



**Laughlin Town Advisory Board**  
**Laughlin Regional Government Center**

**101 Civic Way**  
**Laughlin, NV 89029**

February 22, 2022

1:30pm

**AGENDA**

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Tammy Harris at (702) 298-0828.
- Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
- Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Kathy Ochs – Chair  
Kathleen Hoss – Vice Chair  
Fred Doten  
Hermon Walker  
Pamela Walker

Secretary: Tammy Harris, (702) 298-0828, [tammy.harris@clarkcountynv.gov](mailto:tammy.harris@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, [mark.moskowitz@clarkcountynv.gov](mailto:mark.moskowitz@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair  
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of the Agenda for February 22, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items
  1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
- V. Planning and Zoning:
  1. **ET-22-400007 (UC-18-0974)-USA:**  
**USE PERMIT SECOND EXTENSION OF TIME** for the following: 1) a communication tower; and 2) increase the height of a communication tower.  
**DESIGN REVIEW** for a communication tower on a portion of 307.1 acres in an R-U (Rural Open Land) Zone. Generally located 1,235 feet east of US 95, and 2,325 feet south of SR 163 within Laughlin. (For possible action) To the PC 03/15/2022
- VI. General Business: None
- VII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- VIII. Next Meeting Date: March 8, 2022
- IX. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029  
<https://notice.nv.gov>

[To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ](https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ)

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YOLANDA T. KING, County Manager

APR 22-100019



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC/DR-18-0974 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400007</u> DATE FILED: <u>1/19/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Laughlin</u> TAB/CAC DATE: <u>2/22/22</u> PC MEETING DATE: <u>3/15/22</u> BCC MEETING DATE: _____ FEE: <u>950</u>
	<b>PROPERTY OWNER</b>  NAME: <u>USA- Bureau of Land Management</u> ADDRESS: <u>4701 North Torrey Pines Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-515-5176</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>InterConnect Towers c/o Tom Gammon</u> ADDRESS: <u>27762 Antonio Pkwy., Suite L1-471</u> CITY: <u>Ladera Ranch</u> STATE: <u>CA</u> ZIP: <u>92694</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>Tom@ictowers.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>G.C.Garcia, Inc c/o Doug Rankin</u> ADDRESS: <u>1055 Whitney Ranch Dr., Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 262-00-001-023

PROPERTY ADDRESS and/or CROSS STREETS: US-95 & NV-163 near SEC

PROJECT DESCRIPTION: 2nd EOT for an approved Communications Tower

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Tom Gammon  
Property Owner (Signature)\*

TOM GAMMON  
Property Owner (Print)

STATE OF California  
COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON Jan. 4, 2022 (DATE)

By Thomas Gammon  
NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

December 22, 2021

# PLANNER COPY

ET-22-400007

Nancy Amundsen, Director  
Clark County Current Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

RE: Letter of Justification  
Request for an Extension of Time for Special Use Permits & Design Review for a  
Communication Tower located south of Highway 163 and east of Highway 95  
(UC/DR-18-0974)  
APN#: 262-00-001-023 (a portion of)

Dear Nancy,

On behalf of the applicant, InterConnect Towers, LLC, please accept this letter and attached as materials for an Extension of Time of two Special Use Permits and a Design Review for a proposed Communication Tower use on approximately 10,000 square feet of a 307.07 ± acre site. The communications tower was originally approved on February 5, 2019 by the Clark County Planning Commission (UC/DR-18-0974). An Administrative Extension of Time (ADET-21-900080) was approved on March 8, 2021. The current zoning is Rural Open Land (R-U). The Planned Land Use is Open Land (OL). The proposed project is located south of Highway 163 and east 155 of Highway 95.

Pursuant to Title 30; a Communication Tower is a Special Use in the R-U Zoning District.

The abutting properties are all vacant undeveloped land zoned R-U.

### **Request for Extension of Time Justification**

**Due to the ongoing pandemic the use is not yet ready to serve this area as the number of travelers on Highway 163 and 95 to and from California/Arizona has only recently rebounded. The project is under design review for permits, however due to economic conditions beyond the control of the applicant an Extension of Time is hereby requested pursuant to Title 30.16.200 in order for the local economy to stabilize.**

### **Extension of Time**

Title 30.16.200 allows for an Extension of Time if the site has no active violations. This site has no known violations.

