

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0299-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMITS for the following: **1)** public utility structure and all associated and ancillary equipment; and **2)** communication tower and all associated and ancillary equipment.

DESIGN REVIEWS for the following: **1)** public utility structure and all associated and ancillary equipment; and **2)** communication tower and all associated and ancillary equipment on a 1.0 acre portion of a 15.5 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone.

Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor.
MK/lm/kh (For possible action)

RELATED INFORMATION:

APN:

140-05-212-004; 140-05-212-005; 140-05-212-009 through 140-05-212-012; and 140-05-212-014 through 140-05-212-016 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.0 acre (portion)/15.5 (overall)
- Project Type: Public utility structure (Rupture Mitigation Valve) site with a communication tower
- Tower Height (feet): 50
- Sustainability Required/Provided: 7/1

Site History & Plan

The plan depicts a proposed unmanned Southwest Gas public utility structure compound with a communication tower. The site is located within the existing shopping center on APN 140-05-212-015. Access to the site is provided from Lamb Boulevard to the west via an existing driveway located at the northwest corner of the parcel. Existing driveways serving the remainder of the shopping center will remain in place or be developed as previously approved.

The Southwest Gas facility and compound will include 3 access gates located at the northwest, northeast, and southeast sides of the developed pad. The existing drive aisles to the north and west will remain. The facility is located south of the existing drainage easement located along the

northern portion of the site and includes the existing drive aisle and a portion of the pad site. The facility is fully enclosed by a 10 foot high block wall for security and screening. Within the enclosure are associated gas systems equipment and a 50 foot high communication tower with an equipment shed. The communication tower is set back over 80 feet from Lamb Boulevard to the west.

The special use permits are required for the proposed public utility structure and all associated equipment, and to increase the communication tower height to 50 feet where 29 feet is the maximum height permitted per Title 30. Code states that no tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation. The submitted plans depict a 9 foot high public utility shed; therefore, the maximum height is 29 feet.

Landscaping

The plan indicates that street landscaping will comply with Title 30 standards for tree spacing, species, size, and location.

Elevations

The plans depict a 50 foot high monopole communication tower with associated ground equipment enclosed within the compound. The tower is for the exclusive use of the facility for system communication. The tower will be painted in a color that generally matches the surrounding environment to reduce visual impact. The site is enclosed by a 10 foot high block wall and security gates to provide both screening and security.

Applicant's Justification

The applicant indicates that the proposed public utility facility and associated structures will support the operation of a Rupture Mitigation Valve (RMV) site with an associated communication tower and maintenance/equipment shed. The RMV system enables Southwest Gas to rapidly isolate sections of its natural gas network during emergency events. All gas control equipment will be located within the secured compound. The site is not open to the public and will not generate customer traffic or daily on-site employees. Southwest Gas personnel will access the facility for short maintenance visits which include debris removal, equipment inspections, and general upkeep.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0582	Use permit for a shopping center and office/warehouse complex with landscaping waivers and waivers of conditions for consistent architectural theme	Approved by BCC	October 2025
WC-23-400171 (ZC-1667-98)	Waiver of conditions of a zone change requiring consistent architectural theming and B-2 landscaping along Lamb Boulevard	Approved by BCC	January 2024

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0776	Design Review for an office/warehouse facility and alternative parking lot landscaping	Approved by BCC	January 2024
UC-1492-07	Use permit for a shopping center and office/warehouse complex with landscaping waivers and waivers of conditions for consistent architectural theme	Approved by BCC	February 2008
UC-0950-06	Use permit for a restaurant with outside dining and a drive-thru	Approved by PC	August 2006
TM-0490-05	1 lot commercial subdivision	Approved by PC	October 2005
DR-1192-05	Design review for commercial buildings in conjunction with a previously approved office/warehouse and retail complex - expired	Approved by PC	September 2005
UC-0973-05	Use permit for office/warehouse and commercial building complex - expired	Approved by PC	July 2005
TM-0349-03	1 lot commercial subdivision	Approved by PC	September 2003
TM-0215-01	1 lot industrial and commercial subdivision	Approved by PC	August 2001
UC-1877-98	Use permit for 230/138 kV overhead power transmission line	Approved by PC	January 1999
ZC-1667-98	Zone change site from R-E to C-2 zoning and M-D zoning for an office/warehouse, retail building, and convenience store, and gasoline station	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP	Office/warehouses
South	Business Employment	IP	Shopping center
East	Business Employment	IL & IP	Undeveloped & shopping center buildings
West	City of North Las Vegas	M-2	Distribution center & convenience store with gasoline pumps

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 Permits and Design Reviews

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.

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.

The proposed public utility compound and communication tower meet the required setback from the Lamb Boulevard right-of-way. Staff does not anticipate any negative impacts associated with the facility's equipment or the communication tower. The installation of this facility will enhance natural gas service and system reliability for users in Clark County. Staff finds that the proposed facility and tower will not adversely affect adjacent properties, surrounding land uses, or the overall character of the area. Therefore, 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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; 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; that 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MYRLE HEKI

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