

STAFF REPORT

UW-12-06

1. **SUBJECT:** A Conditional Use Permit application submitted by Scott Roberts on behalf of CTA, Inc. to allow the placement of an eighty (80) foot communications tower. This tower will be utilized by the new Communications Center for the County.
2. **LOCATION:** 801 Fairgrounds Road; Assessor's Parcel #016-281-03.
3. **BACKGROUND INFORMATION:**

Parcel Size: 4.360 ± acres

Previous Applications:

Seq	Case#	App Date	Last Action	Date	
01	UW 12 06	4/11/2012	RPC		PL0100D
	SUP-80' COMMUNICATIONS TOWER				
02	RW 85 13	11/15/1985	WCC A	1/07/1986	
	OFFENHAUSER/ ORD # 437 C2 > M1				
03	PW 90 29	7/23/1990	FILED	8/23/1990	
	FILE # 318906				
04	GP 98 02	8/24/1998	WCC A	10/06/1998	
	CHANGE IND DESIGNATION TO PF				
05	RW 98 15	8/24/1998	WCC		
	ORD #		M-1 > PF		

Zoning: P-F (Public Facility)

Master Plan: PF (Public Facility)

Response from Referrals:

No comments have been received from referrals as of May 3, 2012.

Access: Fairgrounds Road.

Applicable Regulations: There is a height limitation of 35'.

4. **ANALYSIS:**
 - A. Applicant is proposing construct an eighty (80) foot communications tower/antennae that will provide service for the new 911/Communications Center for the County.
 - B. Operation of the Communications Center will be 24 hours a day, 7 days per week. The site area is approximately 41,000 square feet in size. The use will create very

little traffic. This activity, an eighty (80) foot communications tower/antennae, is allowed in the P-F zone with the issuance of a Special Use Permit.

- C. The site for the proposed use is adequate in size and shape to accommodate the proposed use. Subject property is 4.360 acres in size. Applicant has indicated that approximately 41,000 square feet will be utilized for the site. The site will include the new communications center of approximately 7,800 square feet, the communications tower/antennae, landscaping, parking and other appurtenant structures for the communications center. There will be an eight (8) foot high CMU wall securing the courtyard and a six (6) foot CMU/chain link fence securing the utility yard.
 - D. The existing roads are adequate to accommodate the proposed use. The use will generate minimal traffic. The maximum number of staff for the communications center would be 10 employees. The detention center which currently houses dispatch sits on this parcel to the north of the new site for the Communications Center. Access to the detention center and new Communications Center is and will be from Fairgrounds Road. Roads and highways in the area would not be adversely affected by the proposed activity.
 - E. The proposed use will not have an adverse effect on abutting property or permitted uses thereon if all state, county and federal regulations are complied with in the set up and operation of the facility. This activity would not change the character of immediate vicinity, which is zoned P-F (Public Facility). The current uses on property adjacent to this parcel are the fairgrounds and juvenile facility. There is mine parking, a vacant lot and the new dialysis center across Fairgrounds Road from this property. Applicant will be required to meet all set back and building requirements per the Winnemucca Municipal Code.
 - F. The proposed use will have no adverse effect on the adjacent properties. The construction of this communications tower/antennae to be utilized by the new Communications Center on this site will not impact the marketability and enjoyment of adjacent properties.
 - G. Applicant will be given a time frame in which to construct this tower/antennae. Staff feels one year is adequate time and applicant has verified this time frame of one year.
 - H. Applicant has indicated that the construction of the facility will be in compliance with all local rules and regulations. Applicant will provide the Building Department with engineered plans and obtain a permit for the site.
5. **STAFF RECOMMENDATION:** After careful consideration, Staff recommends approval of this Special Use Permit to install an eighty (80) foot communications tower/antennae to be utilized by the new Communications Center for Humboldt County, based upon the above stated analysis and findings and subject to the following conditions:
- 1. The applicant shall obtain all necessary permits and licenses and provide copies of same or a letter from the appropriate state agency that no permits are required, to the Planning Department within 30 days of their receipt.

2. This special use permit approval is based upon the facts as found on the application. If any changes occur, such as property ownership or a deviation of said use, other than limited uses associated with this application, the Planning Department shall be notified.
3. The activity for which this special use permit is issued shall commence any stage or phase of operations within twelve (12) months of the date of final approval, or become null and void; unless an extension request has been granted.
4. This application shall be subject to an annual review.
5. This special use permit shall not become effective for any purpose until the applicant has returned to the Humboldt County Planning Department a notarized affidavit stating that the applicant is aware of and accepts all of the conditions approved as a part of this Special Use Permit.
6. There shall be no interference with the peace, contentment or general welfare of the area.
7. Every use shall be operated so that it does not emit obnoxious or dangerous degree of heat, glare, vibration, radiation, dust, smoke or fumes beyond the property line.
8. No materials or wastes shall be deposited upon any lot in such form or manner that they may be transferred off the lot by natural causes or forces.

