STRATEGIC REAL ESTATE SERVICES, INC.

320 E. Warm Springs Road, Suite 7-B
Las Vegas, Nevada 89119
Telephone (702) 460-8926
Facsimile (702) 614-4650

November 24, 2008

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-5447
Fax: (702) 474-7463

Re: Special Use Permit/Variance
Verizon site LSV Del Webb
APN# 138-18-897-002
9610 Del Webb Boulevard
Las Vegas, NV. 89134

Development Services: Planning:

Verizon is submitting a Special Use Permit for a 60′ stealth wireless communications facility to be located at 9610 Del Webb Boulevard APN# 138-18-897-002. This facility is necessary to meet the increasing coverage needs and obligations of its customers in Sun City Summerlin Community. What Verizon is proposing is a co-locatable 60′ monopalm design to be placed within a grove of fourteen (14) existing palm trees about 50′ in height adjacent to the tower to assist the blending of the project. This project will not to assume parking spaces; Verizon is proposing to build its facilities in the landscape median adjacent to an existing Cingular stealth tower; which is the only location available in the area due to space constraints and appropriate existing landscaping. Verizon is experiencing a loss of dropped calls, poor service and no service in the area of Sun City Summerlin. Verizon was unable to co-locate on the adjacent tower owned by Cingular because there are already two carriers on the 60′ stealth tower and capacity for that site was unattainable.

Verizon is also requesting a variance for residential adjacency. The tower currently sits back 158.2 feet from the nearest residence to the Northwest where 180′ is required. The tower is as far South as is can be on the parcel. The project abuts an existing wireless facility thus cannot move any farther South to obtain the setback requirement. The applicant believes that the reduction of just over 12% of the required setback would not cause undue harm to the area as it blends into the natural surroundings.

Verizon's equipment consists of a shelter (painted to match the existing wall: as shown on the photo sim) in which all of the necessary BTS equipment will be housed to operate the facility. Also within the compound is the utility center necessary for power and telephone interface for the project. All of this will be located behind an eight foot (8′) CMU stucco wall to match the existing walls and compound of Cingular Wireless. We feel that this project meets both Verizon's objectives and is furthering the long term goals of Chapter 19.04 of the Las Vegas Zoning Code and the definition of wireless communication facility, stealth design under 19.20.020. The proposal meets the standards set forth in Title 19 for the following reasons:

- The proposed use will not generate traffic, noise, odor, or dust.
- No residential use exists on the property: zoned P-C (Planned Community). The parcel currently consists of landscaping and an existing 60′ stealth wireless site with two carriers.
- The proposed use will not require public safety or transportation facilities. Sufficient utilities exist to serve the proposed use and will not affect present or future utility service needs for the surrounding development.
- The proposed use will have no adverse impact on the natural environment. The proposed use will assist public services with emergency services E911.

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- The project is compatible with the surrounding landscape and appropriate landscaping exists to conceal the project. The shrubbery that needs to be removed for the project will be removed and replanted in new locations. If the existing shrubs can not be relocated, then the applicant will replacement them with similar species plants of the same or near same type and size.

- The wireless project is also co-locatable for an additional carrier. The possible co-locatable rad center is thirty-nine feet (39′) and those antennas will be located on the trunk of the tree; painted to match.

Sun City's Architectural Review Committee approved the design, location and height of the proposed project. We respectfully request that staff review the attached drawings and approve the design. If you should have any questions or additional comments, please contact me at (702) 460-8926. Thank you in advance for your time and consideration.

Sincerely,

Jason Frayer
Site Acquisition/Planner

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