

**AGENDA MEMO - COMMUNITY DEVELOPMENT****CITY COUNCIL MEETING DATE: FEBRUARY 19, 2025****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: FBLV DISTRICT 2, LLC**

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0578-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
24-0578-SUP1	Staff recommends DENIAL, if approved subject to conditions:	24-0578-VAR1
24-0578-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
24-0578-SUP2	Staff recommends DENIAL, if approved subject to conditions:	24-0578-VAR2
24-0578-VAR3	Staff recommends DENIAL, if approved subject to conditions:	
24-0578-MSP1	Staff recommends DENIAL, if approved subject to conditions:	24-0578-VAR1 24-0578-VAR2 24-0578-VAR3

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

12

NOTICES MAILED

531 (by City Clerk)

PROTESTS

1

APPROVALS

6

**** CONDITIONS ****

24-0578-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0578-SUP1) shall be required, if approved.
2. A Variance is hereby approved, to allow a 80-foot tall Off-Premise Sign where 40-feet is the maximum allowed.
3. A Variance is hereby approved, to allow a 1,620 square-foot sign area for an Off-Premise Sign where 672 is the maximum allowed.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0578-SUP1 CONDITIONS

Planning

1. Off-premise signage shall be limited to 672 square feet.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.

Conditions Page Two

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3. Approval of and conformance to the Conditions of Approval for Variance (24-0578-VAR1) shall be required, if approved.
4. Conformance to the approved conditions for Site Development Plan Review (22-0674-SDR1) and Site Development Plan Review (24-0219-SDR1).
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. All sign animation shall conform to the "Animated Signs Containing a Changeable Electronic Message" provisions identified in Title 19.08.120(B)(11).
9. Prior to the usage or issuance of a building permit for the proposed Off-Premise Sign, the existing Off-Premise Sign (Billboard) located approximately 525 feet to the north of the subject sign on the Rancho Drive right-of-way (APN 162-08-602-007) shall be removed. The applicant shall submit to the Department of Community Development - Building & Safety division demolition permit documentation at time of the building permit submittal for the subject Off-Premise Sign.
10. This Special Use Permit shall be reviewed in three (3) year(s), 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.
11. 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.
12. 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.
13. Only one advertising sign is permitted per sign face.

14. If the proposed Off-Premise Sign is voluntarily demolished, this Special Use Permit (24-0578-SUP1) and Variance (24-0578-VAR1) 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.
15. The Off-Premise Sign supporting structure shall be designed to include finish materials that complement the existing on-site building.
16. Bird deterrent devices shall be installed on the sign.
17. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0578-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0578-SUP2) shall be required, if approved.
2. A Variance is hereby approved, to allow a 60-foot tall Off-Premise Sign where 40-feet is the maximum allowed.
3. A Variance is hereby approved, to allow the Off-Premise Sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0578-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0578-VAR2) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (22-0674-SDR1) and Site Development Plan Review (24-0219-SDR1).
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All sign animation shall conform to the "Animated Signs Containing a Changeable Electronic Message" provisions identified in Title 19.08.120(B)(11).
8. This Special Use Permit shall be reviewed in three (3) year(s), 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.
9. 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.
10. 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.

11. Only one advertising sign is permitted per sign face.
12. If the proposed Off-Premise Sign is voluntarily demolished, this Special Use Permit (24-0578-SUP2) and Variance (24-0578-VAR2) 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.
13. The Off-Premise Sign supporting structure shall be designed to include finish materials that complement the existing on-site building.
14. Bird deterrent devices shall be installed on the sign.
15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0578-VAR3 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (24-0578-MSP1) shall be required, if approved.
2. A Variance is hereby approved, to allow proposed wall signs that exceed 20 percent of a building elevation pursuant to the percentages that are depicted in the associated Master Sign Plan (24-0578-MSP1) and identified in the staff report.
3. A Variance is hereby approved, to allow a roof sign that exceeds the maximum area and maximum height allowed pursuant to the dimensions that are depicted in the associated Master Sign Plan (24-0578-MSP1) and identified in the staff report.
4. A Variance is hereby approved, to allow incidental signs that exceed the maximum number, maximum height and maximum area allowed pursuant to the dimensions that are depicted in the associated Master Sign Plan (24-0578-MSP1) and identified in the staff report.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0578-MSP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (24-0578-VAR1), Variance (24-0578-VAR2), Variance (24-0578-VAR3), Special Use Permit (24-0578-SUP1) and Special Use Permit (24-02578-SUP2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and sign elevations date stamped 01/21/25, except as amended by conditions herein.
4. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Community Development.
5. An administrative Required Review may be performed from the date of certificate of occupancy for all structures subject to this approval as depicted on the site plan date stamped 01/21/25 to determine conformance with the Master Sign Plan and signs that may be exempt from Title 19.08.120.
6. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
7. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Master Sign Plan for a previously approved commercial development (Area 15 - District 2) on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue.

ISSUES

- A Variance (24-0578-VAR1) has been requested to allow a proposed 80-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow a 1,620 square-foot sign area where 672 is the maximum allowed (APN 162-08-710-002). Staff recommends denial of the request.
- A Special Use Permit (24-0578-SUP1) has been requested for a proposed 80-foot tall, 27-foot by 60-foot Off-Premise Sign (Not Qualifying as a City Communication Sign) use (APN 162-08-710-002). Staff recommends denial of the request.
 - A condition of approval was added by the Planning Commission to restrict the size of the proposed sign which states, "Off-premise signage shall be limited to 672 square feet." The applicant has submitted a new site plan and sign elevations date stamped 01/21/25 that depict the requested revision.
- A Variance (24-0578-VAR2) has been requested to allow a proposed 60-foot-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow the Off-Premise Sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground (APN 162-08-303-034). Staff recommends denial of the request.
- A Special Use Permit (24-0578-SUP2) has been requested for a proposed 60-foot tall, 30-foot by 20-foot Off-Premise Sign (Not Qualifying as a City Communication Sign) use (APN 162-08-303-034). Staff recommends denial of the request.
- A Variance (24-0578-VAR3) has been requested to allow proposed wall signs that exceed 20 percent of a building elevation; to allow a proposed roof sign that exceeds the maximum area and maximum height allowed; and to allow proposed incidental signs that exceed the maximum number, maximum height and maximum area allowed. Staff recommends denial of the request.
- A Master Sign Plan (24-0578-MSP1) has been requested for a proposed master sign plan for an approved commercial development (Area 15 - District 2). Staff recommends denial of the request.

