

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400025 (UC-22-0184)-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:

USE PERMIT FIRST EXTENSION OF TIME for a communication tower.

DESIGN REVIEW for a redesigned communication tower on 0.94 acres in a CP (Commercial Professional) Zone.

Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-13-607-003

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3675 Pecos McLeod Interconnect
- Site Acreage: 0.94
- Project Type: Communication tower
- Building Height (feet): 80 (monopalm tree)

Site Plan

The approved plan depicts an existing office building on a triangular shaped parcel located at the intersection of Twain Avenue and the Pecos McLeod Interconnect. There are 2 driveways which provide access to the site, the first is located on the Pecos McLeod Interconnect and the second is along Twain Avenue. Parking stalls are located on the western portion of the property, with the western most parking stalls covered by a shade structure. There is an existing 6 foot high block wall along the rear (western) property line. The communication monopalm tree tower is located in the center of the property in a courtyard surrounded on three sides by the building.

Landscaping

Landscaping was not a part of the original request.

Elevations

The approved plans depicted an existing 16 foot high, 1 story office building with a stucco exterior and a tile roof. The communication tower is located on the west side of the existing building, and partially screened from Pecos McLeod Interconnect and Twain Avenue by the building. The

surrounding building is approximately 16 feet in height, leaving 64 feet of the monopalm tree visible along with the top portion of the palm tree shaped antenna ray. The base of the tower can be viewed from the west parking lot through an opening in the courtyard. The entire existing 60 foot cylindrical tower will be replaced by the 80 foot high monopalm tree tower.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0184:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) 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; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

The applicant states that a new third-party company has taken over managing this subject site. It has taken some time for the new company to obtain the proper engineering documents. The management company was able to obtain the engineering documents and provide them to the applicant. During this transition, the approved application (UC-22-0184) expired; however the zoning administration authorized the acceptance of the extension of time. The current request is an attempt to extend those conditions that were approved with the original application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0184	Use permit and design review for a communication tower	Approved by PC	May 2022
ADR-20-900241	Extended the height of an existing cellular tower to 60 feet	Approved by ZA	May 2020
UC-19-0405	Minor training facility	Approved by PC	July 2019
VC-2005-94	Setback variance for a monument sign	Denied by PC	January 1995

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-150-85 (WC-0354-94)	Waived conditions requiring a 10 foot setback for signage	Approved by BCC	June 1994
ZC-150-85	Reclassified to C-P zoning for an office professional building	Approved by BCC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG	Office
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS5.2	Office & single-family residential
East	Neighborhood Commercial	CP	Office
West	Neighborhood Commercial	CP	Dormitory & office

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

There is a building permit (BD23-41395) that is ready to be issued for the approved project since April of 2024. Staff understands the applicant has been working with a new management company to acquire the proper plans for this project, and to complete the necessary steps for permit issuance. It is for these findings that staff can support the extension of time 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

- Until May 17, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines 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)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: CYNTHIA SQUIER

CONTACT: CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074