



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JANUARY 21, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CHETAK DEVELOPMENT

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-56768	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-56768 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-1274).
2. This Special Use Permit shall be reviewed in five (5) 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 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.
5. 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.
6. 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 (SUP-1274) for an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. Research of building permit activity found that a permit (03026485) was issued on 12/15/03 for the installation of an Off-Premise Sign at 2252 Paradise Road; the permit was finalized on 08/15/07. There have not been any significant changes in development or land use in the surrounding area; therefore; staff finds no adverse impact regarding the continued use of the Off-Premise Sign and is recommending approval of this request, subject to a five-year review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/06/64	The Board of City Commissioners approved a request for Rezoning (Z-0014-64) from R-4 (High Density Residential) to C-1 (Limited Commercial) of property generally located on the west side of Paradise Road between Sahara Avenue and St. Louis Avenue. The Planning Commission recommended approval of the request.
04/18/73	The Board of City Commissioners denied an appeal of a Variance (V-0013-73) to allow a three-sided Off-Premise Sign to a height of 55 feet in a residential zone where no Off-Premise Signs are allowed on property located on the northwest corner of East Sahara Avenue and Paradise Road. The Board of Zoning Adjustment recommended denial of the request.
01/22/03	The City Council approved an appeal of denial of Special Use Permit (SUP-1274) for a 14-foot by 48-foot Off-Premise Sign to be 55 feet tall where 40 feet is the maximum allowed adjacent to the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission recommended denial, staff recommended approval.
04/06/05	The City Council approved a request for a Required Review (RQR-5925) of an approved Special Use Permit (SUP-1274) for an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign adjacent to the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request for a Required Review (RQR-12169) of an approved Special Use Permit (SUP-1274) for an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign adjacent to the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/31/07	A code enforcement case (56286) was processed for no final inspection on a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The case was resolved on 08/16/07.
06/17/09	The City Council approved a request for a Required Review (RQR-33882) of an approved Special Use Permit (SUP-1274) for an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The Planning Commission and staff recommended approval.
09/03/09	A code enforcement case (81537) was processed for no bird deterrent devices on the 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The case was resolved on 11/16/09.
01/10/12	The Planning Commission approved a request for a Required Review (RQR-44030) of an approved Special Use Permit (SUP-1274) for an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The Department of Planning staff recommended approval.
05/21/14	The City Council approved a request for Rezoning (ZON-53065) from C-1 (Limited Commercial) to C-2 (General Commercial) on 2.4 acres at 2202-2252 Paradise Road. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
11/01/00	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/15/03	A building permit (03026485) was issued for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The permit expired and was renewed on 08/13/07 and finalized on 08/15/07.
07/31/07	A code enforcement case (56286) was processed for an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road, without a final inspection. The case was resolved on 08/16/07.

<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	
12/16/14	Staff conducted a field check of the subject site and found the sign and supporting structures were in good condition with no discrepancies noted.

Details of Application Request	
Site Area	
Net Acres	1.66

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Multi-Family Residential (Condominiums)	C (Commercial)	R-4 (High Density Residential)
South	Hotel/Casino	CT (Commercial and Tourist) - Clark County	H-1 (Limited Resort and Apartment District) - Clark County
East	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
	General Retail Store, Other than Listed		
West	Motel	C (Commercial)	C-2 (General Commercial)
	General Retail Store, Other than Listed		

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Beverly Green / Southridge Neighborhood	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District (175 Feet)	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

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DEVELOPMENT STANDARDS

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not in public right-of-way, nor is it in the Off-Premise Exclusionary Sign Zone.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in a C-2 (General 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 in size and has no embellishments.	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 55 feet tall.	Y*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	All structural elements of the sign are screened from public view.	Y
Off-Premise Sign	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)	The sign is more than 300 feet from another Off Premise Sign (not along US-95).	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet from any property line zoned either "R" or "U."	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 attached to the ground and is located on property zoned C-2 (General Commercial).	Y

*The City Council approved Special Use Permit (SUP-1274) for a 14-foot by 48-foot Off-Premise Sign to be 55 feet tall where 40 feet is the maximum allowed.

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ANALYSIS

This is the fifth Required Review of a previously approved Special Use Permit (SUP-1274) which allowed a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. Staff conducted a field check of the subject site and found the sign and supporting structures were in good condition with no discrepancies noted. The sign is located within the 175-foot Airport Overlay. However no additional height is being proposed and thus the sign continues to meet the requirements of the overlay. A final inspection on the Off-Premise Sign was completed on 08/15/07. Staff is recommending approval of this review, with conditions.

FINDINGS

This is a Required Review of an Off-Premise Sign that was constructed in 2004. The sign is located in a C-2 (General Commercial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. Staff recommends approval of this review, subject to a Required Review in five-years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED

887 (By Planning)

APPROVALS

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PROTESTS

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