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- Upon the completion of the development and installation of all signs the City will conduct an another review with the developer to determine if some signs are not visible from the right-of-way and may be deemed except from sign development standards pursuant to Title 19.08.120(E)(2) development standards. A condition of approval has been added to Master Sign Plan (24-0578-MSP1) to address this concern.

ANALYSIS

The subject 11.05-acre site is comprised of two parcels (APNs 162-08-710-002 and 162-08-303-034) that are zoned M (Industrial) and are subject to Title 19 development standard requirements. The M (Industrial) zoning district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. Also, the site is located with the Charleston area of the City of Las Vegas 2050 Master Plan.

On January 10, 2023, the Planning Commission approved Site Development Plan Review (22-0674-SDR1) for a proposed 633,028 square-foot commercial shopping center development including Commercial Recreation /Amusement (Indoor and Outdoor) Facility, Restaurant, Retail, Outdoor Patio, and back-of-house (storage) floor area with a six-story parking garage on the subject site. On July 09, 2024 the Planning Commission approved a request for a Major Amendment (24-0219-SDR1) to the previously approved Site Development Plan Review (22-0674-SDR1) for proposed adjustments to the approved square-footages and height of the facilities within the commercial development; installation of a carousel and 225-foot tall drop ride and outdoor nightclub areas with waivers of perimeter landscape on the subject. Currently, the applicant has submitted a proposed Master Sign Plan (24-0578-MSP1) that includes two Off-Premise Signs (Not Qualifying as a City Communication Sign), two development entry signs, freestanding sign, roof sign, projecting sign; and several incidental and walls signs.

The first Off-Premise Sign (Not Qualifying as a City Communication Sign) is located on the northeast perimeter of the subject site adjacent to the southwest corner of Meade Avenue and Rancho Drive (APN 162-08-710-002). The submitted sign elevations indicate the proposed “V” shaped sign is 80 feet in overall height, 27 feet tall and by 60 feet wide totaling 1,620 square feet in sign area. The sign is comprised on two digital LED illuminated displays; the top portion is 1,050 square feet and the lower portion is 570 square feet. The sign is supported by two freestanding support beams.

The applicant has requested a Special Use Permit (24-0578-SUP1) for the proposed Off-Premise Sign. Pursuant to Tile 19.12 development standards Off-Premise Signs must maintain a distance separation of 750 feet from another Off-Premise Sign along Interstate 15.

This proposed sign is located approximately 525 feet away from an existing Off-Premise Sign to the north of the subject site that is along Interstate 15 (APN 162-08-602-007). The applicant has indicated in the submitted justification letter that APN 162-08-602-007 is owned by an affiliate of the Applicant and the Applicant will agree to a condition of approval requiring the demolition and removal of the Off-Premise Sign on APN 162-08-602-007 to negate any distance separation issue with the Existing Sign.

In addition, the applicant has requested an associated Variance (24-0578-VAR1) to allow a proposed 80-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow a 1,620 square-foot sign area where 672 is the maximum allowed, the sign complies with all remaining Title 19.12 development standards. Since, no evidence of a unique or extraordinary circumstance has been presented to support the requested Variance (24-0578-VAR1), staff cannot support the associated Special Use Permit (24-0578-SUP1); therefore recommending denial of the request.

The second Off-Premise Sign (Not Qualifying as a City Communication Sign) is located on the east elevation of the parking garage adjacent to the southwest corner of Meade Avenue and Rigel Avenue (APN 162-08-303-034). The submitted sign elevations indicate the proposed sign is wall mounted and is 60 feet in overall height, 30 feet tall by 20 feet totaling 600 square feet in sign area. The sign is comprised on one digital LED illuminated display.

The applicant has requested a Special Use Permit (24-0578-SUP2) for the proposed Off-Premise Sign. In addition, the applicant has requested an associated Variance (24-0578-VAR2) to allow a proposed 60-foot-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow the Off-Premise Sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground, the sign complies with all remaining Title 19.12 development standards. As stated previously, since no evidence of a unique or extraordinary circumstance has been presented to support the requested Variance, Staff cannot support the requested Special Use Permit (24-0578-SUP1) and associated Variance (24-0578-VAR2); therefore recommending denial of the request.

In addition, the applicant has proposed to install two development entry signs which state "Area 15" that are 26 square feet. These signs are located on the northwest corner of the site adjacent to the southeast corner of Meade Avenue and Rigel Avenue and southeast corner of the site adjacent to the northwest corner of Sirius Avenue and Rancho Drive (APN 162-08-710-002).

The proposed projecting sign is located on north elevation of building #3 - parking garage adjacent to Meade Avenue above the entrance to the parking garage. The proposed sign is 32 square feet in overall sign area with internal LED illumination and complies with all Title 19.08 development standards.

The proposed freestanding sign is located on the east perimeter of the site adjacent to Rancho Drive, approximately 250 feet south of Meade Avenue. The proposed sign is 65 feet tall in overall height, and the sign area is 24 feet wide by 26 feet tall totaling 624 square feet. The sign is illuminated with an internal LED animated electronic message unit. The applicant has indicated in the submitted justification letter this sign will advertise the project and include no off-premises advertising. Also, the subject sign is located 100 feet away from Interstate 15 to the east. Typically freestanding signs are limited to a height of 40 feet in overall height. However, pursuant to Title 19.08 development standards signs within two hundred feet of the right-of-way line and which can be read from Interstates 15 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.

The proposed roof sign is located on south elevation of building #2 on the interior of the development. The proposed sign is 18 feet, four inches in overall height and is 100 feet wide totaling 1,833 square feet. The sign is illuminated with an internal LED animated electronic message unit. Pursuant to Title 19.08 development standards roof signs are limited to a maximum area of 150 square feet and shall not extend more than eight feet above the top of the wall, marquee or parapet to which it is attached. The applicant has requested a Variance (24-0578-VAR3) to allow a proposed roof sign that exceeds the maximum area and maximum height allowed. Staff does not support the requested Variance.

There are several wall signs associated with the development which are located on the exterior of buildings #1, #2, #3, #4a, #4b, #4c, #5, #6 and #747. The proposed signs vary in size and are illuminated with internally illuminated LED cabinets and animated LED displays. The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs that exceed 20 percent of a building elevation. Staff does not support the requested Variance.

