

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: MARCH 2, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: TIMOTHY AND ALISANDRA VOLZ

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-40625	Staff recommends APPROVAL.	None

Staff Report Page One
March 2, 2011 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site has a single family residence located on the property with previous approval for a Special Use Permit (SUP-21620) to allow a 55-foot high retractable amateur radio antenna tower at 325 Santa Fe Street. Since the last Required Review (RQR-30428) on 04/15/09, there has not been any Code Enforcement violations or formal complaints received from the surrounding neighbors regarding the antenna tower. Condition 'A' of the Special Use Permit (SUP-21620) mandates that the applicant continue to retract the antenna a minimum of 72 hours each and every week, 52 weeks per year unless participating in a federal, state or local emergency requiring the use of the applicant's amateur radio antenna or a drill sponsored by the state or local government. Staff recommends approval of this request with no further reviews.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/03/07	The City Council approved a request for a Special Use Permit (SUP-21620) to allow a 55-foot high retractable amateur radio antenna tower at 323 Santa Fe Street. The Planning Commission recommended approval; staff recommended denial.
04/15/09	The City Council approved a request for a Required Review (RQR-30428) of a previously approved Special Use Permit (SUP-21620) to allow a 55-foot high retractable amateur radio antenna tower at 323 Santa Fe Street. Staff recommended denial.

<i>Most Recent Change of Ownership</i>	
12/31/03	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/05/07	A building permit (83489) was issued for an antenna tower for ham radios) at 325 Santa Fe Street. The permit was finalized on 04/10/09.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

Staff Report Page Two
March 2, 2011 - City Council Meeting

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
01/26/11	Staff conducted a field check of the subject site and the antenna appeared in the up position.

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

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Three
March 2, 2011 - City Council Meeting

ANALYSIS

This is the second Required Review of a previously approved Special Use Permit (SUP-21522) that allowed a 55-foot high retractable amateur antenna tower at 325 Santa Fe Street. The applicant was issued building permit #83489 for the antenna tower, which was finalized on 04/10/09. There have not been any Code Enforcement cases processed for the subject site, in the last review period nor have there been any formal complaints received from neighbors regarding the structure. Condition 'A' of the Special Use Permit (SUP-21620) mandates that the applicant retract the antenna a minimum of 72 hours each and every week, 52 weeks per year unless participating in a federal, state or local emergency requiring the use of the applicant's amateur radio antenna or a drill sponsored by the state or local government.

FINDINGS

The subject site is located in an R-1 (Single Family Residences) zoning district. The applicant confirms that the antenna is being retracted as required by Condition 'A' of the Special Use Permit (SUP-21620). As there have not been any Code Enforcement violations or formal complaints by neighboring homes in the last review period pertaining to the antenna tower, staff is recommending approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 388 (By Planning)

APPROVALS 0

PROTESTS 0