



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-17662 - APPLICANT: CLEAR CHANNEL OUTDOOR

OWNER: JAY AND CAROL HARRISON

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
3. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/04/87	The City Council approved a Rezoning (Z-0004-87) on the north portion of the subject parcel to C-1 (Limited Commercial). The south portion was conditioned to remain R-1 (Single Family Residential).
06/07/89	The City Council approved a Variance (V-0023-89) upon appeal from a denial by the Board of Zoning Adjustment to allow the relocation of an existing 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign 265 feet and 110 feet respectively from two existing Off-Premise Advertising (Billboard) Signs (both across Charleston Boulevard), where a 300 foot separation is required on this site, with a Required Review in five years.
06/15/94	The City Council approved a Required Five Year Review [V-0023-89(1)] on the approved Variance with a Required Review in five years.
09/15/99	The City Council approved a Required Five Year Review on the approved Variance [V0023-89(2)] with a Required Review in two years.
10/17/01	The City Council approved a Variance [V-0023-89(3)] which allowed the relocation of an existing Off-Premise Advertising (Billboard) Sign 265 feet and 110 feet respectively from two existing Off-Premise Advertising (Billboard) signs (both across Charleston Boulevard), where a 300 foot separation is required located on the south side of Charleston Boulevard approximately 460 feet east of Lindell Road.
06/07/06	The City Council approved a Required Five Year Review (RQR-12232) of an approved Variance (V-0023-89) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 5301 West Charleston Boulevard. The Planning Commission and staff recommended denial on 04/27/06.
<i>Related Building Permits/Business Licenses</i>	
10/16/06	A building permit (06006493) was issued for the subject site on the indicated date. The billboard has been installed and the applicant is waiting for a final inspection.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Nursery	SC (Service Commercial)	C-1 (Limited Commercial)
North	Bank/Office	SC (Service Commercial)	C-1 (Limited Commercial)

South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Retail Buildings	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Buildings	ML (Medium Low Density Residential)	U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development 8 Units per Acre)

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

PROJECT DESCRIPTION

This is a Required Sixth Month Review of an approved Variance (V-0023-89) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign 265 feet from an existing Off-Premise Advertising (Billboard) Sign (across Charleston Boulevard), where a 300 foot separation distance is required at 5301 West Charleston Boulevard.

ANALYSIS

This is the fifth required review on the subject site. Required Review (RQR-12232) was approved by the City Council on 06/07/06. A condition was added, which required the applicant to replace the side of the sign with a full sign board within 120 days. A building permit and final inspection was also required within thirty (30) days of final approval. A site inspection was completed on 11/07/06. The inspection revealed that the site has complied with the previous conditions of approval. The billboard also received a building permit on 10/16/06, but has not yet received a final inspection. Therefore, staff is recommending approval of the required review with and additional review in two years.

Previous Conditions of approval for Required Review (RQR-12232)

1. The applicant shall obtain building permits and call for final inspection by the Building and Planning Department within thirty (30) days of approval by the City Council.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
6. All City Code requirements and design standards of all City Departments shall be satisfied.
7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

FINDINGS

The subject billboard has complied with all previous conditions of approval. The billboard has also received a building permit on 10/16/06, but has not yet received a final inspection. Therefore, staff is recommending approval of the subject billboard with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

<u>NOTICES MAILED</u>	388
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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