



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-66220	Staff recommends APPROVAL, subject to conditions:	N/A
EOT-66221	Staff recommends APPROVAL, subject to conditions:	EOT-66220

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

** CONDITIONS **

EOT-66220 CONDITIONS

Planning

1. This Variance (VAR-55026) shall expire August 12, 2018 unless another Extension of Time is approved.
2. Conformance to the approved conditions of approval of the Variance (VAR-55026) and Special Use Permit (SUP-54828) as required by the Department of Planning.

EOT-66221 CONDITIONS

Planning

1. This Variance (SUP-54828) shall expire August 12, 2018 unless another Extension of Time is approved.
2. Conformance to the approved conditions of approval of the Variance (VAR-55026) and Special Use Permit (SUP-54828) as required by the Department of Planning.

Staff Report Page One
October 11, 2016 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time for an approved Variance (VAR-55026) and Special Use Permit (SUP-54828) to allow a 92-foot tall Off-Premise Sign located on the east end of 3100 Stewart Avenue.

ANALYSIS

On August 12, 2014 the City Council approved the request for a Variance (VAR-55026) and a Special Use Permit (SUP-54828) for a proposed 92-foot tall Off-Premise Sign. Due to the cost of construction and necessary modifications required for the sign, the applicant requests an extension of time for the Special Use Permit and Variance. The proposed 92-foot tall sign will be located at the west end of the property along Mojave Road.

Pursuant to Title 19.16.140 and Title 19.16.110, the Special Use Permit and Variance are exercised upon the issuance of a building permit for the proposed 92-foot tall Off-Premise Sign.

FINDINGS

The Variance (VAR-55026) and Special Use Permit (SUP-54828) have not been exercised in accordance with the requirements of Title 19.16.140 and Title 19.16.110, as a building permit has not been issued for the proposed 92-foot tall Off-Premise Sign. The applicant is requesting the extensions of time to comply with the conditions of approval for the Special Use Permit and Variance. Staff recommends approval of this request, subject to a two year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/15/64	The City Council approved Rezoning (Z-0024-64) from R-1 (Single Family Residential) and R-3 (Medium Density Residential) to C-V (Civic) for property located on the northeast corner of Mohave Road and Stewart Avenue.
11/04/81	The City Council approved Site Development Plan Review (CV-0002-81) for an adult misdemeanor detention facility on the northeast corner of Mohave Road and Stewart Avenue. The Planning Commission and staff recommended approval.

Staff Report Page Two
October 11, 2016 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/07/90	The City Council approved a Special Use Permit (U-0017-89) for the expansion of an existing detention facility on the northeast corner of Mohave Road and Stewart Avenue. The Planning Commission and staff recommended approval.
07/09/13	The Planning Commission approved a Special Use Permit (SUP-49534) for an Off-Premise Sign at 3100 Stewart Avenue. Staff recommended approval.
08/12/14	The Planning Commission approved a request for a Variance (VAR-55026) to allow an overall height of 92 feet where 75 feet is the maximum height allowed at 3100 Stewart Avenue. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (SUP-54828) for an Off-Premise Sign at 3100 Stewart Avenue. Staff recommended approval.
	The Planning Commission approved a request for a Variance (VAR-55027) to allow an overall height of 92 feet where 75 feet is the maximum height allowed at 3100 Stewart Avenue. Staff recommended approval.
	The Planning Commission a request for a Special Use Permit (SUP-54829) for an Off-Premise Sign at 3100 Stewart Avenue. Staff recommended approval.
	The Planning Commission approved a request for a Variance (VAR-55028) to allow an overall height of 92 feet where 75 feet is the maximum height allowed at 3100 Stewart Avenue. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
Circa 1954	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There is no related building permit for the Off-Premise Sign.

<i>Pre-Application Meeting</i>
No pre-application meeting was required, nor was one held.

<i>Neighborhood Meeting</i>
No neighborhood meeting was required, nor was one held.

Field Check	
09/01/13	Staff visited the site and found a well maintained City property.

Staff Report Page Three
October 11, 2016 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	11.69

<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	Government Facility	PF (Public Facilities)	C-V (Civic)
North	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way
South	School	PF (Public Facilities)	C-V (Civic)
	Warehouse	LI/R (Light Industrial/Research)	M (Industrial)
	Undeveloped	LI/R (Light Industrial/Research)	M (Industrial)
East	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way
West	Undeveloped	M (Industrial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
C-V (Civic) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Four
October 11, 2016 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<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>
Mojave Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Stewart Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
U.S. 95	Freeway	Master Plan of Streets and Highways	200	Y