

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0059-PIACENTE, THOMAS S. & ANDREA:

USE PERMIT for a communication tower.

WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.

DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Billman Avenue and west of Sandhill Road within Paradise.
JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:

161-19-302-013

WAIVER OF DEVELOPMENT STANDARD:

1. a. Reduce the width of a proposed commercial driveway to 30 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 6% reduction).
- b. Allow a commercial curb return driveway to not be installed along Billman Avenue per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.10
- Project Type: Proposed communication tower
- Height (feet): 80

Site Plan

The plan depicts a proposed 80 foot high multi-carrier communication tower and associated ground equipment within a 30 foot by 75 foot compound located on the north half of the subject parcel. The proposed communication tower will be accessed from Billman Avenue to the south by a 12 foot wide driveway and 12 foot wide metal gate proposed within the existing CMU wall. An existing CMU wall functions as the north boundary of the communication tower compound. The east, west, and south boundaries of the compound will be enclosed with an 8 foot high decorative CMU wall. The tower is set back (from the leading edge of the arrays) approximately 24 feet from the north property line, 6 feet from east property line, 111 feet from south property

line along Billman Avenue, and 6 feet from west property line. A special use permit is required for a communication tower within the RS5.2 Zone because the proposed communication tower is set back 6 feet from the adjacent residential property to the west where 23 feet is required per Section 30.03.08B.

Landscaping

Landscaping is not proposed or required with this application.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be screened from street view by a proposed 8 foot high decorative CMU wall. The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower is depicted as having a stealth design to minimize the visual impact on the surrounding area.

Applicant’s Justification

The applicant states the proposed communication tower is necessary to improve coverage and expand telecommunications network capacity for the provider to meet customer demand. It will provide residents, visitors and businesses with reliable, high-quality wireless service and will enhance emergency services, which is vital to the safety of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS5.2	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed communication tower is adjacent to a residential use to the west, with the closest residential property line being 6 feet where 23 feet is required. However, this residential property

is owned and occupied by the owner of the communication tower property. The next closest residential development to the south is 171 feet away where 113 feet is required. The tower is proposed to be 80 feet in height and its design has the capacity to support more than one antenna. Staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this tower will enhance service coverage and reliability for users in Clark County. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The tower has a stealth design to minimize its visual impact on the surrounding area. Staff finds that the existing block wall will act as screening for the ground equipment area, thereby reducing, if not eliminating, the visual impact of the tower's ground equipment. For these reasons, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The limited frontage of the site does not allow for a commercial driveway to meet the minimum standards or required driveway width. Staff anticipates only maintenance will access the site, so there will be limited traffic. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines

Public Works - Development Review

- Full off-sites to include a commercial driveway.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE TOWERS, LLC

CONTACT: TRACY CLINE, NEXTEDGE NETWORKS, LLC, 4850 W. OQUENDO ROAD,
LAS VEGAS, NV 89118