

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-30045 - APPLICANT: CLEAR CHANNEL OUTDOOR -
OWNER: DR PARTNERS

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0069-98), if approved.
2. This Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the Off-Premise Sign (Billboard) 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 Sign (Billboard) is removed.
3. The Off-Premise Sign (Billboard) 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 Sign (Billboard).
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0069-98) 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a required four-year review of an approved Special Use Permit (U-0069-98), which allowed a 89-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1111 West Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/05/98	The Board of Zoning Adjustment denied a request for a Variance (V-0017-98) to allow a 672 square-foot, 40-foot high triple face Off-Premise Sign (Billboard) where a double face billboard is the maximum number of faces allowed at 1021 West Bonanza Road.
09/14/98	The City Council approved a request for a Special Use Permit (U-0069-98) for an 89-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1111 West Bonanza Road. The Planning Commission recommended approval on 08/13/98.
11/01/00	The City Council approved a request for a Required Two Year Review [U-0069-98 (1)] on an approved Special Use Permit (U-0069-98), to allow an 89-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1111 West Bonanza Road. The Planning Commission recommended approval on 09/28/00.
12/15/04	The City Council approved a request for a Required Four Year Review of an approved Special Use Permit (U-0069-98), to allow an 89-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1111 West Bonanza Road. The Planning Commission recommended approval on 11/18/04.
04/30/07	A Code Enforcement case (#52730) was processed for high weeds, and trash behind the building at 1111 West Bonanza Road. The case was closed 04/30/07.
05/07/08	A Code Enforcement case (#65355) was processed for a Fire Department Inspector requesting assistance in the evaluation of a Mezzanine added for access to 2 nd story with rooms used for storage purposes at 1211 West Bonanza Road. The case is still open.
<i>Related Building Permits/Business Licenses</i>	
01/21/99	A building permit (#99001169) was issued for a Off-Premise Sign (Billboard) with electrical work at 1111 West Bonanza Road. The permit was finalized on 04/23/99.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application.	

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<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
09/30/08	Staff conducted a field check of the subject site with the following observations: <ul style="list-style-type: none"> • All signs and its supporting structure appeared in good condition, were free of graffiti, and did not require any repainting or bird deterrents. • There are no embellishments, moving parts, or electronic displays located on the signs

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.65

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Newspaper Plant	LI/R (Light Industry/Research)	M (Industrial)
North	Newspaper Annex	LI/R (Light Industry/Research)	M (Industrial)
South	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Offices	LI/R (Light Industry/Research)	M (Industrial)
West	Retail Establishments	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (175 feet)	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 Sign (Billboard) may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	Sign is not in right-of-way, nor is it located within the Off-Premise Sign Exclusionary Zone	Y
Zoning	Off-Premise (Billboard) Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	Sign is in M (Industrial) 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.	Surface area of each sign face does not exceed 672 square feet with no embellishments	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes.	Sign is 85 feet tall	Y*
Screening	All structural elements of an Off-Premise (Billboard) Sign to which the display panels are attached shall be screened from view.	Sign is adequately screened from public view	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95.	The sign is located approximately 1,050 feet from another sign west of the subject site	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	No property zoned R is within 300 feet of the sign	Y

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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.	Sig is permanently secured to the ground and is not located on property used for residential purposes	Y
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* The Off-Premise Sign was approved by the City Council for a maximum height of 89 feet as part of the original Special Use Permit (U-0069-98).

ANALYSIS

This is the third required review since the initial approval of the Special Use Permit (U-0069-98) for an 89-foot tall, 14-foot by 48-foot, Off-Premise Sign (Billboard), which includes a double-signed face oriented to the northeast. The sign is located at 1111 West Bonanza Road, and is in good condition with proper maintenance in regards to graffiti, bird nuisance abatement, and structural screening. Since the initial installation of the sign, there have been no significant changes in the surrounding land uses.

FINDINGS

The sign complies with the previous conditions of approval for the Required Review (RQR-5263), and Title 19.14 requirements for an Off-Premise Sign (Billboard). The appropriate permits were issued and finalized for the installation of the sign. The sign is in good condition, therefore, staff is recommending approval of the required review subject to an additional review in five (5) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 117

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APPROVALS 0

PROTESTS 3