6. **SUPPORT DOCUMENTS:**

- A. Application
- B. Site Plan
- C. Assessor's Map

Betty Lawrence/*BL*
Senior Planning Technician

CONDITIONAL USE/SPECIAL USE PERMIT
APPLICATION FORM

City of Winnemucca

Humboldt County

Applicant/Agent: SCOTT ROBERTS

Name of Business: CTA, INC.

Street Address of Business/Location: 1185 GROVE ST. 801 Fairgrounds R

Mailing Address: 1185 GROVE ST.

BOISE, ID 83702

Winnemucca, NV.
89445

Assessor's Parcel # 016-281-03

Property is zoned: P-F

Legal Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner: HUMBOLDT COUNTY

Mailing Address: 50 W. FIFTH ST.

WINNEMUCCA, NV 89445 Phone: 775-623-6300

I, the above signed property owner or lessee of the property described, hereby request
a Conditional Use/Special Use Permit for the following:

90' COMMUNICATIONS TOWER

FOR DEPARTMENT USE	
Received By <u>J Wright</u>	Date Received <u>4.11.12</u>
Application No. <u>NU-12-06</u>	Name <u>CTA, Inc.</u>

1. Please explain in sufficient detail the nature of your project and how it will operate: NEW 911/COMMUNICATIONS CENTER FOR COUNTY.

Indicate proposed hours of operation: 24/7

Number of customers expected: MAX STAFF: 10

Where will customers park?: NORTH SIDE OF NEW SITE DEVELOPMENT

Number of parking and loading spaces proposed: 14

Describe any landscaping proposed: SOD PRIMARILY. SOME PLANTER BEDS & BOWERS. EXISTING TREES TO REMAIN.

2. Describe any additional structures proposed as part of this use (walls, fences):

8' CMU WALL FOR SECURE COURTYARD, 6' CMU/CHAIN LINK FENCE FOR SECURE UTILITY YARD.

3. Describe the size and shape of the site for the proposed use. Describe how the proposed use is adequate in size and shape to accommodate the proposed use:

RECTILINEAR, 43,022^{sq} FT. SITE ACCOMMODATES PROGRAMMED BUILDING, PARKING W/IN SETBACK REEF

4. Describe the width and pavement type (asphalt, gravel) of the adjacent streets. Are they adequate to carry the quantity and kind of traffic generated by the proposed use? FAIRGROUNDS RD - 54', ASPHALT PAVING. ADEQUATE WIDTH

5. What are the uses on adjacent properties? JAIL, FAIRGROUNDS, JUVENILE FACILITY.

6. Will the use affect abutting properties or the uses permitted thereon? Describe: NO -

7. Will any materials or goods be stored as part of this use? ___ Yes No
If yes, what kind(s) of materials or goods? _____

