

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 25, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-34329 - APPLICANT: CLEAR CHANNEL OUTDOOR -****OWNER: SHOSHONE CATTLE LAND AND DEVELOPMENT COMPANY**

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

1. This Special Use Permit shall be reviewed in three (3) year(s) 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.
2. 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform 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 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-0023-95) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3180 Valley View Boulevard. If this request is denied, the subject sign must be removed and Special Use Permit (U-0023-95) will be expired.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
	The City Council approved a Reclassification of property (Z-0012-80) from: C-1 (Limited Commercial) and M (Industrial) to: M (Industrial) generally located at the northeast corner of Regulus Avenue and Valley View Boulevard. The Planning Commission recommended approval of the request.
04/19/95	The City Council approved a Special Use Permit (U-0023-95) for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on this site, subject to a five year review. The Board of Zoning Adjustment recommended approval of the request.
06/07/00	The City Council approved a Required Five-Year Review on an approved Special Use Permit [U-0023-95(1)] for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission recommended approval of the request.
08/07/02	The City Council approved a Required Two-Year Review on an approved Special Use Permit [U-0023-95(2)] for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission recommended approval of the request.
10/06/04	The City Council approved a Required Two Year Review (RQR-4664) of an approved Special Use Permit (U-0023-95) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3200 Valley View Boulevard. The Planning Commission recommended denial of the request.
06/06/07	The City Council approved a Required Two Year Review (RQR-17661) of an approved Special Use Permit (U-0023-95) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3200 Valley View Boulevard. The Planning Commission recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
03/29/96	A building permit (#96006211) was issued for a 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3180 South Valley View Boulevard. A 225 Final Sign Inspection was completed on 09/23/96.

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Pre-Application Meeting

A pre-application meeting is not required for this request, nor was one held.

Neighborhood Meeting

A neighborhood meeting is not required for this request, nor was one held.

Field Check

05/21/09	During a routine site inspection Staff observed a well maintained Off-Premise Sign (Billboard).
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Details of Application Request

Site Area

Gross Acres	0.85
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Bank	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
North	Offices	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
South	Offices	LI/R (Light Industrial/ Research)	M (Industrial)
	Parking Lot	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
East	Retail	LI/R (Light Industrial Research)	M (Industrial)
West	Offices	CT (Commercial Tourist) [Clark County (Winchester/Paradise) designation]	M-1 (Light Manufacturing) - Clark County designation

<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			
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. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	Sign is not located within a public right-of-way or the Off-Premise Sign Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in 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 is 672 square 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.	The 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.	The structural screening of the Off-Premise Sign does not require repainting to match the structural supports.	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)	450 feet to another Off Premise 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.	There are no R or U zoned districts within 300 feet	Y

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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.	The billboard is permanently secured to the ground on C-1 zoned property.	Y
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ANALYSIS

This is the fifth review of the subject Special Use Permit (U-0023-95) for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3180 Valley View Boulevard. A building permit for the subject sign was issued on 03/29/96. During a field check of the site, staff found the sign and supporting structure in good condition. There has been no significant change in development or land use since the installation of the sign. Therefore, staff is recommending approval of the subject Required Review.

FINDINGS

The sign is located in a C-1 (Limited Commercial) zoning district and is not within the Off-Premise Sign Exclusionary zone. Since the area surrounding the sign has not experienced any significant development or land use changes, staff recommends approval of this review, subject to a required review in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 54

APPROVALS 1

PROTESTS 0