Also, there are 25 incidental signs associated with the development, which are located throughout the site to direct pedestrian and vehicular traffic. The proposed signs vary in size and are illuminated with internally illuminated LED cabinets. Pursuant to Title 19.08 development standards incidental signs maximum number are limited to two signs per driveway or vehicular access, 12 square feet in sign area and seven feet in height. The submitted master sign plan indicates multiple incidental signs throughout the development that are not located near a driveway or vehicular access. Also, the signs range from nine to 20 square-feet in sign area and from five feet, eleven inches to nine feet, four inches in height. The applicant has requested a Variance (24-0578-VAR3) to allow proposed incidental signs that exceed the maximum number, maximum height and maximum area allowed. Staff does not support the requested Variance.

The applicant has indicated in the submitted justification letter that, “The principal structures within the commercial development have an industrial character with thematic design elements aesthetically integrated and/or overlaid throughout the Project. The concrete and steel elements of the signage are consistent throughout the Project and various art, texture and color elements are selectively included to enhance the consumer experience. Also, wall and roof signage will be integrated into the building facades to advertise businesses and services located within the individual suites at the Project except as otherwise approved.”

Staff notes, although the proposed signs will employ the same architectural elements, colors and aesthetic as the facades approved for the buildings within the commercial development pursuant to existing entitlement approvals; no evidence of a unique or extraordinary circumstance has been presented to support the requested Variances (24-0578-VAR1, VAR2 and VAR3) associated with this project. Consequently, staff cannot support the associated Special Use Permits (24-0578-SUP1 and SUP2) and Master Sign Plan (24-0578-MSP1); therefore staff recommends denial of all requested applications associated with this project.

FINDINGS (24-0578-VAR1, VAR2 and VAR3)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install multiple signs that do not comply with Title 19 development standards. Alternative design and a reduction in the amount of signs would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0578-SUP1 and SUP2)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The applicant has proposed Variance (24-0578-VAR1 and VAR2) to allow a deviations from Title 19.12 Off-Premise Sign (Not Qualifying as a City Communication Sign) development standards. Since the proposed uses are associated with the requested Variances, staff has determined that the proposed Off-Premise Sign uses are not compatible with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is physically suitable for the intensity of the proposed land use. However, staff does not support the proposed Variances (24-0578-VAR1 and VAR2) to allow a deviations from Title 19.12 Off-Premise Sign development standards. Since the proposed uses are associated with the proposed Variance applications, staff has determined that the proposed Off-Premise Sign uses are not compatible with the surrounding land uses.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access to the site is from multiple driveways from Sirius Avenue, Rigel Avenue and Meade Avenue that are 60-foot and Rancho Drive a 47-foot wide Local Street. These roadways are expected to be adequate in size to meet the requirements of the proposed expansion of the approved recreation/amusement facility.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of this Special Use Permits will not compromise the public health safety and general welfare of the public. The uses will be subject to regular inspections and is subject to building permit and licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed Off-Premise Sign (Not Qualifying as a City Communication Sign) uses meets the minimum requirements set forth by Title 19.12 with exception to the requested Variance (24-0578-VAR1) to allow a proposed 80-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow a 1,620 square-foot sign area where 672 is the maximum allowed (APN 162-08-710-002); and Variance (24-0578-VAR2) to allow a proposed 60-foot-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow the Off-Premise Sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground (APN 162-08-303-034).

FINDINGS (24-0578-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of Title 19 and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. Pursuant to Title 19.16.270, all signs in the Master Sign Plan shall:

1. **Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g) [of Title 19.16.270(D)(2)]. Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;**

Several signs that are proposed with the Master Sign Plan do not conform to Title 19 development standards. The applicant has requested three Variances with the Master Sign Plan:

1. Variance (24-0578-VAR1) has been requested to allow a proposed 80-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow a 1,620 square-foot sign area where 672 is the maximum allowed (APN 162-08-710-002). Staff does not support the requested Variance.
2. Variance (24-0578-VAR2) has been requested to allow a proposed 60-foot-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow the Off-Premise Sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground (APN 162-08-303-034). Staff does not support the requested Variance.
3. Variance (24-0578-VAR3) has been requested to allow proposed wall signs that exceed 20 percent of a building elevation; to allow a proposed roof sign that exceeds the maximum area and maximum height allowed; and to allow proposed incidental signs that exceed the maximum number, maximum height and maximum area allowed. Staff does not support the requested Variance.

2. Conform to the Residential Protection Standards set forth in this Title;

The proposed signs comply with all residential protection standards set forth within Title 19, there are no residential properties located within 200 feet of the proposed development.

3. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

The proposed signs will not affect circulation or emergency exit patterns, parking or loading requirements or other standards related to the location of structures at the Project.

4. **Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;**

The proposed signs have been designed to employ the same architectural elements, colors and aesthetic as the facades approved for the buildings within the commercial development. Wall and roof signage will be integrated into the building facades to advertise businesses and services located within the individual suites and incidental directional signs will facilitate vehicular and pedestrian movement in a aesthetically integrated fashion throughout the development.

5. **Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;**

The proposed sign have been professionally designed and fabricated from materials that will meet the physical demands of an urban setting. The proposed signs have been designed with concrete and steel elements that are consistent throughout the commercial development and various art, texture and color elements that are selectively included to enhance the consumer experience.

6. **Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and**

The various sign types included within the commercial development are creatively designed with the colors, patterns and design of the base buildings within the development.

7. **Be designed as attractive and complementary features of the development, which it serves.**

