

City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89148
Department of Planning

October 4, 2018

Re: **Request for a Special Use Permit for APC Towers proposed Telecommunication site at 7580 Oso Blanca Road, Las Vegas, NV 89149 (APN: 125-17-301-011)**

Current Planning Division:

This is a request to allow APC Towers to construct a new 80' stealth telecommunications clock tower located on APN: 125-17-301-011 within an existing business closest to the corner of Oso Blanca Road & Farm Road.

APC Towers is requesting a Special Use Permit to construct a new 80' stealth panels-simulated clock tower to service the West residential community, along the US 95 freeway and the residential community to the East. All equipment will be located within a storage unit and concealed from view. APC Towers is proposing to place twelve (12) new antennas at mount level 75' which will be concealed by the stealth panels and painted to match. APC believes this project meets the basis of approval based on the following:

- Minimum of 750' from any existing telecommunications facility. ***The proposed project is approximately 2,402.16ft/0.46 miles away from closet tower owned by Crown Castle. The next tower located within same Nursery across the freeway is 2,517.23ft away / 0.48 miles away exceeding the standard for tower separation. A visual map and list has also been included to show distance & surrounding tower height.***
- ***Propagation Maps are also included with this submittal; showing coverage before & coverage after this proposed site is built. This area is difficult to serve as it has many residential communities surrounded by land that is deed restricted and cannot be leased for our use making options very limited on how we can serve this area with all these families.***
- Search Area Exhibit & Summary; Due to the heavy residential density Search area 1 did not produce any willing landlords except our current proposed location. On the other side of the freeway Search area 2 had found a candidate but due to the CCNR restrictions was not able to produce a viable candidate for our use. Both areas are heavy and dense residential neighborhoods with limited commercial space that does not meet CLV standard distance requirements or setbacks; additional waivers would be required if placement could be secured. ***Due to these circumstances and to reduce the proliferation of towers; we have combined and merged our needs of 2 sites into this 1 proposed site to service Centennial Hills area and will use it to serve both sides of US 95. See exhibit attached to show visual reference.***
- The height of communication towers may exceed district restrictions providing: There are several other towers approved much higher than 80', this height is necessary for this tower if designed to be collocate-able in this area and still align with the varies surrounding towers as different heights. ***The top of tower steel is 80' as shown on the A-3***
- Any communication tower may provide a security fence or wall. ***All required equipment will be located within a storage unit as not to be visible at any level.***
- Parking. ***No existing parking spaces will be affected.***
- The communication tower shall be structurally designed to accommodate more than one antenna array. ***The tower is structurally capable and designed to handle more than one array, depending on requested antenna load specifications, as depicted on the submitted-on***

Infinity Coordinators on Behalf of Pinnacle & Sunstate Towers

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Henderson, Nevada 89074
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SUP-74832

page A-3 this site has been designed for 2 additional carriers (3 total) after this current application to maximize the colocation opportunity.

- The communication tower shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. **The tower is a simulated clock tower and will integrate within the existing characteristics of the area in order to be aesthetically pleasing on property and to the surrounding neighborhood. Photo Sims submitted in this package.**
- The communication tower shall be painted with a color generally matching the surroundings or background that minimizes its visibility, unless a different color is required by the Federal Communication Commission or Federal Aviation Administration. **As indicated above; the tower is a monopole with panel covers to simulate a clock tower and the accompanying antennas and attachments will be concealed within the stealth panels.** As shown on A-3
- No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration; however, this shall not be construed to prevent the mounting of an antenna on a legally permitted signal, light, or sign. **No signals, lights or signs will be placed on the tower unless required by the FCC or FAA.**
- Ground level equipment, buildings and the tower or antenna base shall be screened so as not to be visible from streets and residential development. **Ground Level equipment will be within a private storage unit, there will be no visual of the equipment. The ground level equipment will not be visible from streets or residential areas.**
- Development standards for GC-TC property, this tower will be over 330' ft from residential property. Exceeding the standard required setback from front and street side setbacks. The requirement for 330ft is from any single family detached dwelling which has been exceeded in this project.
- Setback from residential properties: The parcel is zoned Commercial (GC-TC) and is surrounded by commercial property with residential development to the North West over 346ft away (which exceeds the standard setback requirement in CLV and TC). **This project shall not be contrary to the overall purpose and intent of the standards or the Town Center Land Use Plan;** due to the circumstances of this area, the topography and planned use, we believe this project ultimately will allow us to provide better public/private service for the surrounding community and business and is in line with the overall development and objectives of Town Center standards.

APC Towers believes this request for a Special Use Permit is a thoughtful project taking in design and placement to minimize the impact; and would respectfully request that staff review the attached drawings.

If you should have any questions or additional comments, please contact me at (559)280-0590.
Thank you in advance for your consideration and time with this matter.

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