



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-33344 APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: RONALD M. HIRAHARA ETAL

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0086-86).
2. This Special Use Permit shall be placed on an agenda closest to October 15, 2014 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-0086-86) 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 Review of an approved Special Use Permit (U-0086-86) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 831 W. Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/86	The City Council approved a request for a Special Use Permit (U-0086-86) for a double-faced 14-foot by 48-foot Off-Premise Sign (Billboard) to a height of 30 feet above the adjacent freeway road surface (65 feet total) at 831 W. Bonanza Road. The Board of Zoning Adjustment recommended approval on 09/25/86.
11/20/91	The City Council approved a request for a Required Review [U-0086-86(1)] for a double-faced 14-foot by 48-foot Off-Premise Sign (Billboard) to a height of 30 feet above the adjacent freeway road surface at 831 W. Bonanza Road. The Board of Zoning Adjustment recommended approval on 10/24/91.
12/18/96	The City Council approved a request for a Required Review [U-0086-86(2)] for a double-faced 14-foot by 48-foot Off-Premise Sign (Billboard) to a height of 30 feet above the adjacent freeway road surface at 831 W. Bonanza Road. The Board of Zoning Adjustment recommended approval on 11/26/96.
<i>Related Building Permits/Business Licenses</i>	
c.1954	The building on the subject site constructed.
03/12/04	A building permit (04005595) was issued to provide electrical service to an Off-Premise Sign (Billboard) at 831 W. Bonanza Road. The permit was finalized on 03/15/04.
10/29/08	A business license (A01-01381) was issued for an Administrative Office at 831 W. Bonanza Road. The license is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
03/05/09	Staff conducted a field check of the subject site with the following observations: • The subject billboard had no embellishments, animated signage, or electronic displays. • All structural elements have been properly maintained and are screened from public view. • The sign and supporting structure appeared in good condition and does not require repainting or bird deterrents.

Details of Application Request	
Site Area	
Gross Acres	1.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
North	Church	MXU (Mixed Use)	C-2 (General Commercial)
South	I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Warehouse and Office	LI/R (Light Industry/Research)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
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 Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is located in an 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 672 square feet in size and has no 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 65 feet tall (30 feet above grade of the freeway).	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements are 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 to another Off-premise Sign (if not along US-95)	Sign is approximately 520 feet from another billboard along I-15.	N**
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any R or U zoned districts.	Sign is more than 300 feet to the nearest property zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property zoned for residential use.	Y

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* The City Council approved a Special Use Permit (U-0086-86) allowing the sign to be 30 feet above the grade of the freeway, which would raise the sign to a height of 65 feet as depicted on the approved plans.

** The City Council approved a Variance (V-0066-97) that allowed an Off-Premise Sign (Billboard) to be approximately 520 feet from another Off-Premise Sign (billboard) along I-15.

ANALYSIS

This is the third Required Review since the initial approval of a Special Use Permit (U-0086-86) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 831 W. Bonanza Road. A research of building permit activity found that the billboard was constructed under sign permit #04005595, and received a final inspection on 03/15/04 under the address of 831 W. Bonanza Road. During a site inspection, staff found the sign and supporting structure in good condition with no bird nuisance problems. There have been no significant changes in land use or development in the surrounding area since the sign was installed.

FINDINGS

The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. The sign and supporting structure are in good condition and are being properly maintained. Staff finds there is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval, subject to a five-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 52

APPROVALS 0

PROTESTS 3