

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0175-CHURCH NAZARENE LAS VEGAS:

USE PERMIT to allow a communication utility building.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a communication utility building on a 0.41 acre portion of 2.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Mojave Road and north of Viking Road within Paradise. TS/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

162-13-708-007; 162-13-708-015

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate buffering and screening requirements along the west property line where a 15 foot wide landscape strip consisting of 2 off-set rows of evergreen trees is required per Section 30.04.02C.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3288 E. Viking Road
- Site Acreage: 0.41 (project site)/2.84 (total)
- Project Type: Communication utility building
- Building Height (feet): 11
- Square Feet: 336
- Sustainability Required/Provided: 7/0

Site Plans

The plans depict a proposed communication utility building on an undeveloped parcel (APN 162-13-708-015) along Viking Road. The facility includes a fiber hut, generator and vault that are within a compound. The compound is set back 60 feet, 80 feet, and 24 feet from the south, west, and east property lines, respectively. A proposed 8 foot high CMU masonry wall will be installed along the perimeter of the compound, as well as a swing gate facing the right-of-way that is 65 feet from the south property line. The plans depict a turnaround area in front of the compound for vehicles that visit the site for maintenance.

Landscaping

The plans depict street landscaping within 2 landscape strips that are 5 feet wide on each side of a 5 foot wide sidewalk. The landscaping within these strips includes 3 large trees at 30 feet on center with shrubs planted between the trees on the west side of the driveway, and along the east side of the driveway are 2 small trees, 10 feet apart. The number of trees and shrubs provided will meet Title 30 requirements. No landscaping is proposed along the west property line for the required buffering and screening and is subject of a waiver of development standards to eliminate buffering and screening.

Elevations

The plans depict a 336 square feet communication utility building (fiber hut) that is 11 feet in height with a flat roof line. The building will be constructed of concrete walls that will be painted a neutral tan color.

Applicant's Justification

The applicant states the fiber hut that is being installed will contain the necessary equipment to support the processing and management of their future fiber network in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1130-04	Zone change from R-1 zone to a C-1 Zone and design review for plant nursery - expired	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Neighborhood Commercial	PF	School
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Shopping center
East	Compact Neighborhood (up to 18 du/ac)/Public Use	RM-18	Multi-family residential
West	Public Use	RS5.2	Place of worship

Related Applications

Application Number	Request
VS-26-0143	Vacation and abandonment of easements and right-of-way is a companion item on this agenda.

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.

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 purpose of screening and buffering landscaping is to ensure that adjacent non-commercial uses within residential districts do not disrupt the character or use of surrounding properties. In this case, staff finds the proposed use will not negatively impact the adjacent property to the west, as the property to the west is a place of worship. 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.

Use Permit & Design Review

Staff finds that the request is compatible with the surrounding uses and complies with Master Policy 5.5.2 which encourages the expansion of infrastructure throughout Clark County. The driveway design allows the site maintenance crew to be able to access the site without obstructing traffic. Street landscaping is provided per Code and the proposed structure and enclosure have been designed to reduce the impact of the structures on the surrounding uses; therefore, staff can support these requests.

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 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

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NETWORK BUILDING + CONSULTING

CONTACT: NETWORK BUILDING + CONSULTING, 300 UNICORN PARK, 501, WOBURN, MA 01801