

03/21/23 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

RACEL ST/GILBERT LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0027-T AND T VENTURE PARTNERS, LLC:

USE PERMITS for the following: **1)** a communication tower; and **2)** reduce setbacks to residential developments.

DESIGN REVIEW for a communication tower on 11.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Racel Street and Gilbert Lane within Lone Mountain. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-11-401-002

USE PERMITS:

1. To allow a communications facility with a 74 foot high tower (monopine).
2. To reduce the setback to a residential development to 80 feet where 222 feet is required (a 64% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8050 Flanagan Drive
- Site Acreage: 11.2
- Project Type: Communication tower
- Tower Height (feet): 74

Site Plans

The plans depict the removal of a 74 foot high mono-flag and replacing it with a new 74 foot high monopine communication tower. No changes are proposed to the ground equipment located in the northeast portion of the property or the existing 57 foot high monopalm located south of the proposed new monopine. Access to the lease area that encloses the tower and related equipment is from a 15 foot wide gravel road from Gilbert Lane. The plans show a reduction in the greatest setback to any residential property at 80 feet where 222 feet is required to the north

property line of the residential parcel. There are existing single family residences on the parcel along the existing equipment associated with the communication tower. No changes to the existing lease area are proposed.

Landscaping

Landscaping is not part of this application. The plans submitted depict existing landscaping in and around the lease area for the communication tower.

Elevations

The plans depict a monopine communication tower up to 74 feet in height with 2 antennas constructed of a steel pole.

Signage

Signage is not a part of this request.

Applicant's Justification

The existing facility enhances wireless networks in the County and helps provide a service that is highly beneficial to the local community. The new tower will allow room for a full wireless site and improved communications for the community as well as local, state, and federal emergency service providers, such as police, fire, paramedics, and other first responders. The existing/proposed wireless facility is unmanned and will generate very little traffic once the site is built. Occasional maintenance will be performed to keep the site in good working order and to maintain visual appearances. The proposed facility is not expected to cause parking, noise, or crime issues for nearby uses. The applicant states that within this cluster of communication towers, there are live pine trees as part of the landscape buffer along the rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0374	Reclassified 22 acres from R-E to R-D zoning, waivers for street landscaping, modified driveway, off-sites, and design review for a single family residential, increased grade - expired	Approved by BCC	October 2020
UC-1043-07	Use permit and design review for a communication tower	Approved by PC	October 2007
UC-0651-07	Childcare, school and dormitory, waiver for reduced parking, off-sites, fence height, and design review for childcare institution, school, and dormitory	Approved by PC	July 2007
UC-0062-07	Use permit and design review for communication tower buildings	Approved by PC	February 2007
UC-1900-05	Communication towers	Approved by PC	February 2006
UC-0311-03	Communication towers	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up 2 du/ac)	R-E & R-E (RNP-I)	Single family residential & undeveloped
East	Ranch Estate Neighborhood (up 2 du/ac)	R-E (RNP-I)	Single family residential
West	City of Las Vegas	R-PD3	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Use Permits

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 current configuration will appear to be a monopine tree and the height will be 74 feet. Staff does not anticipate any negative impacts of the proposed communication tower and the ground equipment to the surrounding residential neighborhood and neighboring residential parcels since the proposed communication tower is needed to serve the community with essential wireless telecommunication services in the surrounding region. Since communication towers have been approved for this site and the new tower will utilize existing infrastructure currently on-site. Staff is in support of this request.

Design Review

The applicant is proposing to install the new communication tower, antenna arrays, and screen wall to match the surrounding area and will incorporate shielding or stealth architectural elements to reduce the visual impact of a communication tower. Staff finds that architectural compatibility encourages the proposed communication tower and equipment to have less of a visual impact. Staff has no objection to the applicant's design review request and recommends approval.

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

- 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.

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 - approval.

APPROVALS:

PROTESTS:

APPLICANT: CCTMO, LLC "CROWN CASTLE"

CONTACT: RACHAEL DAVIDSON, 2600 MICHELSON DRIVE, SUITE 500, IRVINE, CA 92612