



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-24404 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend 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. 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 One Year Review of an approved Special Use Permit (SUP-3061) which allowed a 40-foot tall, 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign at 1571 North Decatur Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/03/03	The City Council approved an appeal of the Planning Commissions denial of a Special Use Permit (SUP-3061) for a proposed 40-foot tall, 12-foot by 24-foot off-premise advertising (billboard) sign at 1571 North Decatur Boulevard. Staff recommended approval.
04/05/06	The City Council approved a Required Two-Year Review (RQR-11336) of an approved Special Use Permit (SUP-3061) for a 40-foot tall, 12-foot X 24-foot off-premise advertising (billboard) sign at 1571 North Decatur Boulevard. The Planning Commission and staff recommended approval.
10/25/07	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #17/ng).
<i>Related Building Permits/Business Licenses</i>	
08/30/04	A building permit (#4019437) was issued for the off-premise advertising (billboard) sign on the subject property. The applicant renewed the permit on 10/06/05 and again on 08/09/06. A final inspection was conducted on 08/28/06.
<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 graffiti on the power meter box attached to the pole for the subject sign.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

<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 (105-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 C-1 (Limited 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.	288 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	330 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.	510 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 was found to be in good condition. Graffiti was noted on the power meter box attached to the pole of the subject sign. The graffiti shall be removed. The area has not changed significantly since the previous review. Approval of this request is recommended with an additional review in three years.

FINDINGS

Approval of this request is recommended, subject to conditions of approval, with an additional review in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 86 by City Clerk

APPROVALS 2

PROTESTS 0