

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-24331 - APPLICANT: LAMAR OUTDOOR ADVERTISING
- OWNER: LIPKIN 1992 TRUST**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:*****Planning and Development***

1. This Special Use Permit shall be reviewed in three (3) 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. 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 Two Year Review of an Approved Special Use Permit (U-104-02) which allowed a 40 foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 1501 Western Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/16/02	The City Council approved a Special Use Permit (U-0104-02) for an offpremise advertising (billboard) sign on the subject property. The Planning Commission and staff recommended approval.
11/17/04	The City Council approved a Required Two Year Review (RQR-5165) of an approved Special Use Permit, which allowed a 40foot high, 14-foot by 48-foot off-premise advertising (billboard) sign on property located at 1501 Western Avenue. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
12/23/02	A building permit (#2022743) was issued for the subject sign. A final inspection was completed on 02/28/03.
<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>	
09/21/07	A site inspection was conducted and photographs were taken. It was noted that there was an abundance of bird droppings on the southern face of the sign.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.79
Net Acres	0.67

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	M (Industrial)
North	Outdoor Storage	L I/R (Light Industry/Research)	M (Industrial)
South	Manufacturing Shop	L I/R (Light Industry/Research)	M (Industrial)
East	Railroad	Railroad	Railroad
West	Sexually Oriented Business	L I/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200-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

DEVELOPMENT STANDARDS

Standards	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
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 in 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 M (Industrial) zoning district	Y

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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	325 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.	825 feet from R zoned property to the northwest.	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 subject Off-Premise Advertising (Billboard) Sign was found to be in good structural condition. The southern face of the Off-Premise Advertising (Billboard) Sign was found to contain an abundance of bird droppings as depicted on the photograph taken on 09/21/07. A condition of approval is being added to require bird deterrent devices to be installed on the Off-Premise

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Advertising (Billboard) Sign. Condition Three requires proper maintenance and thus will ensure that the sign is cleaned of the bird droppings. The area is industrial in nature and the continuation of the Off-Premise Advertising (Billboard) Sign use is appropriate at this location. Approval of this request is recommended. An additional review shall be required in three years.

FINDINGS

Approval of the continued use of this Off-Premise Advertising (Billboard) Sign request is recommended subject to conditions. An additional review shall be required in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 83

APPROVALS 0

PROTESTS 0