06/04/13 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

FORT APACHE RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0193-13 – DR D’S DYNAMITE DIRT, LLC:

USE PERMIT for a wireless communication tower and ancillary uses.

DESIGN REVIEW for a communication tower and ancillary structures in conjunction with an approved commercial development on 2.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Fort Apache Road, 630 feet north of Wigwam Avenue within Spring Valley. SB/mk/ml (For possible action)

RELATED INFORMATION:

APN:
176-18-601-002

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT

BACKGROUND:
Project Description
General Summary
- Site Acreage: 2.2
- Project Type: Communication tower
- Communication Tower Height: 80 feet
- Square Feet: 2,500 (lease area)

Site Plan
This is a request to establish a wireless communication tower (monopole) with antenna arrays and all accessory structures on a 2,500 square foot lease area. The communication tower will be located on the southern portion of an undeveloped commercial site. Accessory equipment such as shelters, base transceiver station, and equipment cabinets are shown on the north, south, and west sides of the proposed tower. The lease area will be enclosed by a 6 foot high decorative CMU block wall. The nearest existing communication tower is located approximately 0.6 miles north of the proposed tower.

Elevations
The plans depict an 80 foot high wireless communication tower (monopole) with multiple antenna arrays. The ground equipment, which includes prefabricated equipment structures, will be screened by a 6 foot high decorative CMU block wall.
Floor Plans
The plans show two, 12 foot by 28 foot prefabricated equipment shelters located on the north and south of the proposed tower, and two, 10 foot by 10 foot concrete pads for future development on the west and southeast sides of the tower.

Applicant’s Justification
The applicant states that the proposed facility is to provide communications coverage to approximately 1,470 homes located just to the west, which currently have little to no coverage. Additional capacity to the Rhodes Ranch master planned golf course community to the east will be provided. The applicant states that there are no existing tower structures for carriers to collocate on. The applicant indicates that the proposed communication tower complies with all the applicable design standards per Code.

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>ZC-1276-04</td>
<td>Reclassified the subject site to C-2 zoning for future commercial development</td>
<td>Approved by BCC</td>
<td>September 2004</td>
</tr>
<tr>
<td>MP-0718-04</td>
<td>Amended the original concept plan for the subject parcel and the surrounding area</td>
<td>Approved by BCC</td>
<td>July 2004</td>
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<tr>
<td>MP-1423-00 &amp; MP-1422-00</td>
<td>Approved the Public Facility Needs Assessment (PFNA) area and specific plans for the subject and surrounding parcels in the area</td>
<td>Approved by BCC</td>
<td>October 2000</td>
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Surrounding Land Use

<table>
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<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
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<tbody>
<tr>
<td>North &amp; West</td>
<td>Major Development Project (Medium Density Residential 8 du/ac)</td>
<td>R-2</td>
<td>Huntington Village single family subdivision</td>
</tr>
<tr>
<td>South</td>
<td>Major Development Project</td>
<td>Multi-Layer Zoning (MLZ)</td>
<td>Undeveloped parcel</td>
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<tr>
<td>East</td>
<td>Major Development Project</td>
<td>R-3</td>
<td>Undeveloped parcels</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Use Permit and Design Review
Communication towers are not permitted by right in any zoning district and require approval of a 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 Plan. One of several criteria the applicant must establish is 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 proposed tower will be developed on an undeveloped commercial parcel which currently has no on-site improvements. The proposed communication (monopole) tower complies with Title 30 design standards such as height, setback, and separation requirements. Additionally, the proposed
tower, antennas, and all exposed mounting hardware and CMU wall will be painted with desert
tan colors to comply with the Code requirements; therefore, staff can support this request.

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.

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Insite Towers, LLC
CONTACT: InTelliSites, LLC, Debbie DePompei, 8822 Arroyo Azul Street, Las Vegas, NV
89131