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ZON22-00237 District 1. Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive. (4± acres) Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of a mini-storage facility with RV and boat storage. Nathan Palmer, applicant; Intelliguard Group, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed separate individual item.

Boardmember Ayers motioned to approve the case ZON22-00237. The motion was seconded by Boardmember Peterson.

That: The Board recommends to approve case ZON22-00237 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review case number DRB22-00158.
3. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a) Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b) Due to the proximity to Falcon Field Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c) Provide written notice to future property owners that the project is within AOA3 District of Falcon Field Airport.
4. Removal of the billboard along the Val Vista Drive frontage of the site prior to the issuance of a building permit.

Vote: 5-0 (Chair Sarkissian and Boardmember Boyle, absent)

Upon tabulation of vote, it showed:

AYES – Villanueva-Saucedo, Allen, Crockett, Ayers, and Peterson

NAYS – None