As stated previously, the proposed signs have been designed with concrete and steel elements that are consistent throughout the commercial development and various art, texture and color elements that are selectively included to enhance the consumer experience.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/01/80	The Board of City Commissioners approved a request for a Rezoning (Z-0068-80) from R-1 (Single Family Residence) to C-1 (Limited Commercial) for a proposed Off-Premise Sign on property generally located on the west side of South Rancho Drive, between Meade Avenue and Milo Way.
11/16/88	The City Council approved a Rezoning (Z-0068-88) from R-1 (Single Family Residence) to P-R (Professional Offices and Parking) on 1.59 acres adjacent to the west side of Rancho Drive, approximately 350 feet north of Meade Avenue. The Planning Commission and staff recommended approval.
11/17/93	The City Council approved a request for a Rezoning (Z-0094-93) from R-E (Residence Estates) and R-1 (Single Family Residence) to M (Industrial) and P-R (Professional Office and Parking) for a proposed office/warehouse/retail complex on property located on the northwest corner of Rancho Drive and Meade Avenue.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to add the subject property to the Las Vegas Redevelopment Area as part of a larger request and designate the area as C (Commercial) with the exception of 5.32 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval of the request.
02/14/12	The Planning Commission accepted a request to withdraw General Plan Amendment (GPA-42939) from: C (Commercial) and SC (Service Commercial) to LI/R (Light Industry/Research) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Rezoning (ZON-42940) from P-R (Professional Office and Parking) to M (Industrial) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue.
	The Planning Commission accepted a request to withdraw Rezoning (ZON-42941) from C-1 (Limited Commercial) to M (Industrial) on 14.72 acres located at the northwest corner of Desert Inn Road and Rancho Drive.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/14/12	The Planning Commission accepted a request to withdraw Site Development Plan Review (SDR-43352) for a proposed Commercial Recreation/Amusement (Outdoor) Facility and a corresponding request for encroachment into the Rancho Drive public right-of-way at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Variance (VAR-43353) to allow 2,125 parking spaces where 2,488 spaces are required at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Special Use Permit (SUP-43355) for a proposed Supper Club at the northwest corner of Desert Inn Road and Rancho Drive.
	The Planning Commission accepted a request to withdraw Special Use Permit (SUP-43356) for a proposed Supper Club at the northwest corner of Desert Inn Road and Rancho Drive.
12/06/17	The Department of Planning approved a request for a Conditional Use Verification (#72245-CUV) for a Motor Vehicle Sales, Used at 2900 Meade Ave #3. The request was finalized on 12/06/17.
06/15/20	The Department of Planning approved a request for a Conditional Use Verification (#100012-CUV) for a Motor Vehicle Sales, Used at 2900 Meade Ave #3. The request was finalized on 06/16/20.
08/18/21	The City Council approved a request for a General Plan Amendment (21-0326-GPA1) from C (Commercial), MXU (Mixed-Use), L (Low Density Residential) and LI/R (Light Industry/Research) to TOD-2 (Transit Oriented Development-2) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west. The Planning Commission recommended approval of the request.
07/20/22	The City Council approved a request for a Rezoning (22-0175-ZON1) from P-R (Professional Office and Parking) to M (Industrial) on 2.49 acres located on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (22-0175-VAR1) to allow 65-foot wide lot where 100 feet is the minimum required (APN 162-08-603-001) on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (22-0175-VAR2) to allow 65-foot wide lot where 100 feet is the minimum required (APN 162-08-603-002) on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/20/22	The City Council approved a request for a Variance (22-0175-VAR3) to allow 65-foot wide lot where 100 feet is the minimum required (APN 162-08-603-003) on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. The Planning Commission recommended approval of the request.
04/14/22	The Department of Community Development - Planning Division processed a request for a Parcel Map Technical Review (100216-PMP) of a One-Lot Parcel Map on 1.79 acres at the southwest corner of Meade Avenue and Rigel Avenue. The map was recorded on 08/29/22.
10/11/22	The Planning Commission approved a request for a Tentative Map (22-0425-TMP1) for a proposed two-lot commercial subdivision on 16.83 acres at the northwest and southwest corner of Meade Avenue and Rancho Drive. Staff recommended approval of the request.
01/10/23	The Planning Commission approved a request for a Variance (22-0674-VAR1) to allow 812 parking spaces where 1,251 are required and to allow the backing of motor vehicles onto a public street from a parking area where such is prohibited at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (22-0674-SUP1) for a proposed 344,860 square-foot Alcohol, On-Premise Full use with Alcohol, Off-Premise Ancillary use (Beer and Wine) at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Site Development Plan Review (22-0674-SDR1) for a proposed 633,028 square-foot commercial development including 213,602 square feet of Commercial Recreation/Amusement (Indoor and Outdoor) Facility floor area, 36,579 square feet of Restaurant floor area, 30,191 square feet of Retail floor area, 32,244 square feet of Outdoor Patio floor area, a six-story parking Garage consisting of 305,595 square feet of floor area and back of house (storage) with 14,817 square feet of floor area and waivers of the perimeter landscape buffer requirements and to allow flat, plain building facades where patterns and materials that provide visual interest are required at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/08/24	The Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0649-SUP1) to a previously approved Special Use Permit (22-0674-SUP1) for a proposed 28,100 square-foot addition to an approved 312,616 square-foot Alcohol, On-Premise Full use with Alcohol, Off-Premise Ancillary use (Beer and Wine) at the southwest and southeast corner of Meade Avenue and Rigel Avenue.
	The Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0649-SDR1) to a previously approved Site Development Plan Review (22-0674-SDR1) for a proposed 75,752 square-foot addition to a previously approved 633,028 square-foot commercial development including 238,346 square feet of Commercial Recreation/Amusement (Indoor and Outdoor) Facility floor area, 43,792 square feet of Restaurant floor area, 26,334 square feet of Retail floor area, 32,244 square feet of Outdoor Patio floor area, a seven-story Parking Garage consisting of 359,592 square feet of floor area and Back of House (storage) with 8,472 square feet of floor area at the southwest and southeast corner of Meade Avenue and Rigel Avenue.
07/09/24	The Planning Commission approved a request for a Variance (24-0219-VAR1) to allow 981 parking spaces where 6,222 spaces are required on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Major Amendment (24-0219-SUP1) to an approved Special Use Permit (22-0674-SUP1) for a proposed 47,398 square-foot addition to an approved 312,616 square-foot Alcohol, On-Premise Full use with Alcohol, Off-Premise Ancillary use (Beer and Wine) use at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (24-0219-SUP1) for proposed 225-foot tall structure [tower drop amusement ride] within the 175-foot restricted area of the Airport Overlay District at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/09/24	The Planning Commission approved a request for a Major Amendment (24-0219-SDR1) to an approved Site Development Plan Review (22-0674-SDR1) for a proposed 110,395 square-foot addition to a previously approved 633,028 square-foot commercial development including 232,166 square feet of commercial recreation/amusement (indoor) facility floor area, 39,065 square feet of restaurant floor area, 12,888 square feet of retail floor area, 75,895 square feet of commercial recreation/amusement (outdoor) plaza area, a seven-story parking garage consisting of 359,592 square feet of floor area and back of house [storage] with 23,817 square feet of floor area; installation of a carousel and 225-foot tall drop ride and outdoor nightclub areas with waivers of perimeter landscape buffer requirements at the southwest and southeast corner of Meade Avenue and Rigel Avenue. Staff recommended denial of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
1/14/25	<p>The Planning Commission (6-0 vote) to APPROVE the following Land Use Entitlement project requests on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-710-002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.</p> <p>24-0578-VAR1 - VARIANCE - TO ALLOW A PROPOSED 80-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 1,620 SQUARE-FOOT SIGN AREA WHERE 672 IS THE MAXIMUM ALLOWED (APN 162-08-710-002)</p> <p>24-0578-VAR2 - VARIANCE - TO ALLOW A PROPOSED 60-FOOT-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE OFF-PREMISE SIGN TO BE ATTACHED TO A WALL WHERE THE SIGN IS REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND (APN 162-08-303-034)</p> <p>24-0578-VAR3 - VARIANCE - TO ALLOW PROPOSED WALL SIGNS THAT EXCEED 20 PERCENT OF A BUILDING ELEVATION; TO ALLOW A PROPOSED ROOF SIGN THAT EXCEEDS THE MAXIMUM AREA AND MAXIMUM HEIGHT ALLOWED; AND TO ALLOW PROPOSED INCIDENTAL SIGNS THAT EXCEED THE MAXIMUM NUMBER, MAXIMUM HEIGHT AND MAXIMUM AREA ALLOWED</p> <p>24-0578-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 80-FOOT TALL, 27-FOOT BY 60-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE (APN 162-08-710-002)</p> <p>24-0578-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 60-FOOT TALL, 30-FOOT BY 20-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE (APN 162-08-303-034)</p> <p>24-0578-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED MASTER SIGN PLAN FOR AN APPROVED COMMERCIAL DEVELOPMENT</p>