### **Extension of Time Approval Criteria 30.16-17**

For an Extension of Time, the applicant shall establish that the following standards have been met

1. For an extension, the County may grant an extension of time providing that conditions have not sufficiently changed to warrant denial



**GCGARCIA**

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: [ggarcia@gcgarciainc.com](mailto:ggarcia@gcgarciainc.com)

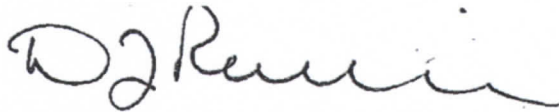
**This site is located in an undeveloped area of Clark County. No conditions have changed in the area since approval. Plans have been submitted to Clark County for review and comments.**

**Summary**

The use is well designed and consistent with the surrounding land use pattern and will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. There have been no changes in site conditions and the project will proceed once travel along the 1-15 resumes to post pandemic status. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Rankin". The signature is fluid and cursive, with a large initial "D" and "R".

Doug Rankin, AICP  
Planning Manager

**ATTACHMENT A  
LAUGHLIN TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 1:30 P.M., FEBRUARY 22, 2022**

03/15/22 PC

1. **ET-22-400007 (UC-18-0974)-USA:**  
**USE PERMIT SECOND EXTENSION OF TIME** for the following: 1) a communication tower; and 2) increase the height of a communication tower.  
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COMMUNICATION TOWER  
(TITLE 30)

US 95/SR 163

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400007 (UC-18-0974)-USA:**

**USE PERMIT SECOND EXTENSION OF TIME** for the following: **1)** a communication tower; and **2)** increase the height of a communication tower.

**DESIGN REVIEW** for a communication tower on a portion of 307.1 acres in an R-U (Rural Open Land) Zone.

Generally located 1,235 feet east of US 95, and 2,325 feet south of SR 163 within Laughlin. MN/nr/sp (For possible action)

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RELATED INFORMATION:

**APN:**

262-00-001-023 ptn

**USE PERMITS:**

1. A communication tower.
2. Increase height of a communication tower to 198 feet where 80 feet is the maximum per Table 30.44-1 (a 148% increase).

**LAND USE PLAN:**

LAUGHLIN - OPEN LANDS

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 307.1 (portion)
- Project Type: Communication tower
- Tower Height (feet): 198
- Square Feet: 10,000 (lease area)

**Site Plans**

The approved plans depict a proposed 198 foot high lattice communication tower located on an undeveloped parcel of land. The communication tower will be set back 1,235 feet from the east property line and 2,325 feet from the south property line. The communication tower and associated ground equipment will be located in a 10,000 square foot lease area enclosed by a 6 foot high block wall. The ground mounted equipment will be protected by an 800 square foot

building. Solar panels are proposed within the lease area that will provide electricity to the site in the future.

#### Elevations

The communication tower will be 198 feet tall consisting of a self-supported metal lattice structure. Four antenna arrays will be located near the top of the tower. Around the base of the tower, the ground equipment will be enclosed by a 6 foot high decorative block wall with solid metal gates painted to match the wall. The equipment building will be 12.5 feet tall consisting of block walls and a metal roof.

#### Floor Plans

Within the gated area, the communication tower will be located near the north side, an enclosed 800 square foot equipment building will be located in the southeast corner, and a future solar field will be located in the remaining portions of the enclosed lease area.

#### Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900080 (UC-18-0974):

##### Current Planning

- Until February 05, 2022 to commence.
- Applicant is advised that 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; and that 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.

Listed below are the approved conditions for UC-18-0974:

##### Current Planning

- Tower and antenna arrays painted to match the surrounding desert environment;
- Block wall to be decorative and a desert earth tone;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a bond (or other guarantee per Table 30.44-1) 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; that 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.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the amount of travelers in the area has not reached levels which would require the towers service. The applicant requests approval of the extension of time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-20-900180 (UC-18-0974)	First extension of time for a communication tower	Approved by ZA	March 2021
UC-18-0974	198 foot tall communication tower	Approved by PC	February 2019
UC-256-89	Use permit for a gravel pit - expired	Approved by PC	August 1989

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Lands	R-U	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

There has been no significant changes to the surrounding area since the original approval; therefore, staff can support an extension of time request.

**Staff Recommendation**

Approval.