



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 3, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31290 REQUIRED REVIEW APPLICANT: AMERICAN
OUTDOOR - OWNER: JTL HOLDINGS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-16947).
2. Landscaping shall meet plans approved 04/11/07 within 30 days and be continuously maintained.
3. The existing graffiti on the sign structure and trash accumulation shall be removed within 30 days of final approval by the City of Las Vegas.
4. This Special Use Permit (SUP-16947) 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.
5. 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.
6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-16947) 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a required review of an approved Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign (Billboard) at 4600 Meadows Lane.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/28/77	The City council approved a Plot Plan Review for property located at the northeast corner of Decatur Boulevard and Meadows Lane. The Planning Commission recommended approval on 12/14/77.
02/03/93	The City Council approved a request for a Special Use Permit (U-0217-92) to allow five additional coin operated gaming machines (for a total of 20 machines) in an existing SAV-ON Drug Store. The Board of Zoning Adjustment recommended approval on 09/22/92.
12/06/06	The City council approved a request for a Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign (Billboard) at 4600 Meadows Lane. The Planning Commission recommended denial on 11/02/06.
<i>Related Building Permits/Business Licenses</i>	
04/19/07	A building permit (07001359) was issued and later renewed on 11/13/07 for a billboard sign at 4604 Meadows Lane. The permit was finalized on 11/15/07.
12/17/07	A business license (C07-03786) was issued for a Clothing Store at 4600 Meadows Lane. The permit is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	
<i>Field Checks</i>	
11/06/08	Staff conducted a field inspection of the subject site with the following observations: <ul style="list-style-type: none"> • The subject billboard had no embellishments, animated signage, or electronic displays and the sign faces appear in good condition. • All structural elements have been properly screened. • There is graffiti on the base portion of the sign structure. • The subject site does not conform to the approved landscape plans approved on 04/11/07.

	<ul style="list-style-type: none">• There is an accumulation of dead tree branches and trash to the east of the sign
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Details of Application Request	
Site Area	
Gross Acres	2.32

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
North	US-95 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (140 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

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
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	Sign is 672 square feet in size. The sign does not have an embellishment.	Y

	square feet.		
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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.	The sign is approximately 37 feet above grade	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	The sign is approximately 750 feet to another Off-premise Sign along US-95	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 more than 300 feet from the closest property zoned either U or R	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

ANALYSIS

This is the first required review since the initial approval of the Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign (Billboard) at 4604 Meadows Lane. A research of the building permit activity found that the billboard was constructed under sign permit # 07001359, and received final inspection on 11/15/07 under the address of 4604 Meadows Lane. There have been no significant changes in the surrounding land use since the installation of the sign.

During the site inspection, staff found the sign faces in good condition, but the structure had graffiti on it, and there was an accumulation of trash and tree branches piled to the east of the sign. Additionally, the subject site does not comply with the approved landscaping plans dated. On 04/11/07, the Planning and Development Department approved the submitted landscape plans depicting a total of four 36-inch box Mondel Pine Trees, and nine (9) 5-gallon Red Bougainvillea shrubs. The site currently has a single 15-gallon Mondel Pine Tree, and two shrubs.

FINDINGS

The sign is located in a C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. Staff finds no adverse impact regarding the continued use of Off-Premise Sign (Billboard), as there have been no significant changes in development or land use in the surrounding area since the initial installation of the sign. The sign does not currently comply with the conditions of approval of Special Use Permit (SUP-16947) pertaining to graffiti, trash, and conformance with approved landscaping plans; therefore, staff recommends denial. If

approved, this application shall be subject to a five-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0