10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0523-USA:

USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 246.97 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Hollywood Boulevard and south of Desert Inn Road (alignment) within Whitney. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:
161-14-701-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hollywood Boulevard where required per Section 30.04.08C.
2. a. Allow a commercial curb return driveway to not be installed on Hollywood Boulevard where required per Uniform Standard Drawing 222.1.
   b. Reduce the driveway width along Hollywood Boulevard to 14 feet where 36 feet is the minimum required per Uniform Standard Drawing 222.1 (a 61% reduction).

LAND USE PLAN:
WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
WHITNEY - OPEN LANDS

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.35 (subject portion)/246.97 (overall)
- Project Type: Communication tower and ancillary equipment
- Structure Height (feet): 100 (communication tower)/13 (ancillary building)

Site Plan
The plans depict a 0.35 acre portion of the parcel to be disturbed to accommodate a new 4,900 square foot lease area accessed via Hollywood Boulevard to the west. The site is owned by the USA Bureau of Land Management (BLM) and features a proposed multi-carrier 100 foot high communication tower, an 800 square foot ancillary utility building, and associated ground

equipment. The lease area is set back approximately 300 feet from the north property line and 148 feet from the west property line with the edge of the antennas being 194 feet from the west property line. The proposed communication tower will be accessible via a proposed 14 foot wide non-exclusive access easement, that will be graded or paved as necessary. The ancillary utility building and equipment are also proposed to support the communication tower. The north, south, east, and west boundaries of the compound will be protected by an 8 foot high security fence.

Landscaping

Landscaping is not required or proposed with this application.

Elevations

The plans depict a 100 foot high monopole communication tower. Ground equipment will be enclosed within a CMU block equipment building. The tower will be structurally designed to accommodate more than 1 antenna array. It will be grey in color, intended to match the surroundings and minimize its visibility.

Applicant's Justification

The applicant states that the proposed tower will provide maximum collocation opportunities to close the coverage gap for Verizon Wireless and other carriers. As a critical communication facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The facility has been designed to be compatible with the surroundings and will provide essential communication services for the convenience and public safety of the community. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. The proposed communication tower will meet the required setbacks.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
South	Public Use & Open Lands	PF & RS20	Water treatment plant & undeveloped
East	Open Lands	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Drainage channel & single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

Due to the rural nature and size of the site, staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed communication tower with multiple carriers will enhance service coverage and reliability for users in Clark County. The tower is set back over 300 feet from the nearest residential development to the west, and the planned residential property to the north is BLM-owned land. There are no communication towers within 600 feet of the proposed location. Therefore, the proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds that the proposed tower and ancillary utility building should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements along Hollywood Boulevard. This request will allow the new project to develop while leaving the existing street standards in place for those with direct access to Hollywood Boulevard. Additionally, staff finds that site access is expected to be minimal, therefore, absence of full improvements will not negatively impact traffic circulation or access.

Waiver of Development Standards #2a
Staff finds the proposed driveway design should function safely without negatively impacting traffic circulation or access. Additionally, the very limited use of the driveway further supports that the design will operate safely without conflicts. Therefore, staff has no objection to this request.

Waiver of Development Standards #2b
Staff has no objection to the reduced driveway width along Hollywood Boulevard. The driveway layout functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right of way. Because the driveway is expected to have minimal access, the reduced width remains sufficient for its intended use.

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 a bond (or other guarantee per Section 30.03.08) 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; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: INTERCONNECT TOWERS
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