



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-30428 - APPLICANT/OWNER: TIMOTHY & ALISANDRA VOLZ

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 5, 2008 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILWOMAN TARKANIAN.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-21620), if approved.
2. The owner of this Amateur Radio Antenna Tower shall obtain a final inspection and approval by the City of Las Vegas within thirty (30) days. Failure to secure the required final inspection may result in fines and/or removal of the Amateur Radio Antenna Tower.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a one-year required review of an approved Special Use Permit (SUP-21620) to allow a 55-foot high retractable Amateur Radio Antenna Tower at 325 Santa Fe Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/03/07	The City Council approved a request for an Appeal, thereby approving a Special Use Permit (SUP-21620) to allow a proposed 55-foot high Retractable Amateur Radio Antenna Tower at 325 Santa Fe Street. The Planning Commission denied the request on 07/12/07.
<i>Related Building Permits/Business Licenses</i>	
10/05/07	A building permit (83489) was issued for an antenna tower for a ham radio at 325 Santa Fe Street. The permit has not been finalized.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
10/14/08	A site inspection was conducted at 325 Santa Fe Street, where staff observed the Radio Antenna Tower in the fully extended position.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first required review since the initial approval of Special Use Permit (SUP-21620) for a 55-foot tall Retractable Amateur Radio Antenna Tower at 325 Santa Fe Street. A research of building permit activity found no record of a final inspection for the tower. Upon field inspection of the subject site, staff found the antenna in the fully extended position.

FINDINGS

The tower is located in an R-1 (Single Family Residential) zoning district. When a site inspection was conducted on 10/14/08, the antenna tower was fully extended. Staff received affirmation from the owner that he is complying with the approved Special Use Permit (SUP-21620) condition requiring the antenna retracted a minimum of 72 hours each week, 52 weeks per year. The building permit initially issued on 10/05/07 for the installation of the antennas tower was never finalized. Staff verified with the Building and Safety Department that the permit was recently renewed and the owner is waiting for documentation from the manufacturer before a final inspection can be scheduled. As of 10/17/08, the tower still lacks a final inspection; therefore, denial of this request is recommended. If approved, conditions of approval have been added to bring the Amateur Radio Antenna Tower into compliance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

391

APPROVALS

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