

09/06/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

UPDATE
LAS VEGAS BLVD SOUTH/I-15
(JEAN)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0341-USA:

AMENDED HOLDOVER USE PERMITS for the following: **1)** communication tower; and **2)** alternative screening.

DESIGN REVIEWS for the following: **1)** a 140 foot high communication tower; and **2)** final grading for Hillside Development (previously not notified) on a portion of 44.4 acres in an R-U (Rural Open Land) Zone.

Generally located on the east side of I-15 and the west side of Las Vegas Boulevard South, approximately 3.5 miles north of SR 161 within Jean. MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:
204-30-000-002 ptn

USE PERMITS:

1. Allow a 140 foot high communication tower where an 80 foot high communication tower is permitted per Table 30.44-1 (a 75% increase).
2. Allow non-standard screening (chain-link fence) where a screened fence is required per Table 30.44-1.

LAND USE PLAN:
SOUTH COUNTY (JEAN) - OPEN LANDS

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: **44** (portion)
- Project Type: Communication tower
- Tower Height (feet): 140

Site Plans

The plans show a 140 foot high communication tower with an equipment area surrounded by an 8 foot high chain-link fence. The tower is located between 250 feet to 1,300 feet from all property lines. **The site is located on an area with a slope over 12%. Only 2,925 square feet of the approximately 44 acre site will be graded and disturbed. The tower is proposed on**

the east side of the hillside. This application is for final grading and a subsequent design review is not required.

Landscaping

Landscaping is not proposed or required as part of this project.

Elevations

The plans show a 140 foot high communication tower with an 8 foot high chain-link fence around the equipment shelter.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed tower is needed to better serve the public traveling within the I-15 corridor. **The tower and associated equipment will be located on contoured leveler foundations to minimize the grading.** The proposed location will not have a negative impact on the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Open Lands	R-U	I-15 & undeveloped
South & East	Open Lands	R-U & H-2	Railroad, Las Vegas Boulevard, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & 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 proposed tower is consistent with towers located in non-urban areas to predominantly provide service for the traveling public. Overall staff finds this request is in keeping with the intent of Title 30 requirements, **with minimal disturbance to the hillside.** The tower will not have a negative impact on the surrounding area. The overall design works with existing site conditions; therefore, staff can support these requests.

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; **this does not include approval of a solar photovoltaic facility**; 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:

APPROVALS: 2 cards

PROTESTS:

PLANNING COMMISSION ACTION: August 2, 2022 – HELD – To 09/06/22 – per the applicant to rewrite/re-notify.

APPLICANT: INTERCONNECT TOWERS, LLC

CONTACT: G. C. GARCIA, INC C/O DOUG RANKIN, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014