

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0324-PABCO BUILDING PRODUCTS, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower and associated control enclosure building in conjunction with an existing energy facility on a portion of 520.0 acres in an IH (Industrial Heavy) Zone and an IP (Industrial Park) Zone.

Generally located east of Pabco Road and north of Lake Mead Boulevard within the Northeast County Planning Area. MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

141-00-001-004 ptn

LAND USE PLAN:

NORTHEAST COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 520 (portion)
- Project Type: Communication tower
- Number of Stories: 1 (control enclosure building)
- Building Height (feet): 14 (control enclosure building)/61 (communication tower)
- Square Feet: 690 (control enclosure building)
- Parking Required/Provided: 0/0

Site Plan

The site plan depicts an existing telecommunications substation located in the southern portion of a 520 acre site. The western third of the parcel is zoned IP (Industrial Park), and the eastern two-thirds is zoned IH (Industrial Heavy). The telecommunications substation is located in the IH (Industrial Heavy) portion of the site, and is accessible via a private access easement (Pabco Road) which connects to Lake Mead Boulevard to the southwest. A new communications tower and related control enclosure building are to be constructed along the east side of the substation. The substation is enclosed by an existing chain link fence, and the new tower and control enclosure building are to replace an existing communications monopole and related building located in the southeast corner of the communications substation.

Landscaping

No landscaping is proposed or required with this request.

Elevations

The elevations depict a proposed 61 foot high communication tower with a galvanized metal frame construction. Currently, only one antenna array is proposed on the tower. The control enclosure building is shown at a maximum of 14 feet high, and will be constructed of metal walls with 2 separate doors facing west into the communication substation compound.

Floor Plans

Floor plans for the control enclosure building depict it as containing various pieces of technical and mechanical equipment related to the communication tower and substation compound. There are no other interior rooms or structures within the building.

Applicant's Justification

The applicant states that the use will not have any adverse effects on the surrounding properties or public services. Additionally, the applicant notes that no employees will be permanently assigned to the site, and that it is only inspected once a month for maintenance purposes. Finally, the applicant states that the development of the tower and related facilities will help support the safe and reliable delivery of electricity from the adjacent electric generation facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-26-900390	Administrative design review for a transmission line and related facilities	Approved by ZA	June 2026
UC-24-0576	Use permit for a solar facility & accessory buildings	Approved by BCC	February 2025
ZC-24-0575	Zone change from RS80 to IL	Approved by BCC	February 2025
ADR-22-900824	Administrative design review for a transmission line and related facilities	Approved by ZA	February 2023
ADR-19-900913	Administrative design review for a transmission line and related facilities	Approved by ZA	January 2020
UC-0429-10	Use permit for a solar facility	Approved by BCC	October 2010
UC-0377-03	Use permit for transmission lines	Approved by PC	May 2003
UC-0097-92	Use permit for an electrical substation	Approved by PC	May 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Business Employment	IL & RS80	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Open Lands & Business Employment	RS80	Undeveloped
East	Business Employment	IH	Mineral processing facility
West	Open Lands	RS80	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.

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.

Due to the rural nature and size of the site, staff finds that the addition of a communication tower and its associated equipment will not have any adverse impacts. The site is already developed as a telecommunications substation, with other industrial facilities and electric generation stations within the immediate area. Additionally, since the tower will be painted with a color to match the natural landscape, it is not expected to affect the surrounding area. For these reasons, 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

- 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

- Demonstrate legal access or alternative approved by the Division of Air Quality.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KRYNN WILLIAMS

CONTACT: KRYNN WILLIAMS, 6226 W. SAHARA AVENUE, LAS VEGAS, NV 89146