the ground inside the compound to the equipment cabinets.
- Installation of a new 100 amp service board inside the fenced compound from an existing electrical transformer.

Parking

Parking will not be impacted by the site.

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Access

Access to the site will be from vista drive through the existing alley to the rear of the parcel for site servicing, monthly.

Setbacks

The 80' slim-line pole will be setback from the property lines as follows:

North	P-F	288'-9"
South	R-E	32'-7"
East	R-E	24'-4"
West	R-E	13'-0"

Summary

The construction of a new stand-alone communications facility in the area near Boulder Highway and Horizon is critical to the successful launch of the Clearwire WiMax network. Clearwire is eager to provide the residents in this area with an affordable, reliable and secure mobile Internet service and the development of their network is primary to this objective. In the process of developing their 150+ site network, Clearwire has successfully collocated their antennas 85% of the time. Only as a last resort do they need to construct new stand-alone towers.

In this instance, Clearwire believes a stand-alone stealth monopole is the only and best option for them to achieve their coverage objectives. In the process of securing this facility, several alternative sites were considered and ruled out. In some cases, landlord interest could not be gained, in others, engineering constraints limited relocating to other properties. In requesting a special use permit for this site, Clearwire has attempted to limit the impact of the site through careful selection of the site and in offering a slim, stealth design. The installation of this site will not increase traffic, generate noise, dust or light or have any other significant impact on surrounding property owners. In addition there is no hardship created on the infrastructure in place, nor will there be a need to increase capacity of any public service. There is no known negative impact on property values. And the site will not negatively impact the natural environment. The site will be constructed to provide stealth sitting options for future carriers.

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Horvath Communications and Clearwire appreciate your consideration of this request. Should you have any questions, or require additional information, please contact me at (602) 432-1736.

Thank you.

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