



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER:
RIVERPARK IV, LLC**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-41221	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-41221 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-3115).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.
3. 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.
4. The paint color to be used for graffiti removal shall match the color used for the supporting structure.
5. 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 Sign.

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- 6.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.
- 7.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 is a required Two-Year Review of an approved Special Use Permit (SUP-3115) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6118 West Sahara Avenue. This is the third Required Review since the initial approval of the Special Use Permit (SUP-3115). The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/05/89	The City Council approved the request for a Rezoning (Z-0008-89) from N-U (Non-Urban) to C-1 (Limited Commercial) on a property located on the north side of Sahara Avenue and west of Jones Boulevard. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved the request for a Special Use Permit (SUP-3115) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 6122 West Sahara Avenue. The Planning Commission recommended denial and staff recommended approval.
04/19/06	The City Council approved the Two-Year Required Review (RQR-11402) of an approved Special Use Permit (SUP-3115) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6122 West Sahara Avenue. The Planning Commission recommended denial and staff recommended approval.
06/18/08	The City Council approved the Two-Year Required Review (RQR-26970) of an approved Special Use Permit (SUP-3115) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6122 West Sahara Avenue. The Planning Commission recommended approval and staff recommended denial.

<i>Most Recent Change of Ownership</i>	
08/23/02	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/18/04	A building permit (#04006179) was issued for an Off-Premise Sign at 6118 West Sahara Avenue. The building permit was finalized on 05/19/08.

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<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.

Field Check	
03/31/11	A site visit by staff noted that the Off-Premise Sign contained graffiti. A different color paint was used to cover additional graffiti located on the supporting pole of the sign.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.63

<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	Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	O (Office)	P-R (Professional Office and Parking)
South	Commercial	CG [(Commercial General) – Clark County Land Use]	C-2 [(General Commercial) – Clark County Zoning District]
East	Restaurant General Retail Stores	SC (Service Commercial)	C-1 (Limited Commercial)
West	Parking Lot	SC (Service Commercial)	C-1 (Limited Commercial)

<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		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Per Title 19.14.100, the following standards apply:

<i>Standards</i>	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
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	Located north of the Sahara Avenue right-of-way, outside the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	C-1 zoning district	Y
Area	No Off-Premise Signs 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.	672 square feet, with no embellishments	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign oriented along the same frontage (non-highway)	Approximately 320 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	Approximately 580 feet from "R" zoned property to the northwest.	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.	Permanently secured to ground; located on strictly commercial property	Y

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150*	Y

**Per Master Plan of Streets and Highways the standard arterial street width is 100 feet.*

ANALYSIS

This is the third review of the subject Off-Premise Sign located at 6118 West Sahara Avenue, which is the address assigned at the time of building permit issuance. The sign has the required building permit with final inspection completed. A site inspection was conducted by staff on March 31, 2011 and Off-Premise Sign photographs were taken. The inspection revealed graffiti on the support structure. The paint color used to cover the other graffiti did not match the existing color of the support structure. A condition of approval will require matching paint color.

FINDINGS (RQR-41221)

The subject site conforms to the requirements of Title 19, conditions of approval of Special Use Permit (SUP-3115) and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 24

APPROVALS 0

PROTESTS 0