<i>Most Recent Change of Ownership</i>	
12/07/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/22/23	A building permit (#C22-04940) was issued for (Area 15) Meade Avenue lot building demolition only at 3019 Meade Avenue. The permit was finalized on 11/20/23.
03/20/23	A building permit (#C23-00927) was processed for (Area 15) complete demolition of rose building and palm north at 3019 Meade Avenue. The permit has not been issued.
03/23/23	A building permit (#C23-00841) was issued for (Area 15) complete demolition of (Rose Bldg: 3019 Meade Avenue; Palms North: 3002-3014 South Rancho Drive /2901-2919 Meade Ave/3000-3030 Rigel Avenue/3003-3021 Rigel Avenue) at 3019 Meade Avenue. The permit was finalized on 10/04/23.
10/03/23	A building permit (#C23-00841-R001) was issued (Area 15) for revisions for a complete demolition (Rose Bldg: 3019 Meade Avenue; Palms North: 3002-3014 South Rancho Drive /2901-2919 Meade Ave/3000-3030 Rigel Avenue/3003-3021 Rigel Avenue) at 3019 Meade Avenue. The permit was finalized on 10/03/23.
11/01/23	A building permit (#PRC23-00051) was issued for a proposed new core and shell concrete tilt up with a small mezzanine and perimeter slab/ walkways for future tenant use (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit was finalized on 11/01/23.
	A building permit (#C23-02574) was issued for alternative materials, methods and means for a proposed new shell building (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit was finalized on 11/01/23.
11/29/23	A building permit (#C23-03875) was issued a temporary power pole (District 2 - Universal Studios) at 3051 South Rancho Drive. The permit has not been finalized.
11/07/23	A building permit (#C23-01740) was issued for a proposed new core and shell concrete tilt up with a small mezzanine and perimeter slab/ walkways for future tenant use (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit has not been finalized.
12/19/23	A building permit (#C23-04045) was issued onsite grading (District 2 - Universal Studios) at 3051 South Rancho Drive. The permit has not been finalized.
12/21/23	A building permit (#L23-00810) was issued for Redevelopment of APNs 162-08-303-034, 162-08-702-001, and 162-08-702-002 as an expansion of the Area 15 campus. Scope is full site civil (grading and utilities) for 6 new buildings and a new parking structure (Area 15 - District 2) at Sirius Avenue and Rancho Drive. The permit has not been finalized

Related Building Permits/Business Licenses	
01/04/24	A building permit (#PRC23-00051-R001) was issued for owner changes (Area 15 District 2 - Grey Shell Building) at 3051 South Rancho Drive. The permit was finalized on 01/04/24.
04/23/24	A building permit (#PRC23-00093) was issued for a proposed open parking garage (Rigel Parking Building) with seven levels and 992 parking spaces at 3031 Rigel Avenue. The permit was finalized on 04/23/24.
04/24/24	<p>A building permit (#C23-03780) was issued for proposed onsite improvements including water and sewer for a proposed for a proposed open parking garage (Rigel Parking Building) with seven levels and 992 parking spaces at 3031 Rigel Avenue. The permit has not been finalized.</p> <p>A building permit (#C23-04020-R001) was processed for proposed tenant improvements and revision and exhibit package for Houses (Mazes) (Universal Studios - TI at Area 15) at 3051 South Rancho Drive. The permit has not been issued.</p>
04/25/24	A building permit (#C23-03781) was issued for a proposed open parking garage (Rigel Parking Building) with seven levels and 992 parking spaces at 3031 Rigel Avenue. The permit has not been finalized.
05/13/24	A building permit (#C23-04020) was issued for proposed tenant improvements (District 2 - Universal Studios) at 3051 South Rancho Drive. The permit has not been finalized.
05/14/24	A building permit (#PRC23-00093-R001) was processed for Delta #1 revisions. Fire pump room and IDF room were relocated to provide vertical alignment with added sprinkler riser rooms. WIFI antennas were added at ground level. Aesthetic lighting added at ground level. Elevator lobby lighting revised at all levels. Audio speakers added at lobby and ground level at 3031 Rigel Avenue. The permit has not been issued.
05/15/24	A building permit (#L23-00810-R005) was issued for revised NVE sheets (Area 15 - District 2) at 3051 South Rancho Drive. The permit has not been finalized

Pre-Application Meeting	
10/30/24	A pre-application conference was held with the applicant to discuss three Variances, two Special Use Permits associated with a Master Sign Plan for the previously approved Area 15 - District 2 campus.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
11/27/24	The subject site is currently under development. All previous structures have been demolished and removed from the site.

