City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 27, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RQR-26324 - APPLICANT: LIONEL SAWYER & COLLINS - OWNER: FISHER BROTHERS LAS VEGAS, 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. 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 application is a request for a required Five-Year Review of an approved Special Use Permit (U-0168-92) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising Sign (Billboard) located at the northeast corner of 2900 Sirius Avenue. This is the third Five-Year Review and does not pertain to the existing Off-Premise Billboard located approximately 600 feet south of the subject billboard.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/26/62	The Board of City Commissioners approved a rezoning request to M (Industrial) on this property (Ordinance 1014).
09/12/92	The City Council approved the Special Use Permit (U-0168-92) for the 14-foot by 48foot Off Premise Advertising (Billboard) Sign on this site, subject to a five-year review.
06/15/94	The City Council approved a Variance (V-0058-94) to allow an Off-Premise Advertising (Billboard) Sign to be located 600 feet from another Off-Premise Advertising (Billboard) Sign where 750 feet is required at 2900 Sirius Avenue, subject to a five-year review. The Board of Zoning Adjustment recommended approval. Staff recommended denial. NOTE: This Off-Premise Advertising Sign (Billboard) is not part of this subject review.
11/10/97	The City Council approved a required Five Year Review [U-0168-92 (1)] for a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2900 Sirius Avenue, subject to another 5-year review. The Planning Commission and staff both recommended approval.
02/19/03	The City Council approved a required Five Year Review (RQR-1143) of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at the northeast corner of 2900 Sirius Avenue. The Planning Commission and staff both recommended approval.
11/03/04	The City Council approved a related General Plan Amendment (GPA-5097) to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industrial/Research) to SC (Service Commercial); a Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) and a Special Use Permit (SUP-5107) application for a proposed 50-story, 560-foot tall mixed-use development on the subject site. The Planning Commission and staff recommended approval.

10/04/06	The City Council approved an Extension of Time (EOT-16026) for a Special Use Permit which allowed a 50-story, 560 foot tall mixed-use development.

Related Building Permits/Business Licenses	
12/02/93	Building permit #92-167448 received a final inspection for a 672 square-foot, double-faced Off-Premise Advertising Sign (Billboard) located at 2900 Sirius Road.
2/22/08	The applicant has obtained and filed with the Building and Safety Department a certification submitted by a licensed engineer stating that the existing billboard is in sound condition, and can be referenced with the building permit #92-167448 mentioned above.
Pre-Application Meeting	
No meeting was required nor was one held.	
Neighborhood Meeting	
No meeting was required nor was one held.	

Field Check	
02/01/08	Only one advertising sign was installed per face and the sign appeared to be in generally good condition. However, continuation of the use of the billboard will require pigeon abatement measures.

Details of Application Request	
Site Area	
Gross Acres	4.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/ Commercial	LI/R (Light Industry/Research)	M (Industrial)
North	Office	LI/R(Light Industry/Research)	M (Industrial)
South	Commercial	LI/R(Light Industry/Research)	M (Industrial)
East	Interstate 15 Right-of -Way	ROW (Right of Way)	ROW (Right of Way)
West	Industrial/Warehouse	LI/R(Light Industry/Research)	M (Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Redevelopment Plan Area	X		N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
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

Per Title 19.14.100, the following sign standards apply:

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 within Exclusionary Zone, nor Public Right-of-Way.	Yes
Zoning	Off-Premise Advertising (Billboard) Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Currently the property and surrounding area is zone M (Industrial)	Yes
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.	The surface area of the sign is 672 square feet.	Yes
Height	No higher than 40 feet from grade at the point of construction	The sign is a 40 feet tall	Yes
Screening	All structural elements of an Off -Premise Advertising (Billboard) Sign to which the display panels are attached shall be screened from view.	No additional screening is necessary.	Yes

Off-Premise Advertisement (Billboard)	At least 750 feet to another Off Premise Sign	There is a billboard approximately 600 feet to the south on the subject site.	Yes*
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	Nearest residential is over 1,350 feet away	Yes
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.	The sign is a free standing sign on a presently undeveloped parcel	Yes

**The City Council approved a Variance (V-0058-94) to allow an Off Premise Advertising (Billboard) Sign 600 feet from another Off Premise Advertising (Billboard) where a 750 distance separation was required.*

ANALYSIS

This is the third review of the subject Off-Premise Advertising (Billboard) Sign. The Off-Premise Advertising Sign (Billboard) is located on an undeveloped site presently zoned M (Industrial), under resolution of intent to C-1 (Limited Commercial). The 40-foot tall, 672 square-foot double-faced sign is located in the northeast corner of the site. The site is directly west of the Interstate 15 freeway. During the site visit pigeons were observed on the interior of the sign, causing a bird nuisance. There is also another sign on the same subject site near the intersection of Sirius Avenue and Rancho Drive, approximately 600 feet south of the subject sign. In addition to the final inspection of the building permit for the 40-foot tall, 672 square-foot, double-faced Off-Premise Advertising Sign, the applicant has provided a copy of the inspection completed by a licensed structural engineer stating the sign is in sound condition.

FINDINGS

According to a review of City records, the final sign inspection for the Off-Premise Advertising Sign (Billboard) was completed on 12/02/93. In addition, the applicant has obtained and filed with the Building and Safety Department a certification submitted by a licensed engineer stating that the existing billboard is in physically sound condition. The existing sign will need to provide pigeon abatement measures on the sign to remedy the existing bird nuisance. As the sign has obtained the necessary building permits and a final inspection, staff recommends approval of this request.

March 27, 2008 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	12
ASSEMBLY DISTRICT	10
SENATE DISTRICT	7
NOTICES MAILED	56
APPROVALS	17
PROTESTS	0

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