

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0387-GSS BLUE DIAMOND, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone.

Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-501-013 ptn

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9090 South Grand Canyon Drive
- Site Acreage: 3.87 (portion)
- Project Type: Proposed communication tower
- Height (feet): 80

Site Plan

The plan depicts a proposed multi-carrier 80 foot high communication tower, and associated ground equipment, within a 352 square foot compound located on the southeast corner of the subject parcel. The proposed tower compound will be integrated within the existing mini-warehouse establishment located on the north side of Blue Diamond Road, and the east side of Grand Canyon Drive. The proposed communication tower will only be accessible via a private access gate from the interior of the mini-warehouse facility. The site is an existing mini-warehouse, and the existing walls function as the north boundary of the communication tower compound. The east, west and south boundaries of the compound will be screened by a 6 foot block wall that will match the existing mini-warehouse wall.

The tower is set back (from the leading edge of the arrays) approximately 240 feet from the nearest residential development to the northeast, 31 feet from east property line, 31 feet from south property line along Blue Diamond Road, where 40 feet is required per Section 30.03.08, and 286 feet from west property line along Grand Canyon Drive. The nearest existing communication tower is over 3,800 feet to the east of this site. The tower and compound do not

reduce the number of existing parking spaces. A 6 foot wall is located along the east side of the mini-warehouse property with an existing intense landscape buffer. The southern wall of mini-storage Building B is located 10 feet 7 inches north of the proposed tower structure and 3 feet north of the existing mini-warehouse facility screen wall.

Landscaping

A 6 foot wall is located along the east side of the mini-warehouse property with an existing intense landscape buffer. The plan depicts 1 tree removed to make space for the tower compound, and 3 new Palo Verde trees, and 6 Green Cloud Sage shrubs being planted on the west, east, and south sides of the new 6 foot block wall surrounding the communication tower.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be located inside 2 existing storage units at the south end of Building B in the mini-warehouse facility. Mechanical equipment will be screened from street view inside the existing storage units. The tower compound will be accessed by a 3 foot wide pedestrian gate proposed between the tower facility and the internal access road. The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower is not depicted as having a stealth design.

Floor Plans

Building B is an existing single story, 14,330 square foot storage building located along the east property line, with the southern 2 storage units proposed for leased space for the communication tower utility facilities. Each storage unit is 10 feet by 30 feet in size and will be used for typical utility services for the communication tower.

Applicant's Justification

The applicant states the proposed communication tower is located within the grounds of an existing mini-warehouse facility in a commercial zone. The applicant states the proposed tower will utilize the existing mini storage building to house carrier equipment, radio, and power equipment. Additionally, the 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. This location is needed in this area and will not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0466	Vacation of easements	Approved by PC	August 2019
WC-18-400149 (ZC-0214-17)	A waiver of conditions of a zone change requiring per revised plans is a companion item on this agenda	Approved by BCC	August 2018
ZC-0214-17	Reclassified 4.3 acres to C-2 Zone with a waiver of development standards to reduce driveway separation and a design review for a mini-warehouse	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential development
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Corridor Mixed-Use	RS10 & H-2	Single-family residential development & 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 any developed residential use, with the closest residential development being 240 feet to the northeast. 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 will be located within the existing storage units. 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.

The proposed tower will reduce the front setback for a communication tower to 31 feet where 40 feet is required per Section 30.03.08 (a 23% reduction). The proposed setback of 31 feet will allow for required landscaping and adequate space for pedestrian access along Blue Diamond Road. 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 other 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.

While staff typically is able to support stealth designs for communication towers, this site is located adjacent to Blue Diamond Road and exposed more than most interior communication towers that are surrounded by residential or commercial uses with corresponding stealth designs. The proposed tower is adjacent to Blue Diamond Road and the tower is a single entity structure that isn't much higher than existing power poles on the south side of Blue Diamond Road. Staff can support 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

- 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; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND COMMUNICATIONS

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