How much materials or goods? _____

How will it be delivered? _____

How often? _____

Where will it be stored? _____

8. Will equipment (hand tools or large equipment) be used in the operation of this use? ___ Yes No

What kind(s) of tools or equipment? _____

How much equipment? _____

Where will it be stored? _____

9. How many employees will the use generate, if any? 0 INITIALLY, RELOCATED FROM

10. Will you be disposing of used or waste materials as a result of this use? JAIL. 6 ADDITIONAL IN FUTURE.
___ Yes No

If yes, what materials will be disposed of and how? _____

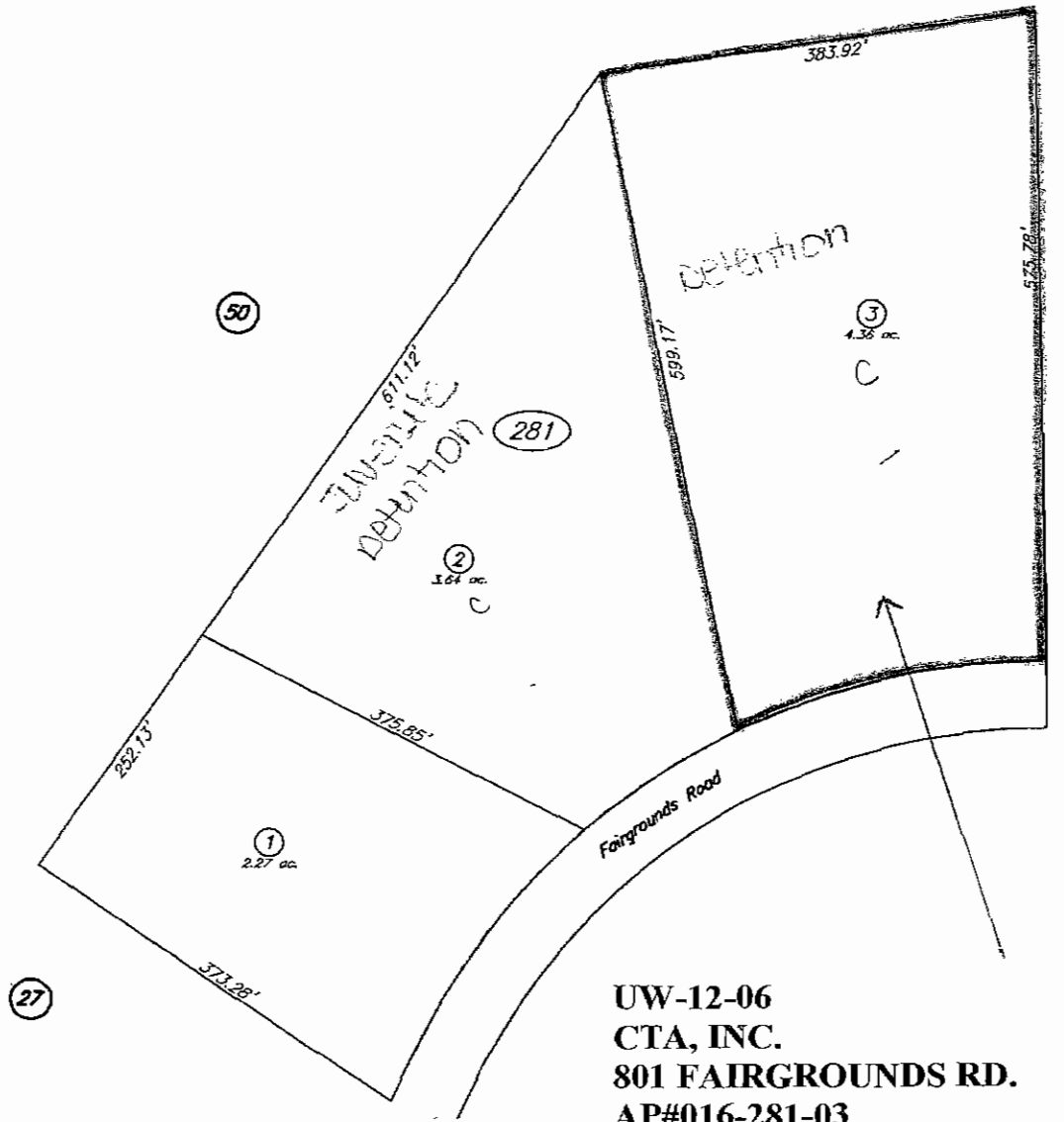
11. Will you have a sign on your property advertising the use? Yes ___ No

If yes, what is the size and height of the sign(s)? NEW 4'(H) GUM WALL w/ 6" METAL LETTERS.

