

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 23, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-32966 APPLICANT: CBS OUTDOOR - OWNER:
STANSBERRY CONSTRUCTION, INC.**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Special Use Permit (U-0026-96).
2. This Special Use Permit shall be placed on an agenda closest to May 15, 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. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0026-96) 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (U-0026-96) for a 40-foot tall, 14-foot by 24-foot Off-Premise Sign (Billboard) at 3052 S. Valley View Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/15/96	The City Council approved a request for a Special Use Permit (U-0026-96) for a 40-foot tall, 14-foot by 24-foot double-faced Off-Premise Sign (Billboard) generally located east of S. Valley View Boulevard, approximately 275 feet north of Sirius Avenue. The Board of Zoning Adjustment recommended approval on 04/23/96.
<i>Related Building Permits/Business Licenses</i>	
c.1965	Building on site constructed.
03/31/97	A building permit (97006365) was issued for a billboard sign service/construction at 3052 S. Valley View Boulevard. The permit was finalized on 04/03/97.
02/06/01	A business license (C11-00138) was issued for a General Contractor at 3052 S. Valley View Boulevard. The license is still active.
12/16/04	A business license (C11-07259) was issued for a General Contractor at 3052 S. Valley View Boulevard. 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.	
<i>Field Check</i>	
03/19/09	Staff conducted a field check of the subject site with the following observations: • The subject billboard had no embellishments, animated signage, or electronic displays. • The signs appeared in good condition, but the supporting structure has signs of a bird nuisance problem and may require repainting. • Structure elements have been properly screened from public view.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.29

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices	LI/R (Light Industry/Research)	M (Industrial)
North	Office and Retail Establishment	LI/R (Light Industry/Research)	M (Industrial)
South	Minor, Auto Repair Garage and Offices	LI/R (Light Industry/Research)	M (Industrial)
East	Vacant Building	LI/R (Light Industry/Research)	M (Industrial)
West	Commercial Recreation/Amusement (Indoor)	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	N/A
<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

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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 336 square feet in size and 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.	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 at least 300 feet from 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 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 attached to the ground and is not located on property zoned for residential use.	Y

ANALYSIS

This is the first Required Review of an approved Special Use Permit (U-0026-96) for a 40-foot tall, 14-foot by 24-foot Off-Premise Sign (Billboard) at 3052 S. Valley View Boulevard. A research of the building permit activity revealed that a sign permit (97006365) was issued for service for a billboard sign, which received a final inspection on 04/03/97 under the address of 3052 S. Valley View Boulevard. Staff conducted a field check of the site was found the signs in good condition, but the appearance of the structure indicated there was a need for bird deterrent devices.

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The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. The sign is in good condition, but there appeared to be bird nuisance problem as the supporting structure had a large accumulation of bird dropping down the surface, which has been addressed as a condition of approval. There have been no significant changes in the surrounding land use since the installation of the sign. Staff finds there is no adverse impact regarding the continued use of the sign at this time; therefore, recommends approval, subject to a three-year review.

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 449

APPROVALS 0

PROTESTS 4