Details of Application Request	
Site Area	
Gross Acres	11.05

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Commercial Recreation/Amusement (Indoor and Outdoor)	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
	Commercial Recreation/Amusement (Outdoor) (Plaza)		
	Restaurant		
	Retail		
	Back of House (BOH)		
	Parking Garage		
North	Undeveloped	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
South	Commercial Recreation/Amusement (Indoor and Outdoor)	TOD-2 (Transit Oriented Development - Low)	C-2 (General Commercial)
East	Interstate 15	ROW (Right-Of-Way)	ROW (Right-Of-Way)
West	Auto Repair Garage (Major)	LI/R (Light Industry/Research)	M (Industrial)
	Office, Other than Listed		
	Industrial		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - (175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Minor Collector	Master Plan of Streets and Highways Map	47	Y
Meade Avenue	Local Street	Title 13	60	Y
Rigel Avenue	Local Street	Title 13	60	Y
Sirius Avenue	Local Street	Title 13	60	Y

OFF-PREMISE SIGNS

Pursuant to Title 19.12.120 the following standards apply:

Off-Premise Sign (Billboard) Sign: [P.1-101 _ SWC of Rancho Drive and Meade Avenue]			
Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not in the public right-of-way, the sign is located on the northeast corner of an existing commercial development on APN 162-08-710-002.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in the M (Industrial) zoning district.	Y

Off-Premise Sign (Billboard) Sign: [P.1-101 _ SWC of Rancho Drive and Meade Avenue]			
Standards	Code Requirements	Provided	Compliance
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.	The Off-Premise Sign is 1,620 square feet in area (Digital Display 1,050 SF = 60'W x 17' 6"L) and (Static Display - 570SF = 60W x 9'6"L) in size and has no embellishments above the surface of the sign.	N*
Height and Display Area - Signs within 660 feet of Interstate 15	No higher than 40 feet from grade at the point of construction	Sign is 80 feet tall.	N*
	An off-premise sign within 150 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected 30 feet above the elevation of the elevated roadway surface nearest the sign.	The proposed sign is approximately 130 feet from Interstate 15, which is elevated seven (7) feet above the proposed sign. This would allow a maximum height of 47 feet, which the proposed 80-foot height exceeds	N*
	An off-premise sign within 150 feet of the right-of-way line of any freeway or highway to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the freeway or highway may be increased to a maximum of 55 feet when authorized by the City Council.	The proposed sign is approximately 130 feet from Interstate 15, however the proposed sign will not have a significant portion of the display surface obscured from view. Also, the proposed 80-foot tall sign exceeds the 55 feet that can be authorized by City Council	N*

Off-Premise Sign (Billboard) Sign: [P.1-101 _ SWC of Rancho Drive and Meade Avenue]			
Standards	Code Requirements	Provided	Compliance
	The display surface shall not be higher than 30 feet nor wider than 60 feet.	The proposed display area for the sign is (17'6" x 60'), which is allowed	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 - Distance Separation	At least 750 feet to another Off-Premise Sign along Interstate 15 or at least 300 feet to another Off-premise Sign (if not along Interstate 15)	The sign is more than 750 feet from another Off-Premise Sign along Interstate 15 and is at least 300 feet from Off-Premise Sign not along Interstate 15	Y**
	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
Off-Premise Sign - Setbacks	Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The sign is 130 feet away from the freeway and is 50 feet away from the intersection of Rancho Drive and Meade Avenue; 30 feet from Meade Avenue to the north and 25 feet to Rancho Drive to the east	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 M (Industrial).	Y

*The applicant has requested a Variance (24-0578-VAR1) to allow an 80-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow a 1,620 square-foot sign where 672 square feet is the maximum allowed.

**The applicant has indicated that the existing Off-Premise sign to the north located on APN 162-08-602-007 that is within 750 feet (575 Feet) of the subject sign will be demolished and removed if this project is approved. Also, the applicant has proposed an off-premise sign attached to Building #3 (parking garage) that is 745 feet from the proposed sign.

Pursuant to Title 19.12.120 the following standards apply:

<i>Off-Premise Sign (Billboard) Sign: [B.1-103 _ East Elevation of Building #3 - Parking Garage]</i>			
Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not in the public right-of-way, the sign is located on the east elevation of Building #3 (Parking Garage) of an existing commercial development on APN 162-08-303-034.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in the M (Industrial) 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.	The Digital Display on the Off-Premise Sign is 600 square feet (30' x 20') in size and has no embellishments above the surface of the sign.	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.	60 feet tall	N*
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 (Billboard) Sign: [B.1-103 _ East Elevation of Building #3 - Parking Garage]			
Standards	Code Requirements	Provided	Compliance
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along Interstate 15 or at least 300 feet to another Off-premise Sign (if not along Interstate 15)	<p>The sign is more than 660 feet away the Interstate 15 right-of-way, so the required 750-foot separation from off-premise signs along the same frontage that can be read from Interstate 15 is not applicable.</p> <p>The proposed Off-Premise Sign is approximately 950 feet from the existing Off-Premise Sign on the Meade Avenue right-of-way to the west of APN 162-08-303-034. Also, approximately 745 feet from the proposed Off-Premise Sign (P.1-101) along Interstate 15 at the southwest corner of Meade Avenue and Rancho Drive (APN 162-08-710-002).</p>	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

Off-Premise Sign (Billboard) Sign: [B.1-103 _ East Elevation of Building #3 - Parking Garage]			
Standards	Code Requirements	Provided	Compliance
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 not permanently detached and permanently secured to the ground, the sign is attached to the east elevation of Building #3 (parking garage) and is wall mounted. However, the sign is located on property zoned M (Industrial).	N*

*The applicant has requested a Variance (24-0578-VAR2) to allow a 60-foot-foot tall Off-Premise Sign where 40 feet is the maximum allowed and to allow the sign to be attached to a wall where the sign is required to be detached and permanently secured to the ground.

