

11/15/22 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

BLEDSON LN/ACCURATE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0527-DIS & DAT INC:**

**USE PERMITS** for the following: **1)** communication tower; and **2)** increase the height of a communication tower.

**DESIGN REVIEW** for a proposed communication tower and associated equipment on a portion of 3.7 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone.

Generally located on the west side of Bledsoe Lane and the south side of Accurate Drive (alignment) within Sunrise Manor. MK/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-16-301-021

**USE PERMITS:**

1. Allow a communication tower in an M-2 Zone.
2. Increase height of a communication tower to 88 feet where 80 feet is the standard per Table 30.44-1 (a 10% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2635 Bledsoe Lane
- Site Acreage: 3.7
- Project Type: Communication tower
- Tower Height (feet): 85 (88 to top of lightning rod)
- Square Feet: 2,500 (lease area)

**Site Plan**

This a request to establish a new communication monopole tower that is located within an existing automobile dismantling facility. The communication tower will be situated along the east side of the site near Bledsoe Lane and will have associated ground equipment that will be located in a 2,500 square foot lease area enclosed by a proposed 6 foot to 8 foot high screen

fence. The tower meets separation requirements from residential development and there are no other communication towers within 600 feet of this site. The installation of the communication tower will be in area where the vehicles are currently being stored on a 3.7 acre site. Access to the site is from the office parking directly to the north of the lease area.

#### Elevations

The communication monopole tower will be 85 feet tall with the highest point being 88 feet to the top of the lightning rod. Three antenna arrays will be located near the top of the tower. Around the base of the tower, the ground equipment will be enclosed by a 6 foot to 8 foot high fence with mesh screening.

#### Applicant's Justification

Parallel Towers III, LLC seeks approval for this application for the proposed wireless communication tower. The proposed tower will be part of the FirstNet and E911 system, providing priority coverage to first responders during emergencies and data/voice to the surrounding community. This investment in the wireless cellular and broadband infrastructure is critical for the advancement of the private and public community and emergency services. The monopole tower was chosen for this site as it maintains a narrow visual profile. The area around the proposed facility consists of heavy industrial and outside storage uses. Lastly, the proposed wireless communication tower will not significantly interfere with the current uses on the property as the tower will be located near the office and will not impede traffic or movement around the property.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400149 (WS-0415-10)	Fifth extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Denied by BCC	December 2021
ET-20-400003 (WS-0415-10)	Fourth extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	May 2020
WS-0415-10 (ET-0187-16)	Third extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	February 2017
WS-0415-10 (ET-0135-14)	Second extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	January 2015
WS-0415-10 (ET-0158-12)	First extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	June 2013
WS-0415-10	Waivers for full off-site improvements (excluding paving) and landscaping	Approved by PC	October 2010
UC-0745-93 (ET-0101-10)	Seventh extension of time to review an automobile dismantling and used parts storage facility - remove time limit	Approved by PC	October 2010
UC-0745-93	Automobile dismantling facility	Approved by BCC	August 1993

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-101-92	Reclassified the property from R-E to M-2 zoning for an automobile dismantling and used parts storage yard	Approved by BCC	August 1992

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Undeveloped & outside storage
South	Business Employment	M-1	City of North Las Vegas Wastewater Treatment Plant
East & West	Business Employment	M-2	Industrial

**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.

Utilities Policy 1 of the Master Plan encourages all development in Clark County to be adequately served by utilities. The proposed communication tower with increased height will provide greater service to the surrounding area. Due to the isolated location of this tower which is surrounded by non-residential heavy industrial and outside storage uses should not have a negative effect on the area. 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 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; 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; 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:**

**PROTESTS:**

**APPLICANT:** PARALLEL TOWERS III, LLC

**CONTACT:** CHRISTY COOKE, NEWBERG, PO BOX 1044, NEWBERG, OR 97132