

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-30358 - APPLICANT/OWNER: TEDDY ENTERPRISES & ASSOCIATES**

---

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

1. Conformance to the conditions for Special Use Permit (SUP-1555), if approved.
2. 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.
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 (SUP-1555) 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.

**RQR-30358 - Staff Report Page One**  
**November 20, 2008 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is in response to a required three-year review of an approved Special Use Permit (SUP-1555) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) located at 3421 West Sahara Avenue.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
08/16/72	The Board of City Commissioners approved a Rezoning (Z-0055-72) of property from R-1 (Single Family Residential) to C-1 (Limited Commercial) located on the south side of West Sahara Avenue between Valley View Boulevard and Richfield Boulevard. The Planning Commission recommended approval on 08/10/72.
10/12/98	The City Council approved a request for a Special Use Permit (U-0100-98) for a Supper Club and for the Off-Premise Sale of Beer and Wine in conjunction with a proposed 4,800 square-foot Delicatessen at 3441 West Sahara Avenue. The Planning Commission recommended approval on 09/10/98.
04/16/03	The City Council accepted the applicants request to Withdrawal Without Prejudice a request for a Variance (VAR-1554) to allow a 50-foot tall Off-Premise Sign (Billboard) where 40 feet is the maximum height permitted at 3421 West Sahara Avenue. The Planning Commission denied the request on 02/13/03.
04/16/03	The City Council approved a request for an Appeal for a Special Use Permit (SUP-1555) for a 50-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3421 West Sahara Avenue. The Planning Commission denied the request on 02/13/03.
04/26/07	A request for an Administrative Review for a Site Development Plan Review (SDR-20343) was approved to allow the co-location of antennas on an existing 110-foot Wireless Communication Facility, Non-Stealth Design at 3441 West Sahara Ave.
<b><i>Related Building Permits/Business Licenses</i></b>	
06/23/03	A building permit (3012953) was issued for a billboard sign at 3421 West Sahara Avenue. The permit was finalized on 08/28/03.
Numerous business licenses have been issued and are still active for businesses located within the shopping center.	

**RQR-30358 - Staff Report Page Two**  
**November 20, 2008 - Planning Commission Meeting**

<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting was not required for this type of application, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

<b><i>Field Check</i></b>	
10/17/08	Staff conducted a field check of the site with the following observations: <ul style="list-style-type: none"> <li>• The sign and supporting structure appeared in good condition, were free of graffiti, and did not require repainting or bird deterrents.</li> <li>• There are no embellishments, moving parts, or electronic displays located on the sign.</li> </ul>

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	3.50

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Apartments	ML (Medium-Low Density Residential)	R-PD13 (Residential Planned Development-13 Units per Acre)
East	Parking Lot	SC (Service Commercial)	PR (Professional Office and Parking)
	Nevada Power Substation	PF (Public Facilities)	PR (Professional Office and Parking)
West	Retail Establishment	SC (Service Commercial)	C-1 (Limited Commercial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A

DS

<b>Project of Regional Significance</b>		X	N/A
---	--	---	-----

**RQR-30358 - Staff Report Page Three****November 20, 2008 - Planning Commission Meeting****DEVELOPMENT STANDARDS**

<b>Standards</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Compliance</b>
Location	No Off-Premise Sign may be located within the public right-of-way	Sign is not in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Sign is located in the C-1 (Limited Commercial) zoning district	Y
Area	No off-premise sign 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.	Sign is 672 square feet in size. The sign does not have an embellishment.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structure elements of the sign are adequately screened from public view	Y
Off-Premise Sign (Billboard)	The sign and all other off-premise signs not oriented towards the same highway shall be no closer than 300 feet in any direction to any other off-premise sign.	The sign is approximately 375 feet from another Off-Premise Sign	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	The sign is approximately 470 feet from the nearest property zoned for residential use.	Y
Other	All Off-Premise Signs (Billboards) shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is secured to the ground on C-1 (Limited Commercial) zoned property.	Y



**RQR-30358 - Staff Report Page Four**  
**November 20, 2008 - Planning Commission Meeting**

**ANALYSIS**

This is the first required review since the approval of Special Use Permit (SUP-1555) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3421 West Sahara Avenue. Upon a site inspection, the sign and surrounding area were in good condition. A research of the sign permit (3012953) revealed a final approval was received on 08/28/03 under the address of 3421 West Sahara Avenue.

**FINDINGS**

This sign is located in a C-1 (Limited Commercial) zoning district. The sign is in good condition and complies with the provisions listed in Title 19.14.100. The area surrounding the sign has not changed significantly since the previous review; therefore, staff is recommending approval subject to a three (3) year review.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 14

**ASSEMBLY DISTRICT** 10

**SENATE DISTRICT** 3

**NOTICES MAILED** 512

**APPROVALS** 0

**PROTESTS** 0