



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 1, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-21509 - APPLICANT: LAMAR ADVERTISING - OWNER:
ELDEN EQUITY FUND 17, LLC

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign 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 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas within 60 days of the approval of this application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Five Year Review of an approved Special Use Permit (U-0021-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Rancho Road.

This is the second review of the subject Off-Premise Advertising (Billboard) Sign. The subject Off-Premise Advertising (Billboard) Sign is considered appropriate. The sign has the proper building permits, meets current code requirements, and is in acceptable condition. A condition of approval has been added requiring that the applicant obtain the proper documentation from the Clark County Department of Aviation regarding the signs location in the Airport Overlay 35-foot restriction zone. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/97*	The City Council approved a Special Use Permit (U-0021-97), which allowed a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
06/19/02	The City Council approved a Required Review (U-0021-97(1)) of a Special Use Permit (U-0021-97), which allowed a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Rancho Drive. The Planning Commission and staff recommended approval.
06/28/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/ng).
<i>Related Building Permits/Business Licenses</i>	
05/19/97	A building permit (#97010318) was issued for the subject sign. A final inspection was completed on 01/27/98.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
05/30/07	A site inspection was conducted and photographs were taken.

Details of Application Request	
Site Area	
Net Acres	0.59

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 Units per Acre)
South	Convenience Store Apartments	SC (Service Commercial) M (Medium Density Residential)	C-2 (General Commercial)
East	Undeveloped	City of North Las Vegas	City of North Las Vegas
West	Undeveloped	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 Units per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (35-foot)	X		N
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Advertising (Billboard) Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not located within the Exclusionary Zone	Y
Zoning	Off-Premise Advertising (Billboard) Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-2 (General Commercial) zoning district	Y
Area	No Off-Premise Advertising (Billboard) Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 SF	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Advertising (Billboard) Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Advertisement (Billboard)	At least 300 feet to another Off Premise Sign	322 feet to another Off Premise Sign	Y
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	645 feet from R zoned property to the west.	Y

Other	All Off-Premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y
-------	---	--	---

ANALYSIS

This is the second review of the subject Off-Premise Advertising (Billboard) Sign. The sign is located near an intersection of two Primary Arterial streets. The sign was found to be in acceptable condition and is in compliance with Code requirements. It is noted that the sign is located in the Airport Overlay District 35-foot height limitation zone. The sign is 40 feet in height. A condition of approval has been added requiring that the applicant obtain the proper documentation from the Clark County Department of Aviation regarding this matter. Approval of this request is recommended with another review in five years.

FINDINGS

The subject Off-Premise Advertising (Billboard) Sign is considered appropriate. The sign has the proper building permits, meets current code requirements, and is in acceptable condition. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 86 by City Clerk

APPROVALS 0

PROTESTS 0