

COMMUNICATION TOWER  
(TITLE 30)

EDMOND ST/BLEU DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0374-BROADHERST INVESTMENT TRUST III & GIACOSE RONALD TRS:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a proposed communication tower and associated ground mounted equipment on 0.7 acres of a 2.3 acre site in an H-2 (General Highway Frontage) Zone.

Generally located on the east side of Edmond Street, 220 feet south of Blue Diamond Road within Enterprise. JJ/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-13-801-005 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.3 (portion)
- Project Type: Communication facility with tower
- Tower Height (feet): 75
- Square Feet: 900 (lease area)

**Site Plans**

The plans depict a proposed communication tower with associated ground mounted equipment located on the center portion of the property along the northern property line. The communication tower will be located within a 900 square foot lease area enclosed by an 8 foot high concrete block wall. The ground mounted equipment for the communication tower will be installed on a concrete pad platform at the base of the communication tower. The tower is set back 149 feet from the west property line, meeting the required 150 foot setback from a residential development since Edmond Street separates the properties. It is also set back 150 feet from the residential development to the east and approximately 315 feet from the residential development to the south. The block wall enclosing the ground equipment is on the northern property line and the tower is set back 15 feet from the northern property line, adjacent to a

commercial development. The proposed tower will have the ability to lease additional space to other carriers in the future.

#### Landscaping

Landscaping is not required nor a part of this request.

#### Elevations

The communication tower is a monopole that is 75 feet in height and will incorporate a stealth, monoelm design. Elm branches will extend above the tower up to 5 feet. The 8 foot concrete wall will screen all associated equipment from the right-of-way and from adjacent properties.

#### Applicant's Justification

The applicant states co-location with towers in the area are not available and the proposed site will provide enhanced wireless service to the surrounding area, filling gaps in coverage and strengthening signals where needed. While Verizon is the initial carrier there is room for the addition of other carriers onto this tower. The applicant also indicates that surrounding the site is a variety of land uses, predominately undeveloped land, and includes residential and commercial uses. The innovative stealth technology will reduce the impact to the surrounding area and have minimal imprint on the environment.

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Commercial/retail
East, West, & South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

##### Use Permit & 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 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.

Although the applicant has stated the surrounding area is predominantly undeveloped, the proposed communication tower and the parcel are surrounded on 3 sides by existing residential properties. At 75 feet in height, the tower is not compatible with the existing residential development in the area and may have a negative impact with the adjacent residential areas.

The site is planned for residential uses. Staff finds that the new communication tower should be re-located to other nearby commercial uses or closer to Blue Diamond Road where its location

will be farther away from residential uses, yet still provide important cellular services to the immediate community. Staff cannot support this request.

### **Staff Recommendation**

Denial.

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**

If approved:

- Block wall enclosing the ground equipment shall be painted to match the mono-elm design.
- 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**

- Applicant is advised that the access shown on the plans will be approved as temporary access only; that when the site is developed, alternate access may be required; and that off-site improvement permits may be required.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - approval (with mono-elm design).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE CONSULTING, INC.

**CONTACT:** PINNACLE CONSULTING, INC., 1426 N. MARVIN STREET, SUITE 101, GILBERT, AZ 85233