



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-23936 - APPLICANT: CLEAR CHANNEL OUTDOOR -
OWNER: RANCHO STATION, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **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. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
6. The Off-Premise Advertising (Billboard) Sign and the area beneath the sign shall be cleaned to remove all bird droppings within 30 days of final approval by the City of Las Vegas.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a required Five Year Review on an approved Special Use Permit (U-0036-87) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 1999 North Rancho Drive.

This is the fourth review of the subject Off-Premise Advertising (Billboard) Sign. The continued use of this Off-Premise Advertising (Billboard) Sign at this location is considered appropriate. Approval of this request is recommended subject to a five year review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/17/87	The City Council approved a Special Use Permit (U-0036-87) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Board of Zoning Adjustment and staff recommended approval.
07/15/92	The City Council approved a required five year review [U-0036-87(1)] of a Special Use Permit (U-0036-87) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Board of Zoning Adjustment and staff recommended approval.
07/28/97	The City Council approved a required five year review [U-0036-87(2)] of a Special Use Permit (U-0036-87) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a required five year review [U-0036-87(3)] of a Special Use Permit (U-0036-87) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
07/09/87	A permit was issued for the subject sign. Final approval was granted.
<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.	

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Field Check	
08/20/07	A site inspection was conducted and photographs were taken. The sign was found to be in good condition. It is noted that a significant amount of bird droppings were found on the ground directly beneath the subject sign. Photographs of the ground beneath the sign were taken. Bird deterrent devices were not found on the subject sign and shall be required by condition of approval to mitigate this issue.

Details of Application Request	
Site Area	
Net Acres	1.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Lot	GC (General Commercial)	C-2 (General Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Parking Lot	GC (General Commercial)	C-2 (General Commercial)
East	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential) GC (General Commercial)	C-2 (General Commercial)

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		Y
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

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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	411 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.	116 feet from R zoned property to the northeast.	N*

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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
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* The property to the north that is now zoned R-3 (Medium Density Residential) was previously zoned C-2 (General Commercial). The Rezoning was approved on 07/18/01.

ANALYSIS

This is the fourth review of the subject Off-Premise Advertising (Billboard) Sign. The Off-Premise Advertising (Billboard) Sign is located at the far end of a parking lot near an intersection. The Off-Premise Advertising (Billboard) Sign was inspected on 08/20/07 and was found to be in good condition. The only issue noted was that there were a significant amount of bird droppings on the interior structure of the Off-Premise Advertising (Billboard) Sign and on the ground directly beneath the Off-Premise Advertising (Billboard) Sign. This is depicted in the photographs taken of the pole and ground near the pole. Conditions of approval have been added to clean up these areas and to install bird deterrent. The continued use of this Off-Premise Advertising (Billboard) Sign is considered appropriate and approval of this request is recommended.

FINDINGS

The continued use of this Off-Premise Advertising (Billboard) Sign at this location is considered appropriate. Approval of this request is recommended subject to a five year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 363

APPROVALS 1

PROTESTS 2