

06/07/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

WASHBURN RD/CAMPBELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0146-CHANDLER LYNN STEVEN & NICHOLS-CHANDLER NICOLE MARIE:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower and associated ground-mounted equipment on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Campbell Road and Washburn Road within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-206-007

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9020 W. Washburn Road
- Site Acreage: 2.1
- Project Type: Communication tower
- Height (feet): 60
- Square Feet: 1,300 (lease area)

Site Plans

The plans depict a proposed communication tower with associated ground-mounted equipment located on the northwest corner of Washburn Road and Campbell Road. The project site is an existing single family residence on 2.1 acres with a leased area for the communication tower of 1,300 square feet. The proposed location is along the eastern portion of the property and adjacent to Campbell Road. The main residence is in the center portion of the parcel. The tower is set back 45 feet from the right-of-way, approximately 120 feet to the north property line, 242 feet to the west property line, all meeting the required 120 foot setback from a residential development (200% the height of the 60 foot tower). The plans depict a 15 foot wide easement for utility workers from Campbell Road. All ground equipment is shielded from view with an 8 foot vinyl fence (simulated wood) with a double gate that will enclose the tower base and all utility

equipment and transformer. The tower itself will be shielded to look like a mono-Eucalyptus tree.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a 65 foot tall mono-Eucalyptus tree (60 foot tower plus additional 5 feet of branches) that will disguise the communication tower and antennas from view of the immediate neighborhood.

Applicant's Justification

The applicant states the objective for the placement of this communication tower is to provide in-fill communication coverage to a high density of existing and future homes. The applicant is seeking to minimize any visual impacts with shielding measures to make the tower look like a tree. This site was chosen due to the lack of any existing communication towers or associated buildings in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2/du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

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; 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; the installation and use of new cooling systems that consumptively use water will be prohibited; 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - denial.

APPROVALS:

PROTESTS:

APPLICANT: INFRA TOWERS, LLC

CONTACT: DEBBIE DEPOMPEI, INTELLISITES DEVELOPMENT, LLC, 8822 ARROYO AZUL ST, LAS VEGAS, NV 89131