

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0010-LAS VEGAS PAVER MFG, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower on a portion of 4.54 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Gomer Road, 300 feet east of Redwood Street within Enterprise. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:

176-26-101-006 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6645 Gomer Road
- Site Acreage: 4.54 (portion)
- Project Type: Communication tower
- Height (feet): 80

Site Plan

The plan indicates that the subject property is located on the south side of Gomer Road and 300 feet east of Redwood Street. There is an existing industrial use (manufacturing of concrete pavers) located on the property. The plan depicts a proposed multi-carrier, 80 foot high, communication tower with associated equipment located within a 45 foot by 45 foot fenced compound on the north-central portion of the property. The compound will connect to the street (Gomer Road) via a 45 foot wide utility and access easement. The tower is setback approximately 40 feet from the north property line along Gomer Road, 415 feet from east property line, 262 feet from south property line, and 245 feet from west property line. The proposed tower does not reduce the number of existing parking spaces. The nearest residential structure is 2,000 feet to the west.

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 an existing 6 foot tall CMU wall. The compound will be accessed by a 12 foot wide double swing gate proposed within the existing CMU wall (the gate will match the other existing access gates on the subject property). The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower (monopole) will be painted with a color generally matching the surroundings to minimize its visibility.

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 in this area. 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 this growing area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0884	Vacated and abandoned patent easements	Approved by PC	February 2024
WS-0601-16	Waived reduced parking, allowed a flat roof without a parapet wall, off-site improvements (sidewalks and streetlights), waived conditions of a zone change requiring the following: 1) right-of-way dedication to include 50 feet for Gomer Road; and 2) pave Gomer Road to 32 feet of paving; with a design review for a light manufacturing facility (paver manufacturing)	Approved by BCC	October 2016
ZC-0952-08 (ET-0003-13)	Second extension of time for an equipment storage facility with reduced parking, eliminated landscaping, and waived off-site improvements	Approved by BCC	February 2013
ZC-0952-08 (ET-0001-11)	First extension of time for an equipment storage facility with reduced parking, eliminated landscaping, and waived off-site improvements	Approved by BCC	March 2011
ZC-0952-08	Reclassified the site from R-E to M-1 zoning, waivers for reduced parking, eliminate landscaping, and off-site improvements (excluding paving), with a design review for an equipment storage facility	Approved by BCC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	RS20 & IL	Warehouse & outdoor storage
South	Business Employment (BE)	IL & RS20	Undeveloped
East	Business Employment (BE)	IL	Outdoor storage
West	Business Employment (BE)	RS20	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 not adjacent to developed residential use. 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 proposed expansion 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. Therefore, 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 indicates that the tower will be painted to match the surrounding development to minimize its visibility. Staff finds visual screening measures have been provided that surround the ground equipment area, thereby reducing the visual impact of the tower's ground equipment. For these reasons, staff can support the design review 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a bond (or other guarantee per Section 30.03.08) 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; and that 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

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE CONSULTING

CONTACT: PINNACLE CONSULTING, 1426 N. MARVIN STREET, SUITE 101, GILBERT, AZ 85233