



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-43802	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43802 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2537).
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 is 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. 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.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is in response to a three-year Required Review of an approved Special Use Permit (SUP-2537) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue. This is the third review of the Special Use Permit for this Off-Premise Sign since it was constructed in 2003. 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 with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/29/03	The City Council Struck the Appeal for a request for a Variance (VAR-2538) to allow a 50-foot tall, 14-foot by 48-foot Off-premise Sign where 40 feet is the maximum height permitted at 3500 West Sahara Avenue. The Planning Commission and staff recommended denial.
10/29/03	The City Council approved a request for an Appeal for a Special Use Permit (SUP-2537) for a proposed 50-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue (the City Council restricted the sign to a height of 40 feet). The Planning Commission and staff recommended denial.
11/16/05	The City Council approved a request for a Required Two Year Review (RQR-8953) of an approved Special Use permit (SUP-2537) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue. The Planning Commission and staff recommended approval.
01/07/09	The City Council approved a request for a Required Four Year Review (RQR-30483) of an approved Special Use permit (SUP-2537) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
06/11/10	A deed was recorded for a change in ownership.

Staff Report Page Two
December 13, 2011 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
04/13/04	A building permit (05008420) was issued and later renewed on 12/14/07 for an Off-Premise sign at 3500 West Sahara Avenue. The permit was finalized on 12/20/07.
02/07/07	A business license (B03-00153) was issued for a Bank at 3500 West Sahara Avenue. The license is still active.
10/11/07	A building permit (99700) was issued for electrical work at 3500 West Sahara. The permit was finalized on 04/09/08.

<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.

Field Check	
11/10/11	Staff visited the site and found a vacant building. The grounds were clean and well maintained. The Off-Premise Sign was in good condition and free of graffiti.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.62

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Financial Institution	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail Establishment	SC (Service Commercial)	C-1 (Limited Commercial)
East	Financial Institution	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Staff Report Page Three
December 13, 2011 - Planning Commission Meeting

<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
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

DEVELOPMENT STANDARDS

<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.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 40 feet tall.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest "R" zoned district is 600 feet to the north.	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.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

Staff Report Page Four
December 13, 2011 - Planning Commission Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the third review of the Special Use Permit (SUP-2537) for an Off-Premise Sign since its initial approval on 10/29/03. Since the approval of the Special Use Permit and the subsequent review periods there has been no tangible redevelopment within the surrounding area. The sign has the required building permit with final inspection completed. A field check conducted by staff on November 10, 2011, established that the sign is in conformance with Title 19 standards. The subject site is located within the Airport Overlay District with height restriction of 200 feet and the existing Off-Premise Sign height is 40 feet.

FINDINGS (RQR-43802)

The Off-Premise Sign conforms to the requirements of Title 19, conditions of approval of Special Use Permit (SUP-2537) 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 will be subject to another review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 123

APPROVALS 0

PROTESTS 0