



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER:
1701 WESTERN PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

| <i>CASE NUMBER</i> | <i>RECOMMENDATION</i> | <i>REQUIRED FOR APPROVAL</i> |
|------------------------|---|----------------------------------|
| RQR-40786 | Staff recommends APPROVAL, subject to conditions: | N/A |

** CONDITIONS **

RQR-40786 CONDITIONS

Planning

1. The Special Use Permit (SUP-3285) shall be reviewed in three (3) years, at which time the City Council may require the off-premise sign to 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 be removed.
2. The Off-Premise 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 Sign.
3. If the existing Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Required Five Year Review of an approved Special Use Permit (SUP-3825), which allowed a 14-foot by 48-foot Off-Premise Sign at the southeast corner of Highland Drive and Western Avenue. Staff recommends approval, with conditions subject to a Three-Year Review, as the sign continues to meet Title 19.14 requirements and the area has not changed significantly since the previous review. If denied, the Off-Premise Sign must be removed.

ISSUES

- This is the second Required Review since the initial approval of the Special Use Permit (SUP-3825) on 02/04/04.
- Installation of the Off-Premise Sign was completed on 01/12/07 and is addressed as 1703 Western Avenue for the sign permit.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i> | |
|--|---|
| 10/21/92 | The City Council approved a Special Use Permit (U-0225-92) to allow an Auto Pawn Business on property located at 1701 Western Avenue. The Board of Zoning Adjustment and staff recommended approval. A Business Licensing inspection conducted on 01/06/03 indicated that the Auto Auction and Sales use was out of business; therefore, the license expired. An automobile towing business is the only current operating business on the subject site. |
| 02/04/04 | The City Council approved a Special Use Permit (SUP-3825) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at the southeast corner of Highland Drive and Western Avenue, subject to review in two years. The Planning Commission and staff recommended approval. |
| 04/19/06 | The City Council approved a Required Two-Year Review (RQR-11565) of an approved Special Use Permit (SUP-3825) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at the southeast corner of Highland Drive and Western Avenue, subject to review in five years. The Planning Commission and staff recommended approval. |

| <i>Most Recent Change of Ownership</i> | |
|---|--|
| 05/21/08 | A deed was recorded for a change in ownership. |

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| <i>Related Building Permits/Business Licenses</i> | |
|---|---|
| 08/30/04 | A building permit (#04019436) was issued for an Off-Premise Sign at 1703 Western Avenue. The project was completed on 01/12/07. |

| <i>Pre-Application Meeting</i> |
|--|
| A pre-application meeting is not required, nor was one held. |

| <i>Neighborhood Meeting</i> |
|---|
| A neighborhood meeting is not required, nor was one held. |

| <i>Field Check</i> | |
|--------------------|---|
| 03/09/11 | A site visit was conducted by staff with the following observations: <ul style="list-style-type: none"> • The Off-Premise Sign and supporting structure was well maintained. • There are no discernable signs of bird waste or graffiti. • There are no sign protrusions, extensions, or double-faced signage. |

| <i>Details of Application Request</i> | |
|---------------------------------------|------|
| <i>Site Area</i> | |
| Net Acres | 1.55 |

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.04</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|-----------------------------|--|--|---------------------------------|
| Subject Property | Vacant | LI/R (Light Industry/Research) | M (Industrial) |
| North | General Retail | LI/R (Light Industry/Research) | M (Industrial) |
| South | Recycling Collection Center | LI/R (Light Industry/Research) | M (Industrial) |
| East | General Retail | LI/R (Light Industry/Research) | M (Industrial) |
| West | General Retail | LI/R (Light Industry/Research) | M (Industrial) |

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| <i>Master Plan Areas</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Master Plan Area | | X | N/A |
| <i>Special Purpose and Overlay Districts</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| A-O (Airport Overlay) District (200 feet) | X | | Y |
| Live/Work Overlay District | X | | Y |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Las Vegas Redevelopment Plan Area | X | | Y |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

| Standards | Code Requirement | Provided | Compliance |
|-----------|---|--|------------|
| Location | No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas. | Not within Exclusionary Zone, nor Public Right-of-Way | Y |
| Zoning | Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only. | Currently the property and surrounding area is zoned M (Industrial | Y |

ANALYSIS

This is the second Required Review of an approved Special Use Permit (SUP-3825) to allow a 14-foot by 48-foot Off-Premise Sign. A site visit was conducted on 03/03/11 by the Planning Department, revealing a well-maintained Off-Premise Sign and related equipment. The sign is free of graffiti, bird nuisance, or any modifications from the original approval. This sign is located within the 200-foot Airport Overlay; however, no additional height is proposed and thus the sign continues to meet the requirements of this overlay district.

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FINDINGS (RQR-40786)

A final sign inspection for the construction of the Off-Premise Sign at 1703 Western Avenue was completed on 12/09/97. The area has not changed significantly in land use or related development over the review period, and the sign remains in conformance with all other Title 19.14 requirements for the Off-Premise Sign use. Staff recommends approval of this review, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 116

APPROVALS 0

PROTESTS 0