



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-32726 APPLICANT: CLEAR CHANNEL OUTDOOR INC -

OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0068-86).
2. The owner of this Off-Premise Sign (Billboard) shall within 30 days, obtain either a construction inspection and approval by the City, or structural certification, as those items are described in Title 19.14.100(D), paragraph six, subsection a or b. Failure to secure the required final inspection may result in fines and/or removal of the Off-Premise Sign (Billboard).
3. This Special Use Permit shall be placed on an agenda closest to September 17, 2012 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.
4. 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).
5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0068-86) 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.
6. 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 (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 500 S. Las Vegas Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/17/86	The City Council approved a request for a Special Use Permit (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) on property generally located on the southwest corner of Clark Avenue and Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 08/28/86.
09/20/89	The City Council approved a request for a Required Review [U-0068-86(1)] of an approved Special Use Permit (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) on the southwest corner of Clark Avenue and Las Vegas Boulevard.
10/02/91	The City Council approved a request for a Required Review [U-0068-86(2)] of an approved Special Use Permit (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) on the southwest corner of Clark Avenue and Las Vegas Boulevard.
11/20/96	The City Council approved a request for a Required Review [U-0068-86(3)] of an approved Special Use Permit (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) on the southwest corner of Clark Avenue and Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 10/22/96.
11/23/98	The City Council approved a request for a Required Review [U-0068-86(4)] of an approved Special Use Permit (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) on the southwest corner of Clark Avenue and Las Vegas Boulevard. The Planning Commission recommended denial on 10/22/98.
05/26/04	A Code Enforcement case (15570) was processed for a tree limb falling on adjacent property from 500 S. Las Vegas Boulevard. The case was closed on 06/02/04.
02/23/07	A Code Enforcement case (50780) was processed for graffiti on the building at 500 S. Las Vegas Boulevard. The case was closed on 02/23/07.
03/12/09	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #27/ds).

<i>Related Building Permits/Business Licenses</i>	
05/01/08	A building permit (114166) was issued for the demolition of a building at 500 S. Las Vegas Boulevard.
No licenses are active at the subject site.	
<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>	
02/05/09	Staff conducted a field check of the subject site with the following observations: • The sign facing north is double-faced with both faces in bad condition. • The subject billboard had no embellishments, animated signage, or electronic displays. • All structural elements have been properly screened.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	C (Commercial)	C-2 (General Commercial)
North	Offices	PF (Public Facilities)	C-V (Civic)
South	Undeveloped Land	C (Commercial)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Undeveloped Land	C (Commercial)	C-2 (General Commercial)

<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

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Scenic Byway)	X		Y
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 C-2 (General 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 and has no embellishments.	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.	Structural elements are properly 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 not located along US-95 or I-15 and is at least 300 feet to another billboard 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 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 on property zoned for residential use.	Y

ANALYSIS

This is the fifth required review of an approved Special Use Permit (U-0068-86) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 500 S. Las Vegas Boulevard. The sign is located within the Las Vegas Boulevard Scenic Byway Corridor Management Plan, which was adopted under Resolution #62-2008 by the City Council on November 5, 2008. The plan recommends that any existing billboards Special Use Permit not be renewed and no new billboards be permitted along the corridor to enhance the plans application for national designation.

A research of the building permit history revealed no record of a permit being issued and/or finalized for the subject sign. Staff conducted a field inspection of the subject site and found the sign facing north had a double facing, both torn, faded and needing replacement.

FINDINGS

The sign is located in a C-2 (General Commercial) zoning district and within the Las Vegas Boulevard Scenic Byway Corridor Management Plan. The plan discourages the placement of new billboard signs and encourages the removal of existing billboards. Additionally, according to City records, no record of the issuance of a sign permit exists, nor is there a Third-Party Special Inspection Report completed and filed for this sign. Since the continued use of the sign does not meet the intent of the Las Vegas Boulevard Scenic Byway Corridor Management Plan, staff recommends denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 122 by City Clerk

APPROVALS 0

PROTESTS 0