FREESTANDING SIGN

Pursuant to Title 19.08 Development Standards

Freestanding Signs: [B2-100 _ Rancho Drive Frontage]			
Standards	Allowed	Provided	Compliance
Maximum Number	1 sign per 200 linear feet of street frontage or portion thereof (1,025 Feet of Rancho Drive Street Frontage – Five Signs Allowed)	1 Proposed Freestanding Sign, One proposed Freestanding/Off-Premise Sign & One Monument Sign	Y
Maximum Area	2 SF per linear foot of street frontage - 1,055' Rancho Drive Street Frontage (2,110 SF maximum sign area allowed)	624 SF (24w X 26'h) Proposed Freestanding Sign 33 SF Proposed (Monument Sign M.1-100) = 657 Total	Y

Freestanding Signs: [B2-100 _ Rancho Drive Frontage]			
Standards	Allowed	Provided	Compliance
Maximum Height	<p>40 feet</p> <p>1. A freestanding sign within 200 feet of the <u>right-of-way line</u> of an elevated freeway or highway to which it is oriented may be erected up to 30 feet above the elevation of the elevated freeway or highway nearest the sign.</p> <p>2. In addition, signs within two hundred feet of the right-of-way line and which can be read from Interstates 15 and 215, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.</p>	<p>65 Feet</p> <p>1. The proposed sign is located 100 feet from Interstate 15, which is elevated seven (7) above the grade of the subject site.</p> <p>2. Pursuant to condition #2 the subject sign is located 100 feet away from Interstate 15 when authorized by the City Council 80 feet is the maximum height allowed.</p>	Y*
Minimum Setback	5 feet from all property lines	5 Feet	Y
Additional Standards	Minimum 100-foot separation between all freestanding and monument signs on the same lot or in the same development	485 Feet to Monument Sign M.1-100	Y
Illumination	Internal and external illumination	Internal LED Animated Electronic Message Unit	Y

*The proposed 65-foot sign height can be approved when authorized by the City Council.

BUILDING #2 - ROOF SIGNS***Pursuant to Title 19.08.120(F)(25)***

<i>Roof Sign: - Building #2</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	1 sign per building elevation	The submitted building elevation and site plan drawing indicates there will be a roof sign on the south elevation of the building.	Y
Maximum Area	20% of the building elevation to which the sign is most nearly parallel to, up to a maximum of 150 square feet. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached	1,833 SQ/FT (100' x 18'4")	N*
Maximum Height	A roof sign shall not extend more than 8 feet above the top of wall, marquee or parapet to which it is attached. The total height of the building, including the sign, shall not exceed permitted height of the building in the zoning district in which it is located	18'4" FT	N*
Minimum Setback	N/A	N/A	N/A
Minimum Projection	A roof sign shall not project horizontally more than 4 feet from the roof to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection	0 FT	Y

Roof Sign: - Building #2			
Standards	Allowed	Provided	Compliance
Additional Standards	See also Residential Protection Standards in LVMC 19.08.120 (C)	There are no residentially zoned properties in the surrounding area	Y
Illumination	Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use	Internal LED Illumination	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow a proposed roof sign that is 1,833 square-feet where 150 is the maximum allowed and to allow an 18-foot, four-inch sign height where eight feet is the maximum allowed.

BUILDING #1 - WALL SIGNS

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #1 - West Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	2 total	Y
Maximum Area	20% of building elevation (3,283 SF)	3% of building elevation (532 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #1 - East Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (3,283 SF)	15% of building elevation (2,441 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #1 - South Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (1,760 SF)	6% of building elevation (545 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #1 - North Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	0 total	N/A
Maximum Area	20% of building elevation (1,760 SF)	0% of building elevation (0 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

BUILDING #2 - WALL SIGNS

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #2 - West Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	4 total	N/A
Maximum Area	20% of building elevation (1,786 SF)	51% of building elevation (4,534 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 51 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #2 - East Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	10 total	N/A
Maximum Area	20% of building elevation (1,786 SF)	37% of building elevation (3,329 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal and Animated LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 37 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #2 - South Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	9 total	N/A
Maximum Area	20% of building elevation (2,326 SF)	21% of building elevation (2,372 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal and Animated LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 21 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #2 - North Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	5 total	N/A
Maximum Area	20% of building elevation (2,326 SF)	28% of building elevation (3,220 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 28 percent of the wall elevation where 20 percent is the maximum allowed.

BUILDING #3 (PARKING GARAGE) - WALL SIGNS

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #3 - Parking Garage - West Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	3 total	N/A
Maximum Area	20% of building elevation (4,106 SF)	6% of building elevation (1,270 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #3 - Parking Garage - East Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	6 total	N/A
Maximum Area	20% of building elevation (4,106 SF)	16% of building elevation (3,340 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #3 - Parking Garage - South Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	2 total	N/A
Maximum Area	20% of building elevation (2,425 SF)	7% of building elevation (795 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #3 - Parking Garage - North Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	5 total	N/A
Maximum Area	20% of building elevation (2,425 SF)	21% of building elevation (2,440 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 21 percent of the wall elevation where 20 percent is the maximum allowed.

BUILDING #4A - WALL SIGNS

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #4A - West Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	3 total	N/A
Maximum Area	20% of building elevation (1,335 SF)	29% of building elevation (1,934 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 29 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #4A - East Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	8 total	N/A
Maximum Area	20% of building elevation (1,292 SF)	35% of building elevation (2,240 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 35 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #4A - North Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	4 total	N/A
Maximum Area	20% of building elevation (1,135 SF)	30% of building elevation (1,690 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 30 percent of the wall elevation where 20 percent is the maximum allowed.

BUILDING #4B - WALL SIGNS***Pursuant to Title 19.08.120(F)(19), the following development standards apply:***

Wall Signs: Building #4B - West Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	7 total	N/A
Maximum Area	20% of building elevation (2,603 SF)	24% of building elevation (3,130 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 24 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #4A - East Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	22 total	N/A
Maximum Area	20% of building elevation (2,603 SF)	29% of building elevation (3,752 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 29 percent of the wall elevation where 20 percent is the maximum allowed.

BUILDING #4C - WALL SIGNS***Pursuant to Title 19.08.120(F)(19), the following development standards apply:***

Wall Signs: Building #4C - West Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	9 total	N/A
Maximum Area	20% of building elevation (3,192 SF)	45% of building elevation (7,175 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 45 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #4C - East Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	11 total	N/A
Maximum Area	20% of building elevation (3,188 SF)	36% of building elevation (5,683 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 36 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #4C - South Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	2 total	N/A
Maximum Area	20% of building elevation (1,224 SF)	46% of building elevation (2,818 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal and Animated LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 46 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #4C - North Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (1,224 SF)	18% of building elevation (1,077 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

BUILDING #5 - WALL SIGNS

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #5 - West Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (835 SF)	4% of building elevation (150 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #5 - East Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (835 SF)	8% of building elevation (340 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #5 - South Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (363 SF)	28% of building elevation (500 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 28 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #5 - North Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (363 SF)	28% of building elevation (500 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 28 percent of the wall elevation where 20 percent is the maximum allowed.

