

TURN-KEY TELECOM, LLC

Offering a full array of Site Development Services

Site Acquisition • Land Use Entitlement • Construction Management • Tower Site Development

June 6, 2008

City of Las Vegas Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Application for a Wireless Communications Facility @ 3250 N. Bronco St.- Las Vegas, NV 89108
(APN: 138-11-804-021)**

Dear Sir or Madam:

This correspondence is intended to serve as the Justification Letter in connection with InSite Towers, LLC application for a Special Use Permit allowing for the construction and operation of a multiple-user Wireless Communications Facility located at 3250 N. Bronco Street - Las Vegas, NV 89108 (APN# 138-11-804-021). In conjunction with this Special Use Permit application, this letter also serves as justification for a Variance to allow a 152' ft. setback from residential where 240' ft. is required, in addition to an amendment to a Site Development Plan Review to allow a 0" landscape buffer.

Site Zoning Classification:

The site is located in a Limited Commercial zoning district (C-1). The parcel to the north is zoned R-E, to the east is a mini storage facility zoned (C-1), to the south is commercial buildings (C-1) and to the west is vacant land zoned C-P.

Project Description:

InSite Towers, LLC is proposing to construct a new co-locatable Stealth Wireless Communication Facility to include an 80' monopole Pine Tree capable of accommodating five (5) individual carriers. The 141' x 21' lease area is located between the existing building on the parcel and a block wall owned by the adjacent property owner; a mini storage facility and will not affect the existing use of the property. Currently there are no existing wireless communications within 600 feet of this location.

RECEIVED
JUN 10 2008

Office Address: 3670 N. Rancho Drive – Suite #103 - Las Vegas, NV 89130

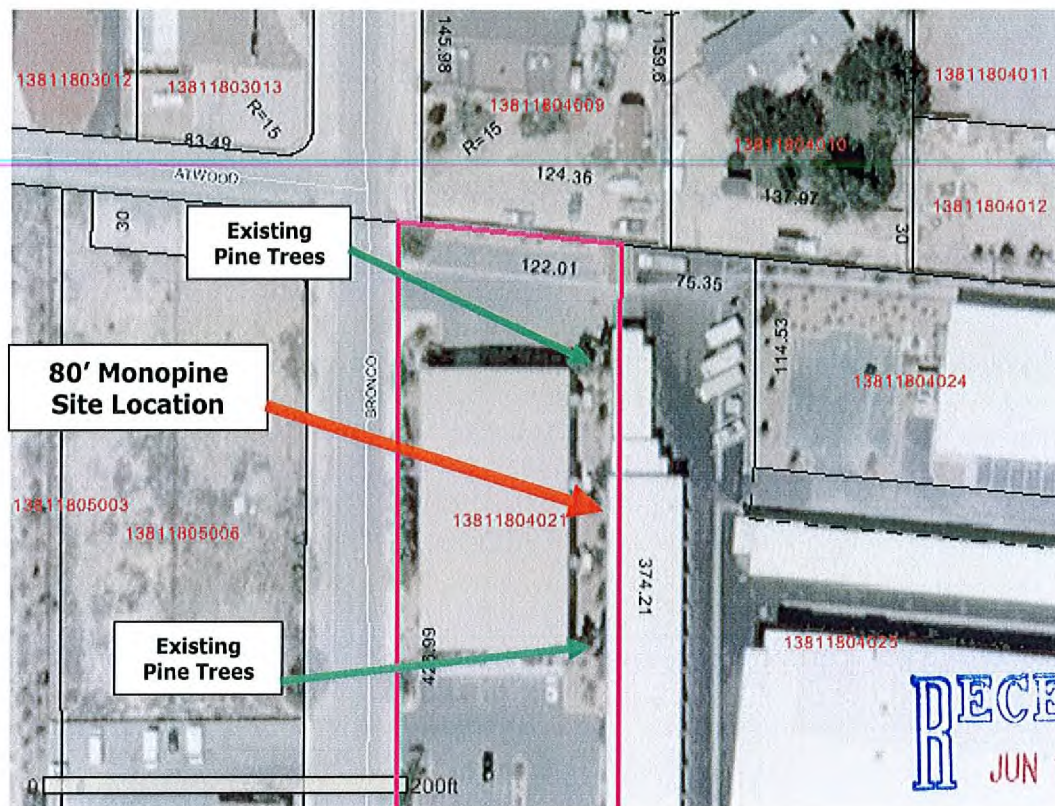
Mailing Address: 8432 Justine Court ♦ Las Vegas, NV 89128

Office: (702) 430-8369 Fax: (702) 995-7004

**SDR-28498
07/24/08 PC**

Project Justification:

InSite Towers LLC and the property owner opted to locate the monopole Pine tree tower and ground level equipment in between the existing building and adjacent block wall of the mini storage facility due to the fact that it would be virtually hidden from public view and will not be visible from any streets or residences. By locating in this area, the monopole Pine tree design will blend in with the existing aesthetics of the property due to the fact that there are existing pine trees to the north and south ends of the project site which will provide additional screening. With this in mind, InSite Towers is required to seek a Variance to allow a 152' setback from the residential to the north where 240' is required.



Since InSite Towers and the property owner elected to utilize this landscape buffer, ~~applicant is also seeking an amendment to a Site Development Plan Review to allow for a 0' landscape buffer.~~ Presently this landscape buffer is not even visible to the public eye and does not provide the aesthetic benefit for which it was originally intended. Since this area is completely hidden from public view, it has also posed problems for the property owner who has had issues with vagrants and garbage being dumped in the area. InSite Towers will be completely occupying this space and will be closing off both ends of the area with a block wall and gate, which will alleviate further issues with vagrants.

InSite Towers, LLC seeks to minimize the visual impact to the immediate area when searching for suitable candidates for our communication tower sites. Furthermore, our proposed installation is an unmanned facility requiring maintenance only once a month. This project was pursued because of a lack of existing tower structures to collocate on, landlord interest, site location, and the ability to locate a new facility while minimizing the impact on the surrounding area.

SDR-28498
07/24/08 PC

Section 19A.04.040(C) of the zoning code of the city of Las Vegas, sub-section "Wireless Communication Facility, Stealth Designs (All Districts)" outlines the elements that the Current Planning Division must conduct to determine the zoning requirements of this application. InSite Towers, LLC satisfies the requirements of Section 19A.04.040(C) as follows:

1. There is no residential use that exists on the property.
2. The design conforms to the definition of the term "Wireless Communication Facility, Stealth Design" as set forth in section 19A.20.020.
3. The site is not located within an area designated as a Historic Preservation District.
4. The design and location of the proposed facility is compatible with the surrounding uses in terms of scale, site design and operating characteristics, and the facility will be appropriately screened to ensure compatibility.
5. The frequencies to be used by the carriers are in conformance with Federal Communication Commission standards, as certified by a competent professional (i.e. radio frequency engineer).

InSite Towers LLC is applying for a Special Use Permit due to the fact that the proposed project does not meet the 3 to 1 residential setback requirement from the R-E parcel to the north by 88 feet.

Thank you for considering InSite Tower's application for a Special Use Permit, Variance & Amendment to a Site Development Plan Review for the installation of a new 80' Wireless Communication Facility at 3250 N. Bronco Street. Please feel free to call me at (702) 430-8369 if you have any questions.

Best Regards,



Debbie Adams DePompei
Turn-Key Telecom, LLC, representing InSite Towers LLC
President

RECEIVED
JUN 10 2008

SDR-28498
07/24/08 PC