



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 14, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-33955 - APPLICANT: REAGAN NATIONAL
ADVERTISING OF NEVADA, LP - OWNER: JG SAHARA, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-3973).
2. This Special Use Permit shall be placed on an agenda closest to May 5, 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.
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 (SUP-3973) 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 a previously approved Special Use Permit (SUP-3973) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1000 East Sahara Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
05/05/04	The City Council approved a request for a Special Use Permit (SUP-3973) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1000 East Sahara Avenue. The Planning Commission recommended denial on 04/08/04.
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use Designation to C (Commercial), MXU (Mixed Use), M (Industrial), or PF (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.
07/12/06	The City Council approved a request for a Required Review (RQR-12020) of an approved Special Use Permit (SUP-3973) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1000 East Sahara Avenue. The Planning Commission recommended denial on 05/11/06.
11/07/07	The City Council approved a request for a Special Use Permit (SUP-24249) for a Social Service Provider at 1000 East Sahara Avenue, Suites 101 and 103. The Planning Commission recommended approval on 10/11/07.
<i>Related Building Permits/Business Licenses</i>	
c.1970	Main building construction date.
06/22/04	A building permit (04015856) was issued for the installation of a billboard sign at 1000 East Sahara Avenue. The permit was finalized on 06/23/06.
<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	
04/09/09	Staff conducted a field check of the subject site with the following observations: • The sign and supporting structure were in good condition. • The subject sign has no embellishment, animated signage, or electronic displays. • All structural elements have been properly maintained and are screened from public view.

Details of Application Request	
Site Area	
Gross Acres	0.83

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Offices	C (Commercial)	C-1 (Limited Commercial)
South	Offices Clark County	CG (Commercial General) Clark County	C-2 (General Commercial) Clark County
East	Offices	C (Commercial)	C-1 (Limited Commercial)
West	School	C (Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	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 a 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 square feet.	Sign does not have an embellishment and is 672 square feet in size.	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 not along a highway.	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 property zoned for residential use.	Y

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ANALYSIS

This is the second Required Review of a previously approved Special Use Permit (SUP-3973) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 1000 East Sahara Avenue. A research of the building permit activity found that sign permit #04015856 was issued for the installation of the billboard, which received a final inspection on 06/23/06. During a site inspection, staff found the sign and supporting structure in good condition with no discrepancies noted.

FINDINGS

The sign is located in a C-1 (Limited Commercial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. The sign and supporting structure appeared in good condition. Staff finds that there is no adverse impact regarding the continued use of the sign, as there have been no significant changes in development or land use in the surrounding area; therefore, staff is recommending approval subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 112

APPROVALS 0

PROTESTS 1