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March 26, 2009

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Wireless Communication Facility Special Use Permit and Variance Land Use Application
Sun City Summerlin Information Center – APN 137-13-897-002 – near Lake Mead & Sun City

Dear Planning Representative:

On behalf of Clear Wireless, LLC, I respectfully request your consideration and acceptance of the attached application. This project is located on APN 137-13-897-002 on the north side of Lake Mead Drive, adjacent to the Sun City Summerlin Information Center at the Sun City Drive intersection. It is designed as a 70-foot stealth mono-palm facility in the line of existing, live palm trees, which welcome citizens to the neighborhood. It will accommodate 3 small antennas and 3 microwave dishes within the stealth branches for Clear Wireless's use. This project has already been reviewed and approved by the Sun City Summerlin Community Association Architectural Review Committee.

Clear Wireless, LLC (www.Clear Wireless.com) – a provider of next-generation wireless Internet services enabling fast, simple, portable, reliable and affordable communications anytime and anywhere within Clear Wireless's coverage area – is now in the process of building a network in the greater Las Vegas valley. Clear Wireless provides 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.

Clear Wireless currently provides a next-generation, non-line-of-site WiMAX-class solution. The portable Clear Wireless service can be moved from place-to-place inside Clear Wireless's coverage area, which upon network launch, will allow customers to use the service throughout their home, office or favorite coffee house. Customers will use Clear Wireless to connect to the Internet using licensed spectrum, thus 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, Clear Wireless has launched wireless high-speed Internet service in 33 metro markets, covering more than 370 cities and towns in Alaska, California, Florida, Hawaii, Idaho, Minnesota, Nevada, North Carolina, Oregon, Texas, Washington and Wisconsin in the United States, as well as Ireland, Belgium, Denmark (under the Clear Wireless name with Danske Telecom) and Mexico (via its partner MVSNet). Clear Wireless is here to provide Internet service as astounding as the Internet itself.

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It is our feeling that the proposed use is compatible with the adjacent uses and will not generate any additional traffic, noise, lighting odor, dust, or any other external impacts as it will be an unmanned wireless telecommunication facility with visits by the technician as necessary – typically once a month. The proposed use will not exceed the capacity of public services and will not require the use of public transportation. The utility usage is minimal and the site will be maintained on a regular basis. There are not any significant impacts on the natural environment and if an impact occurs, it will be mitigated to the maximum practical extent.

Unfortunately though, as aesthetically pleasing as the project is currently designed, the proposed location does not meet all residential adjacency standards as required by the City of Las Vegas Development Code Title 19 – three foot setback for every foot in height for the tower (ratio 3:1). We meet the code's standards for the residentially developed parcel on the east side of the project – 267-feet where a 210-foot setback is required – but the site is 127-feet from the residential property to the west. Please refer to the included site plan, page A-1, for all additional information.

Please note that prior to this submittal, the Sun City Summerlin Community Association Architectural Review Committee has approved this project with conditions focusing on the design of the screen wall and that it must be finished with stone veneer to match the existing Sun City Summerlin Information Center.

This application located on APN 137-13-897-002 is for 3 Clear Wireless antennas and 3 microwave dishes with a centerline of 65-feet to simply be bolted on to a new, proposed, 70-foot stealth mono-palm communication facility. The small antennas will measure 42-inches in length and the microwave dishes will have a diameter of 24-inches. All associated radio equipment will be housed within an adjacent compound (finished to match the Information Center) with plenty of ground space available for additional collocations by others. If you have any concerns regarding this application, please do not hesitate to contact me at (702) 338-3447.

Sincerely,

Jamie Lisle
WFI, representing Clear Wireless

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