12. Will you be required to obtain any city, county, state and/or federal permits and/or licenses? ___ Yes No

If yes, indicate agency and type: _____

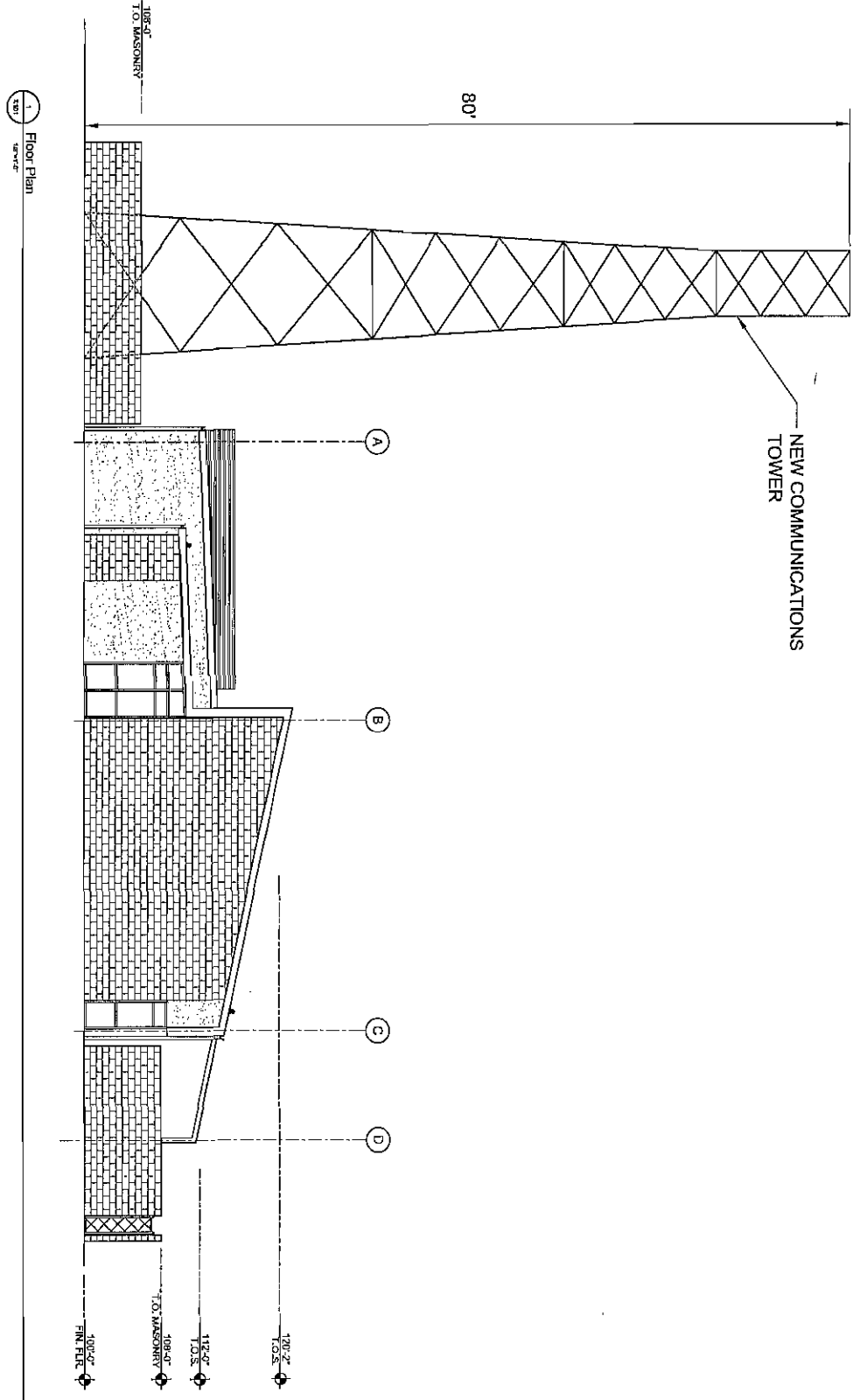
T.36N., R.38E.



UW-12-06
 CTA, INC.
 801 FAIRGROUNDS RD.
 AP#016-281-03

Winnemucca
 HUMBOLDT COUNTY

NOTE: This plat is for measurement purposes only and does not represent a survey of the lands on this plat.



UW-12-06
 CTA, Inc
 801 Fairgrounds Road
 AP# 016-281-03

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

SHEET
CU 02

ELEVATION

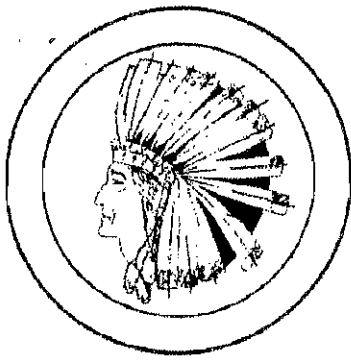


ESTABLISHED 2012
CTA, INC
 ARCHITECTS
 1000 W. WASHINGTON ST.
 SUITE 100
 LAS VEGAS, NV 89102
 PHONE: 702.735.1100
 FAX: 702.735.1101
 WWW.CTAINC.COM

CONDITIONAL
 USE PERMIT

HUMBOLDT COUNTY
 COMMUNICATIONS CENTER
 WINNEMUCCA, NEVADA

REVISIONS:



REGIONAL PLANNING DEPARTMENT

HUMBOLDT COUNTY COURTHOUSE WINNEMUCCA, NV 89445
OFFICE (775) 623-6392 FAX (775) 623-6395

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, MAY 10, 2012** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Meeting Room, Humboldt County Courthouse, Second Floor, Winnemucca, Nevada to consider the following:

UW-12-06 A conditional use permit application submitted by CTA, Inc. to allow for the placement of a 80' communications tower. The subject property is zoned P-F (Public facilities district) district and is located at 801 Fairgrounds Rd.; assessor's parcel #016-281-03.

"SUBJECT TO CHANGE"

NOTE: If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the **COUNTY ADMINISTRATOR** in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one (1) day in advance of the meeting.