BUILDING #6 - WALL SIGNS***Pursuant to Title 19.08.120(F)(19), the following development standards apply:***

Wall Signs: Building #6 - West Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	11 total	N/A
Maximum Area	20% of building elevation (2,530 SF)	27% of building elevation (3,410 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 27 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #6 - East Elevation			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	2 total	N/A
Maximum Area	20% of building elevation (2,822 SF)	23% of building elevation (3,257 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 23 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #6 - South Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	6 total	N/A
Maximum Area	20% of building elevation (1,060 SF)	14% of building elevation (714 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

<i>Wall Signs: Building #6 - North Elevation</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	No specific limit on the number of signs, although total area limits apply	2 total	N/A
Maximum Area	20% of building elevation (1,957 SF)	18% of building elevation (1,760 SF)	Y
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Internal LED	Y

BUILDING #747 - WALL SIGNS***Pursuant to Title 19.08.120(F)(19), the following development standards apply:***

Wall Signs: Building #747 - West Elevation - Side A			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (554 SF)	100% of building elevation (2,771 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Animated LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 100 percent of the wall elevation where 20 percent is the maximum allowed.

Pursuant to Title 19.08.120(F)(19), the following development standards apply:

Wall Signs: Building #747 - East Elevation - Side B			
Standards	Allowed	Provided	Compliance
Maximum Number	No specific limit on the number of signs, although total area limits apply	1 total	N/A
Maximum Area	20% of building elevation (554 SF)	100% of building elevation (2,771 SF)	N*
Maximum Height	< 12 Inches above top of wall, marquee or parapet	< 12 Inches above top of wall, marquee or parapet	Y
Maximum Projection	4 Feet	5 inches	Y
Illumination	Internal/External	Animated LED	Y

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed wall signs to cover 100 percent of the wall elevation where 20 percent is the maximum allowed.

BUILDING #3 - PROJECTING SIGN***Pursuant to Title 19.08.120(F)(24), the following development standards apply:***

<i>Projecting Sign - Building #3 - Parking Garage (BD-1) – Sign 3r</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	1 sign per entrance	The proposed sign is located above an entrance to the parking garage	Y
Maximum Area	32 SF	32 SF	Y
Maximum Height	1 foot above eave or rafter line, whichever is higher	Below the eave or rafter line	Y
Minimum Setback	A projecting sign may project over the public right-of-way, provided the projecting sign maintains a minimum setback of 3 feet measured from the back of the curb and such signs do not project more than 6 feet from the building elevation to which they are attached	10-Foot setback from curb / 5 Feet Projection from building	Y
Minimum Clearance	8 Feet from the ground to the bottom of the sign	12 Feet	Y
Illumination	Internal, external, animated and electronic message unit signage	Internal	Y

INCIDENTAL SIGNS***Pursuant to Title 19.08.120(F)(6) development standards apply:***

<i>Incidental Sign (Directional) – “K1”</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	2 per driveway or vehicular access	5 Total Signs - 1 sign near the entrance to the parking garage; 4 signs located on the interior plaza area of the development	N*

<i>Incidental Sign (Directional) – “K1”</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Area	12 SF - (If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area)	20 SF Proposed Incidental Sign – Directional and Screen Below	N*
Maximum Height	7 feet	9 Feet, 4 Inches	N*
Minimum Setback	5 feet from all property lines	5 Feet	Y
Illumination	Internal only	Internal Illumination	Y
Certificate Required	No		

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed incidental signs that exceed the maximum number, maximum height and maximum area allowed.

Pursuant to Title 19.08.120(F)(6) development standards apply:

<i>Incidental Sign (Directional) – “W1”</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	2 per driveway or vehicular access	10 Total signs - 2 of the signs on the north perimeter of the parking garage are not located near an entrance. 1 sign is located next to the parking garage entrance. 4 of the signs are located adjacent to Rigel Avenue are located next to 2 driveways. 1 sign on the southwest corner of site is located next to a pedestrian entrance/walkway. 2 signs are located on the Rancho Drive Frontage next to two service entrance driveways.	N*

<i>Incidental Sign (Directional) – “W1”</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Area	12 SF - (If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area)	9 SF Proposed Incidental Sign – Directional	Y
Maximum Height	7 feet	5 Feet, 11 Inches	Y
Minimum Setback	5 feet from all property lines	5 Feet	Y
Illumination	Internal only	Internal Illumination	Y
Certificate Required	No		

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed incidental signs that exceed the maximum number allowed.

Pursuant to Title 19.08.120(F)(6) development standards apply:

<i>Incidental Sign (Directional) – “W2”</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	2 per driveway or vehicular access	10 Total signs - 1 sign is located next to the parking garage entrance. 4 signs are located at a pedestrian walkway between building #1, #2 and #4A. 2 signs are located on Rigel Avenue next to 2 driveways behind Building #4B. 2 signs on the south of site are located next to a pedestrian entrance/walkway between building #4A and #5. 1 sign is located on the Rancho Drive behind Building #1 by the service entrance driveway.	N*

<i>Incidental Sign (Directional) – “W2”</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Area	12 SF - (If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area)	12 SF Proposed Incidental Sign – Directional	Y
Maximum Height	7 feet	7 Feet	Y
Minimum Setback	5 feet from all property lines	5 Feet	Y
Illumination	Internal only	Internal Illumination	Y
Certificate Required	No		

*The applicant has requested a Variance (24-0578-VAR3) to allow proposed incidental signs that exceed the maximum number allowed.

DEVELOPMENT ENTRY SIGNS

Pursuant to Title 19.08.120(F)(11) development standards apply:

<i>Development Entry Sign – “Des 1” - SEC of Meade Ave and Rigel Ave</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	2 signs at each entry to a subdivision, apartment complex, or identifiable community. The developer may place one sign on each side of the entry street/drive or one sign in the median, subject to approval of an encroachment agreement if applicable	1 proposed Development Entry Sign	Y
Sign Location	5 feet from all property lines	5 Feet	Y
Illumination	Direct white light or internal illumination only	Internal Illumination	Y
Certificate Required	Yes		

Pursuant to Title 19.08.120(F)(11) development standards apply:

<i>Development Entry Sign – “Des 2” - NWC of Sirius Ave and Rancho Drive</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	2 signs at each entry to a subdivision, apartment complex, or identifiable community. The developer may place one sign on each side of the entry street/drive or one sign in the median, subject to approval of an encroachment agreement if applicable	1 proposed Development Entry Sign	Y
Sign Location	5 feet from all property lines	5 Feet	Y
Illumination	Direct white light or internal illumination only	Internal Illumination	Y
Certificate Required	Yes		