



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-33271 - APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: SAHARA WESTWOOD HOTEL, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-3140).
2. This Special Use Permit shall be placed on an agenda closest to December 17, 2012 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. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-3140) 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign (Billboard) at 2601 Westwood Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/12/61	The Board of City Commissioners approved a request for Rezoning (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry) on property generally located south of San Francisco (Sahara Avenue) between Highland Drive and the proposed freeway (I-15).
10/28/93	The Planning Commission approved a request for a Plot Plan [Z-0062-60(1)] to review building elevations.
10/16/96	The City Council Tabled indefinitely a request for a Special Use Permit (U-0070-96) for a 14-foot by 48-foot Off-Premise Sign (Billboard) at 2501 Westwood Drive. The Board of Zoning Adjustment denied the request on 09/24/96.
05/12/97	The City Council approved a request for a Variance (V-0025-97) to allow a 14-foot by 48-foot Off-Premise Sign (Billboard) to be approximately 200 feet from another billboard where 300 feet is the minimum setback required at 2501 Westwood Drive. The Board of Zoning Adjustment recommended denial on 03/25/97.
05/11/00	The Planning Commission denied a request for a Site Development Plan Review [Z-0062-60(3)] for a proposed Used Car Lot on 0.80 acres on the east side of Highland Drive, south of Sahara Avenue.
04/16/03	The City Council approved a request for a Special Use Permit (SUP-1499) for a proposed 40-foot tall, 24-foot by 26-foot Off-Premise Sign (Billboard) adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue. The Planning Commission recommended approval on 02/13/03.
12/17/03	The City Council approved a request for a Special Use Permit (SUP-3140) for a proposed 55-foot tall, 24-foot by 26-foot Off-Premise Sign (Billboard) adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue. The Planning Commission recommended approval on 11/20/03.
05/27/04	A Code Enforcement case (15680) was processed for graffiti on the building at 2601 Westwood Drive. The case was closed on 06/10/04.

04/19/06	The City Council approved a request for a Required Review (RQR-11401) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign (Billboard) at 2601 Westwood Drive. The Planning Commission recommended approval on 03/23/06.
05/05/06	A Code Enforcement case (40964) was processed for a dirty, moldy tub in a room, which management told the complainant to cover it up with a mat at 2601 Westwood Drive. The case was closed on 05/23/06.
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.
04/24/07	A Code Enforcement case (52522) was processed for graffiti on the building at 2601 Westwood Drive. The case was closed on 04/25/07.
03/12/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #30/ds).
<i>Related Building Permits/Business Licenses</i>	
06/03/03	A building permit (03011259) was issued for an Off-Premise Sign (Billboard) at 2599 Westwood Drive. The permit was not finalized.
09/08/03	A building permit (0319281) was issued for electric service for an Off-Premise Sign (Billboard) at 2599 Westwood Drive. The permit was not finalized.
02/28/06	A business license (H05-01029) was issued for a Hotel at 2601 Westwood Drive. The license is still active.
02/18/09	A building permit (132808) was issued for a final inspection only for an Off-Premise Sign (Billboard) at 2599 Westwood Drive. The permit was finalized on 02/18/09.
<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.	
<i>Field Check</i>	
02/25/09	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 screened from public view. • The sign and supporting structure is in good condition and does not require repainting or bird deterrents.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.29

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	C (Commercial)	M (Industrial)
North	I-15 ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Warehouse	C (Commercial)	M (Industrial)
East	Offices and Retail Establishment	LI/R (Light Research/Industry)	M (Industrial)
West	I-15 ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	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

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.	The sign has no embellishment and is 624 square feet in size (26 feet by 24 feet).	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 55 feet tall.	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign 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)	The sign is at least 750 feet to another Off-Premise Sign and is at least 300 feet to another sign.	Y
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 at least 300 feet from 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 residentially zoned property.	Y

* The City Council approved a Special Use Permit (SUP-3140) to allow the sign to be at 55 feet in height.

ANALYSIS

This is the second Required Review of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign (Billboard) at 2601 Westwood Drive. Staff conducted a field inspection of the subject site and found the sign and supporting structure in good condition. A research of the building permit activity revealed two separate permits (03011259 and 0319281) were issued for the sign under the address of 2599 Westwood Drive, but neither were finalized. A permit (132808) was issued on 02/03/09 for the sign inspection, which was finalized on 02/18/09.

FINDINGS

The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. Staff finds there is not adverse impact regarding the continued use of the sign at this time, as there has been no significant change in development or land use in the surrounding area. Staff recommends approval, subject to a threeyear review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 60 by City Clerk

APPROVALS 0

PROTESTS 0