

Zoning Administrator Hearing

Minutes



**John S. Gendron
Hearing Officer**

February 10, 2009 – 1:30 p.m.

View Conference Room, 2nd Floor
55 North Center Street
Mesa, Arizona, 85201

Staff Present

Angelica Guevara
Lesley Davis

Others Present

Cliff Nordyke
Lance Massey

CASES

Case No.: ZA09-004TC

Location: 161 North Mesa Drive

Subject: Requesting a Special Use Permit (SUP) to allow development of a commercial Communication Tower in the TCR-3 zoning district.

Decision: Approval with the following conditions:

- 1. Compliance with the site plan and materials submitted.*
- 2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*

Summary: Cliff Nordike represented the Special Use Permit request. Mr. Gendron discussed the request with the applicant asking questions regarding location, maintenance and materials. Mr. Alam provided a staff report and recommendation. There were no citizens present to speak regarding this case. Mr. Gendron approved the request as recommended in the staff report.

Finding of Fact:

- 1.1** The fifty-five (55') foot tall communications tower meets the setback guidelines and it will not adversely impact surrounding properties.
- 1.2** The communications tower complies with the City of Mesa's Commercial Communications Guidelines, Mesa General Plan, and the Town Center Concept Plan.

City of Mesa
Zoning Administrator Minutes
February 10, 2009

- 1.3** The new communications tower is justified because there is not a reasonable possibility to place equipment at the required height on an existing facility.

- 1.4** The design of the tower as a palm tree lessens the visual impact from Mesa Drive and Lesueur Street.

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City of Mesa
Zoning Administrator Minutes
February 10, 2009

Case No.: ZA09-0005

Location: 2260 East Main Street

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the redevelopment of an RV Sales Lot into a RV Sales and Storage Facility in the C-3 zoning district.

Decision: Continuance to the February 24, 2009 hearing.

Summary: Staff recommendation to continue so that the applicant may address comments received from the Design Review Board at the February 4, 2009 work session.

Finding of Fact: N/A

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:40 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

John S. Gendron
Hearing Officer

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