

07/20/21 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

PIONEER WY/BUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0269-NEEDHAM, HOWARD J. & CHRISTINE S.:

USE PERMIT to allow a stealth communication tower (monoelm).

DESIGN REVIEW for a stealth communication tower (monoelm) and ground equipment on a portion of 2.3 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the north side of Blue Diamond Road and the west side of Pioneer Way within Enterprise. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-22-201-015 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3 (portion)
- Project Type: Communication Tower
- Communication Tower Height (feet): 80
- Square Feet: 800 (lease area)

Site Plan

The site plan depicts a proposed stealth communication tower (monoelm) lease space along the east property line, adjacent to Pioneer Way, to be constructed towards the southern half of the parcel. The applicant is proposing to construct and install an 80 foot high monoelm communication tower with antennas on the west side of the screened lease space with the supplemental ground equipment centered within the lease area. Access to the proposed communication tower is via a 12 foot wide access easement along the east property line, which leads to an access gate for the lease area. The communication tower is set back 160 feet from the nearest residential development to the north where 160 feet is required per Title 30. In addition the communication tower is set back 244 feet from the nearest residential to the west where 160 feet is required per Title 30, 105 feet from the south property line (Blue Diamond Road), and 40 feet from the east property line (Pioneer Way), where 40 feet is required per Title 30.

Landscaping

Landscaping is neither required nor a part of this request.

Elevation

Per the plans, the stealth communication tower has an overall height of 80 feet. The ground level equipment is screened from the right-of-way to the east (Pioneer Way) and to the south (Blue Diamond Road) with an 8 foot high CMU block wall in a neutral color to match existing screening to the north and west.

Floor Plan

The floor plan depicts an 800 square foot lease area with ground equipment to support the communication tower. Cabinets for supplemental equipment are located in the center of the lease area. Furthermore, the communication tower is located on the west side of the lease area, and a meter panel and entry gates are located on the east side of the lease area.

Applicant's Justification

Per the justification letter, the site will not have any adverse impacts on the surrounding properties. The proposed facility is located a substantial distance from the adjacent properties and meets the minimum required setbacks from the rights-of-way and nearest residential developments to the north and west. The ground level equipment will be screened from the right-of-way and the nearest residential development to the north and west via an 8 foot high screen wall painted to match the existing screening in the area. The proposed facility provides concealment and aesthetic considerations based on requirements identified within Clark County's Development Code.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0360-12 (ET-0005-15)	First extension of time for a vacation and abandonment of patent easements and portions of rights-of-way being Jerlyn Street and Oleta Avenue	Approved by BCC	March 2015
VS-0360-12	Vacated patent easements and portions of rights-of-way being Jerlyn Street and Oleta Avenue - recorded	Approved by BCC	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	U-V	Multiple family residential complex (a part of an existing mixed-use development)
South	Public Facilities & Major Development Project (Mountain's Edge)	P-F & C-2	Undeveloped
East	Commercial Neighborhood	H-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 Comprehensive 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. Staff does not anticipate any negative impacts of the proposed communication tower and the ground equipment to the surrounding residential neighborhood and neighboring commercial parcels. The proposed communication tower is needed to serve the community with essential wireless telecommunication services in the surrounding region. Staff is in support of this request.

Design Review

The applicant is proposing to paint the new communication tower, antenna arrays, and screen wall to match the surrounding area. 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 Comprehensive 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 a new 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMY TOLLEFSON

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