

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0250-COUNTY OF CLARK(FYS):

USE PERMIT for a communication tower and all ancillary equipment.

DESIGN REVIEW for a communication tower and all ancillary equipment in conjunction with an existing school, youth custodial facility, and public utility structures on a 0.32 acre portion of 85.0 acres in a PF (Public Facilities) Zone within the Spring Mountain (SMO) Overlay.

Generally located east of Deer Creek Road and north of Angel Peak Place within Mt. Charleston. AB/sd/cv (For possible action)

RELATED INFORMATION:

APN:

128-10-000-001 ptn

LAND USE PLAN:

NORTHWEST COUNTY (MT. CHARLESTON) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 2400 Angel Peak Place
- Site Acreage: 0.32 (disturbed area) / 85.0 (overall site)
- Project Type: Communication tower & all ancillary equipment
- Building Height (feet): 80 (to top of tower) / 85 (to top of tower lighting rod)
- Square Feet: 225 (communication tower foundation) / 224 (NV Energy enclosure) / 160 (propane tank foundation)

Site Plan

The plans provided depict a proposed 85 foot high communication tower for a new microwave communication facility. The subject site contains an existing school and youth custodial facility in the central portion of the site with an existing 4,411 square foot public utility substation located in the eastern portion of the site. The area to contain the proposed communication tower and accessory buildings is located within a 4,310 square foot expansion directly to the west of the existing substation. The location on the expansion site for the new microwave communication tower facility is currently vacant and is owned by the Bureau of Land Management with a Recreation and Public Purpose patent issued to Clark County. The proposed compound for the proposed communication tower will become part of the substation footprint once complete, inclusive of the grounding required to comply with substation grounding standards. Additionally, a 5,038 square foot swale area is being added to the north of the substation and proposed tower to deal with drainage on the site.

The following is a summary of the construction activities, and the site will be leveled, and the following equipment will be installed:

- (1) 14 foot wide x 16 foot long x 10 foot high telecom enclosure with 14 foot wide x 16 foot long concrete base;
- (1) 80 foot microwave tower topped with a lightning rod 5 feet tall;
- (1) 1,000 gallon propane tank;
- (1) 60 kW standby generator;
- (2) pull boxes;
- Estimated 61 cubic yards of type II crushed rock finish;
- Site to be surrounded by chain link security fencing;
- Starting at the new Angel Peak Substation MW enclosure, a new fiber optic cable will be run through a new pull box into NV Energy's existing conduit and pull box system that currently exists to connect both sites. The existing conduit duct bank exists just north of where the planned substation MW tower will be located;
- One new 4 inch PVC conduit pipe will be run under the fence line and through two pull boxes to the existing Angel Peak MW enclosure where it will be terminated. The conduit will be buried.

Landscaping

Landscaping is not proposed or part of this application.

Elevations

The plans depict a new communication tower at 80 feet with support columns that tapers inward from the ground to the top. The proposed tower, where the proposed lightning rod is included, will be 85 feet tall. The width of the tower is 15 feet and will include a lightning rod and will accommodate 2 proposed antenna arrays. The proposed tower will be constructed of metal scaffolding.

Applicant's Justification

Due to space constraints atop Angel Peak with existing facilities, it is not feasible to add new microwave equipment to the existing NV Energy facility to complete the necessary microwave link path for the Project. To resolve this issue, NV Energy will construct a new microwave facility adjacent to their existing electrical substation on the subject site, downhill and to the west of the existing microwave facility. The new site has the proper line of sight with no obstructions to the next site in the Greenlink Microwave path. The proposed tower will provide telecommunications between NV Energy operations centers and both existing and new substation facilities associated with the Greenlink transmission line.

The request to eliminate required landscaping for this project is due to there is no established water system available and once in operation will not be staffed and will not be monitored and surrounded by natural vegetation and will help prevent wildfire events. The applicant states the proposed tower will meet the setback requirements specified given the location within the interior of an 85 acre parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0275-09	A use permit for a communication tower - expired	Approved by PC	June 2009
ADR-1655-08	An administrative design review for a storage building expansion	Approved by ZA	December 2008
ADR-1108-05	An administrative design review for a dining hall	Approved by ZA	October 2005
ZC-0390-99	A zone change from R-U zone to P-F zone for future expansions to a school and youth custodial facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, West & South	Open Lands	RS80 (SMO)	Undeveloped

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 residentially zoned properties that are owned by the US Forest Service with a Planned Land Use of Open Lands use to the west, east, south and north. The tower is proposed to be a maximum height of 85 feet, and its design has the capacity to support more than one antenna. Staff do not anticipate any negative impacts associated with the proposed communication tower and the ground equipment given the current use of the site and the existing public utility structures on site and nearby. The applicant indicates the tower will be painted to match the surrounding development to minimize its visibility. The proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. The tower is also needed to advance the construction of needed electric power infrastructure. 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 applicant has requested alternatives to required buffering and screening and residential adjacency standards as permitted within the PF zone. The area is primarily rural with surrounding properties mostly designated as Open Lands. The subject site is surrounded by natural vegetation and is administered by the US Forest Service. In the event of wildfires, non-native landscaping is not preferred when adjacent to critical service facilities per the existing Angels Peak Communications Site Management Plan. Per the management plan, owners and facility managers are required to control vegetation in the immediate area of their facilities and propane tanks. Additionally, the adjacent properties are zoned RS80, however, there is an existing youth custodial facility and school, and the area is managed by the US Forest Service. There is no parking, internal traffic circulation, or loading zones. Also, there is no fill more than 3 feet within 5 feet of the property lines and little to no grading is proposed by the applicant. The tower is also located well within the interior of the site meaning the proposed structures will have little visibility from the nearest public street or surrounding properties. The design of the proposed tower is also like those that were previously proposed on the site. Ultimately, staff can support the requested alternatives for buffering and screening and residential adjacency standards, and the design review.

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 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 bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that 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; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC: Mt. Charleston - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID GELLNER

CONTACT: DAVID GELLNER, WSP/POWER ENGINEERS, 6985 UNION PARK CENTER, SUITE 600, COTTONWOOD HEIGHTS, UT 84047