

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0286-NEVADA POWER COMPANY:

USE PERMIT for a communication tower in conjunction with an existing public utility substation on a portion of 2.49 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Eldorado Lane (alignment) within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-11-201-014 ptn

USE PERMIT:

Allow a communication tower for 1 antenna array where any tower shall be designed to accommodate more than 1 array per Section 30.03.08B.

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.49 (portion)
- Project Type: Communication tower in conjunction with an existing public utility substation
- Tower Height: 49 feet 7 inches

Site Plan

The plans depict a proposed 49 foot 7 inch high omni power antenna with an equipment cabinet located within the existing NV Energy substation. The antenna tower and equipment are located 47 feet 10 inches from the north property line, and 69 feet 8 inches from the west property line east of the existing equipment building and south of the access gate. The site has an existing 80 foot high stealth communications tower with accessory equipment located adjacent to the north property line.

Landscaping

There are no proposed changes to the existing landscaping along Rainbow Boulevard.

Elevations

The plans depict a proposed foot 7 inch high omni power antenna tower with an equipment cabinet. The tower is a lattice structural design.

Applicant's Justification

The applicant indicates that the proposed omni power antenna with an equipment cabinet inside the existing NV Energy substation will match its surroundings to minimize visibility, and meeting the setback, and separation requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-08-900778	80 foot high stealth communication tower and accessory equipment	Approved by ZA	June 2008
UC-2140-97	Electrical substation facility including control equipment banks, poles, and other associated equipment	Approved by PC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Shopping center
South & East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-use	CG	Shopping center

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 omni power antenna tower and equipment cabinet located within the existing NV Energy substation is located in the northwest corner of the site, located away from the multi-family residential property to the east and south. There is an existing stealth communication tower on the site located to the north of the proposed tower which cannot accommodate the proposed the facility. Staff finds that the proposed use will assist with the operations of the utility. It appears that landscaping along the street frontage may need to be re-established as

originally approved (UC-2140-97). With the re-establishment of landscaping, 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

- Final Inspection and/or business license shall not be issued without approval of a Certificate of Compliance to verify landscaping has been restored.
- 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; 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; 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval (re-establish previously approved landscaping along Rainbow Boulevard).

APPROVALS:

PROTESTS:

APPLICANT: NEVADA POWER COMPANY

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