



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 23, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3478 - VARIANCE - PUBLIC HEARING - APPLICANT: CLEAR WIRELESS, LLC - OWNER: SUN CITY SUMMIT COMMUNITY - Request for a Variance TO ALLOW A 70-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 21 FEET FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEEL DESIGN (MONOPALM) on 0.45 acres on the north side of the Sun City Boulevard and Lake Mead Boulevard intersection (CPN 137-13-897-002), P-C (Planned Community) Zone, Ward 4 (Anthony)

C.C.: 08/19/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Supplemental Staff Report, Revised Site Plans and Protest/Support Postcards for Items 21 and 22

Motion made by GUS FLANGAS to Approve subject to conditions and adding the following conditions as read for the record:

A. Conformance to the plans and elevations date stamped 07/17/09.

B. The Wireless Communications Facility shall have a maximum height of 60 feet, with an additional 5 feet allowed for the fronds.

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-VICKI QUINN); (Abstain-None);

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(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 21 and 22.

STEVE GEBEKE, Planning and Development, stated that the revised plans were received with an overall height of 65 feet and the antenna array is located at the 60-foot centerline. The height of the facility does not comply with the residential adjacency setback standards, and would require an approval of the Variance in conjunction with the Special Use Permit. At the 65-foot height, the variance should be for 127 feet where 195 feet is required. Staff recommended denial as the applicant has provided no evidence of a unique or extraordinary circumstance. If approved, a condition would be added to require conformance to the plans and elevations dated stamped 7/17/2009.

SHANE HENNESSY-YORK, 7030 Smoke Ranch Road, appeared on behalf of Clear Wireless and stated that the plan was revised after meeting with the Sun City Summerlin Architectural Design Review Committee. He provided photos depicting 60-foot tall palm trees while noting that the structure is co-locatable for future carriers. The tower would be amongst the trees with a compound adjacent to the information center and adjacent to the center. The setback and variance are required because of the residential properties located 127 feet away from the center.

DAVID STEINMAN, Sun City resident and former member of the Planning Commission and City Council. As a Chairman of the Sun City Architectural Design Review Committee (ADRC), he clarified that the tower is 60 feet tall, the fronds allowed to go five feet above, and that Sun City has a policy against co-location, unless they come before the Planning Commission for such request. This request has been through committee meetings and the residents have had an opportunity to speak on this matter.

In response to COMMISSIONER GOYNES' query, MR. HENNESSY-YORK replied that the facility is located at the entrance at the request of the Sun City ADRC. There are not many public locations acceptable in the Sun City area.

COMMISSIONER QUINN expressed concern with communication towers being added to this area, especially when there are many located at the corner of Buffalo Drive and Alta Drive. She complimented the design as aesthetically pleasing; although, she could not support it as it may be less appealing.

COMMISSIONER ELLSWORTH applauded the applicant's efforts. Towers are needed for good reception but a better design is needed.

MARGO WHEELER, Director of Planning and Development, read into the record an additional condition.

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CHAIR TROWBRIDGE declared the Public Hearing closed for Items 21 and 22.

