

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:

HOLDOVER USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone.

Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise.
JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-32-101-030 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3377 W. Cactus Avenue
- Site Acreage: 1.16 ptn.
- Project Type: Communication tower
- Structure Height (feet): 75

Site Plan

There is an existing commercial development located on the property. The plan depicts a proposed communication tower with associated equipment located within a 32 foot by 15 foot enclosed area on the southwest corner of the site within an existing landscape area. The compound will be accessed via an access easement running from Cactus Avenue.

The tower is adjacent to a multi-family residential development located to the south and west, 24 feet and 8 feet from the south and west property lines, respectively.

Landscaping

The plan depicts that the existing landscaping will be reconfigured to match the originally approved plans for the site (ZC-22-0441) consisting of 24 inch box large evergreen trees.

Elevations

The plans depict a 75 foot high monopole communication tower. Ground equipment will be enclosed within an 8 foot high CMU wall compound. The tower will be structurally designed to accommodate more than 1 antenna array. It will be painted with a color generally matching the surroundings.

Applicant's Justification

The applicant states this area of the Las Vegas Valley has inadequate cellular coverage due to the vast residential developments with limited commercial parcels to choose from, unimproved vacant land with no utilities, and underlying BLM owned parcels. These factors have made it difficult to locate a site that will meet the required residential setbacks and provide the heights needed to improve coverage and technology in this area. With the continued growth in the area of Dean Martin Drive and Cactus Avenue, communications will need to improve to meet the demand of residential, commercial, and potentially future hotel operations in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-24-0627	Design review for a freestanding sign	Approved by PC	February 2025
WS-23-0537	Waived cross-access and landscaping requirements	Approved by BCC	August 2023
VS-22-0442	Vacated and abandoned a portion of right-of-way being Cactus Avenue to accommodate the required detached sidewalk and vacate patent easements	Approved by BCC	September 2022
ZC-22-0441	Zone change, use permit, waivers of development standards, and design review to reclassify the site from R-E to C-1 for a commercial development	Approved by BCC	September 2022
PA-21-700005	Re-designated the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC)	Adopted by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail center
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	CG	Restaurant

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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.

Staff finds that although the setback from the proposed tower to the adjacent residential property is 8 feet, the nearest residential building is approximately 75 feet from the communication tower. However, Title 30 requires that the proposed communication tower be set back approximately 135 feet from a residential development. A 75 foot high tower only 9 feet from the existing residential development may have a negative impact on the adjacent residential areas. Staff cannot 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.

Staff finds that the proposed communication tower design and colors are appropriate. However, due to the proposed location of the tower and its proximity to the adjacent residential development, staff cannot support the requested design review.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license for the proposed development area shall not be issued without approval of a Certificate of Compliance to ensure consistency with previously approved plans.
- Applicant is advised 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;

- 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 and application for review; 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTESTS:

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: CENTERLINE

CONTACT: CENTERLINE, 1355 W. UNIVERSITY, FLOOR 2, MESA, AZ 85201