

05/17/22 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

TWAIN AVE/PECOS MCLEOD INT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0184-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a redesigned communication tower on a 0.9 acre parcel in a C-P (Office and Professional) Zone.

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

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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: 0.9
- Project Type: Communication tower
- Building Height (feet): 80 (monopalm tree)

Site Plan

The 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 3 sides by the building.

Landscaping

Landscaping is not a part of this request.

### Elevations

The existing 16 foot high, 1 story office building has a stucco exterior and a tiled 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 array. 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 is not a part of this request.

### Applicant's Justification

The applicant is proposing to redesign and increase the height of the existing monopole telecommunications antenna array to accommodate new 5G cellular service. Making this minor upgrade reduces the need for another tower in this immediate area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	C-1	CCSD property
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1	Office complex & Single family residential
East	Neighborhood Commercial & Public Use	C-2 & R-1	Undeveloped & CCSD property
West	Neighborhood Commercial	C-P	Office complex & undeveloped

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

## **Analysis**

### **Current Planning**

#### Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The monopole has existed in the current location for over 10 years without complaint or concern as an apparent flagpole. The current configuration will appear to be a monopalm tree and the height will be 80 feet which should reduce the need for an additional tower facility. The proposed new antenna facility should not create any negative impacts to the surrounding area; therefore, staff can support the 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:**

### **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.

### **Public Works - Development Review**

- No comment.

### **Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** T-MOBILE

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