PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0770-13 – ALCORN, HENRY E. & RAVENNA T.,

USE PERMITS for the following: 1) a communication tower; and 2) reduce the setback from a communication tower to a residential development.

WAIVER OF DEVELOPMENT STANDARDS to allow an architectural intrusion within the required setback.

DESIGN REVIEW for an existing communication tower and associated equipment in conjunction with an existing single family residential development on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Maverick Street, 150 feet south of Tropical Parkway within Lone Mountain. TC/gc/ml (For possible action)

RELATED INFORMATION:

APN:
125-26-702-004

USE PERMITS:
1. Permit a communication tower.
2. Reduce the setback from a communication tower to a residential development to 8 feet where a minimum of 150 feet is required (a 94.7% reduction).

WAIVER OF DEVELOPMENT STANDARDS:
Allow an architectural feature (communication tower pine branch) to project 8 feet 2 inches into the required setback where a maximum of 3 feet is allowed (a 172.2% increase).

LAND USE PLAN:
LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 1.1
- Project Type: Communication tower
- Tower Height: 75 feet
- Square Feet: 800 (lease area)
Site Plan
The plans show an existing 75 foot high, stealth monopine communication tower located approximately 8 feet from the west property line and 43 feet 10 inches from the north property line within the rear yard of an existing single family residential development. A residential development is located along the west property line adjacent to this site, which necessitates the request to reduce the setback of the communication tower from the residential development. The adjacent properties to the north and south are undeveloped, and therefore, a reduction in setback is not needed to those properties. The lease area is 800 square feet and enclosed by a 6 foot high block wall to screen the tower base and ground equipment. A barn building to the east also screens the tower base. Access gates are shown on the north side of the lease area.

The communication tower was originally approved by action of UC-0663-06 in June 2006 subject to 2 years for review as a public hearing. However, an extension of time was never filed and the application expired.

Elevations
The plans depict an existing 75 foot high, stealth monopine communication tower that will accommodate a total of 2 antenna arrays. The pine branches of the communication tower will project 8 feet 2 inches from the pole.

Applicant’s Justification
The applicant has recently acquired the facility and for reasons unknown, the previous tower owners did not complete the required review. The applicant states that no changes are proposed to the existing facility, and the facility has been operating with no known complaints from the surrounding landowners. Furthermore, the applicant states the facility remains a viable collocation option for future users.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0663-06</td>
<td>Allow a communication tower - subject to 2 years for review as a public hearing – expired</td>
<td>Approved by PC</td>
<td>June 2006</td>
</tr>
<tr>
<td>ZC-0296-01</td>
<td>Established the RNP-I Overlay on the site and the surrounding properties within the Lone Mountain Planning Area</td>
<td>Approved by BCC</td>
<td>September 2001</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North &amp; South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>City of Las Vegas</td>
<td>R-E</td>
<td>Single family residential</td>
</tr>
<tr>
<td>West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Single family residence</td>
</tr>
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Clark County Public Response Office (CCPRO)
Case #12-9765 is a complaint filed in August 2012 for upgrades being done to a communication tower without building permits. Building Permit #13-2574 was issued in January 2013 and the case was closed.

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

Analysis

Current Planning
Use Permits and Design Review
The communication tower has existed and been operating at the current location since 2006. There have been no complaints filed with the Clark County Public Response Office in regards to the existence and operation of the communication tower at this location. The only complaint filed was related to building permits not being pulled for electrical upgrade work to the tower. Staff finds that the continued existence of the communication tower at this location will not negatively impact the surrounding properties any further than what was established in 2006. The location will enhance wireless communications for the businesses and residents in the area. Additionally, the tower is a stealth monopine design, which is visually less obtrusive to the area. The tower complies with Utilities Policy #1 of the Clark County Comprehensive Plan which states that development in Clark County shall be adequately served by utilities.

Waiver of Development Standards
Staff can support the increase in the architectural intrusion (pine branches) into the required setback since the branches are a key element in disguising the tower and its antennas. The maximum 3 foot intrusion allowed by Code in this case is not adequate to camouflage the antennas. Furthermore, a maximum 3 foot intrusion may bring more attention to the tower since natural pine branches are typically longer than 3 feet.

Building/Fire Prevention
The proposal has been reviewed and does not conflict with Fire Code requirements.

Southern Nevada Health District (SNHD) – Septic System Program
There is an existing residential septic system, Permit #S2855, installed on the property in October 1975, and the applicant was notified of SNHD requirements via email on November 26, 2013.

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 Plan, Title 30, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
• Applicant is advised that a bond is required prior to the construction of the tower; 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; 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; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

Southern Nevada Health District (SNHD) – Septic System Program
• Applicant is advised that there an existing residential septic system, Permit #S2855, installed on the property in October 1975; and that if the land use permit application is approved, the applicant must process a tenant improvement with SNHD for the proposed communication tower pursuant to Section 3.1 of the SNHD ISDS Regulations.

Clark County Water Reclamation District (CCWRD)
• No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Crown Castle
CONTACT: Mark McGarey, 4133 Hawthorne Place, Longmont, CO 80503