

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: DECEMBER 18, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31387 - APPLICANT: CLEAR CHANNEL OUTDOOR -
OWNER: BELL REAL ESTATE, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0103-95), if approved.
2. This Special Use Permit shall be placed on an agenda closest to 01/19/12 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 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.
4. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
5. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required repainting may result in fines and/or removal of the Off-Premise Sign (Billboard).
6. If the existing Off-Premise Sign (Billboard) is voluntarily demolished, this Special Use Permit (U-0103-95) shall be expunged and a new Off-Premise Sign (Billboard) shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-31387 - Staff Report Page One
December 18, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a Required Review of an approved Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign (Billboard) at 1910 Industrial Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/18/95	The City Council approved a request for a Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign (Billboard) at 1910 Industrial Road. The Board of Zoning Adjustment recommended approval on 09/26/95.
12/06/00	The City Council approved a request for a Required Review [U-0103-95(1)] of an approved Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign (Billboard) at 1910 Industrial Road. The Planning Commission recommended approval on 10/26/00.
01/19/05	The City Council approved a request for a Require Review (RQR-5443) of an approved Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign (Billboard) at 1910 Industrial Road. The Planning Commission recommended approval on 12/16/04.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan Area and within the proposed Redevelopment Plan Expansion Area. The Planning Commission recommended approval on 04/13/06.
<i>Related Building Permits/Business Licenses</i>	
11/29/95	A building permit (95883202) was issued for a billboard sign at 1910 Industrial Road. The permit expired on 06/01/96, and was never finalized.
07/12/96	A building permit (96013880) was issued for a billboard sign (renewal of permit 95883202), but expired on 01/11/97 and was never finalized.
03/19/03	A business license (A04-0065) was issued for Advertising Space Leasing or Selling at 1900 Industrial Road. The license is still active.
07/06/01	A business license (T02-00020) was issued for Sightseeing Bus or Limousine Service at 1900 Industrial Road. The license is still active.
09/08/05	A business license (Q13-00298) was issued for a Law Firm/Office at 1900 Industrial Road. The license is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required for this type of application, nor was one held.	

RQR-31387 - Staff Report Page Two
December 18, 2008 - Planning Commission Meeting

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

12/02/08	<p>Staff conducted a second field check of the subject site (first check on 11/06/08) after being informed by the applicant that the sign faces were recently replaced with the following observations:</p> <ul style="list-style-type: none"> • Bird deterrent devices need to be installed as there were bird feces on the structure and surrounding ground area. • The sign structure was chipped, badly scratched, and requires repainting
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Details of Application Request

Site Area

Gross Acres	1.01
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Taxicab/Limo Yard	LI/R (Light Industry/Research)	M (Industrial)
North	Offices	LI/R (Light Industry/Research)	M (Industrial)
South	Parking Garage	LI/R (Light Industry/Research)	M (Industrial)
East	Office	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Warehouse	LI/R (Light Industry/Research)	C-M (Commercial/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
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y

RQR-31387 - Staff Report Page Three
December 18, 2008 - Planning Commission Meeting

<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 (200 feet)	X		Y
Live/Work Overlay District	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 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 M (Industrial) 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 288 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)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet from another Off-premise Sign	The closest Off-premise sign is approximately 520 feet to the south of the subject site.	Y

RQR-31387 - Staff Report Page Four
December 18, 2008 - Planning Commission Meeting

Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R zoned district.	The closest property zoned for residential use is approximately 460 feet from the Off-Premise Sign	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 M (Industrial) zoned property.	Y

ANALYSIS

This is the third required review of the Special Use Permit (U-0103-95) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign (Billboard) at 1910 Industrial Road. Staff conducted a field inspection on 11/06/08 and again on 12/02/08 and found bird feces on the sign pole and surrounding ground area. The structure was scuffed, scratched, and appears to need repainting. A research of the building permit activity revealed two separate permits (95883202 and 96013880) were issued, but both expired with no final inspection completed.

FINDINGS

The Off-Premise Sign faces are in good condition, but the installation of bird deterrent devices and repainting of the structure is required, both have been addressed in the conditions of approval. According to City records, the Off-Premise Sign (Billboard) lacks a final inspection on the building permit for installation; therefore, denial of this request is recommended.

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 138

APPROVALS 0

PROTESTS 0