



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

Table with 3 columns: CASE NUMBER, RECOMMENDATION, and REQUIRED FOR APPROVAL. It lists two cases: 24-0069-VAR1 and 24-0069-SUP1, both recommending approval subject to conditions.

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 82

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0069-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0069-SUP1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0069-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Off-Premise Sign use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0069-VAR1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-70652), Site Development Plan Review (SDR-73309), Site Development Plan Review (SDR-75854), Site Development Plan Review (SDR-77738), Site Development Plan Review (SDR-78709), Site Development Plan Review (20-0304-SDR1), Site Development Plan Review (21-0073-SDR1), Site Development Plan Review (22-0374-SDR1) and Site Development Plan Review (23-0425-SDR1).

Conditions Page Two
April 9, 2024 - Planning Commission Meeting

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. Prior to the usage or issuance of a business license of the sign that is being converted for off-premise advertising, the existing Off-Premise Sign (Billboard) located approximately 100 feet to the north of the subject sign across Sirius Avenue on the approved Area 15 - District 2 campus (APN 162-08-702-002) must be removed. The applicant shall submit the Department of Community Development - Building & Safety demolition permit documentation at time of the license submittal.
9. This Special Use Permit shall be reviewed in 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.
10. 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.
11. 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.
12. Only one advertising sign is permitted per sign face.
13. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (24-0069-SUP1) and Variance (24-0069-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.
14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
April 9, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested to convert an existing 70-foot tall, freestanding Consolidated Sign into an Off-Premise Sign at the southwest corner of Sirius Avenue and Rancho Drive.

ISSUES

- An Off-Premise Sign use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff recommends approval
- The applicant has requested a Special Use Permit (24-0069-SUP1) for a proposed 70-foot tall, 28-foot by 20-foot, Off-Premise Sign use. Staff recommends approval of the request.
- The applicant has requested a Variance (24-0069-VAR1) to allow a 70-foot tall off-premise sign where 40 feet is the maximum allowed. Staff recommends approval of the request.
- The applicant has indicated the nearest off-premises sign (billboard) located across Sirius Avenue to the north will be removed prior to the sign's conversion to off-premises advertising. A Condition of Approval has been added to address this issue.

ANALYSIS

The subject site is zoned M (Industrial) and C-2 (General Commercial) and subject to Title 19 development standard requirements. Currently the subject site functions as an existing Commercial Recreation Amusement (Indoor and Outdoor) facility with Liquor Establishment (Tavern) and Nightclub uses. There are multiple land use entitlements associated with establishing the subject site.

On April 09, 2019 the Planning Commission approved Master Sign Plan (MSP-75637) which included a proposed 80-foot tall, two-faced freestanding consolidated sign located on the northeast corner of the subject site adjacent to Rancho Drive and Sirius Avenue. The approved sign was designed with an overall 1,120 square-foot sign area at the top of the sign, which included a 28-foot by 12-foot static sign that read "Area 15" and a 28-foot by 28-foot animated electronic message unit sign with LED illumination.

On May 12, 2020 the Planning Commission approved a Major Amendment (MSP-78543) to the previously approved Master Sign Plan (MSP-75637). This amendment reduced the height of the consolidated sign from 80 feet to 70 feet. In addition this amendment reduced the size overall sign area at the top of the sign from 1,120 square feet to 784 square-feet. The static sign area that read "Area 15" was reduced to eight feet by 28 feet in area and the animated electronic message unit was reduced to 20 feet by 28 feet in area, which reflects the current consolidated sign that is installed on the subject site.

Staff Report Page Two
April 9, 2024 - Planning Commission Meeting

The applicant has requested to convert the existing (20-foot by 28-foot) 560 square-foot animated electronic message unit portion of the existing consolidated sign into an Off-Premise Sign land use. The remaining (8-foot by 28-foot) 224 square-foot static portion of the sign that reads, "Area 15" will remain in its current condition. The Applicant has requested a Special Use Permit (24-0069-SUP1) to convert portions of the existing signage to allow for off-premises advertising as well as a Variance (24-0069-VAR1) to allow a 70-foot tall off-premise sign where 40 feet is the maximum allowed.

Staff notes there is an existing Off-Premise Sign (billboard) located approximately 100 feet to the north of the subject sign across Sirius Avenue on the approved Area 15 - District 2 campus (APN 162-08-702-002). The applicant states, "The existing sign will not be located within 750-feet of an existing off-premises sign. The nearest off-premises sign located across Sirius Avenue to the north will be removed prior to the sign's conversion to off-premises advertising. The nearest two other off-premises signs are located over 1,000-feet south of the existing sign."

Staff finds that removal of the existing Off-Premise Sign (billboard) located approximately 100 feet to the north of the subject sign across Sirius Avenue will allow the proposed sign that is being converted to comply with the required 750-foot distance separation from Off-Premises signs located on the Interstate 15 frontage. Staff has added a condition of approval that will require removal of the existing Off-Premise Sign (billboard) on the Area 15 - District 2 campus prior to the usage on the sign for off-premise advertising.

Staff has determined the signs height and design remains harmonious with the surrounding area, which is primarily developed with commercial and industrial land uses. Therefore, staff recommends approval of the requested Variance (24-0069-VAR1) and Special Use Permit (24-0069-SUP1), which will allow the existing consolidated sign to be utilized for off-premise advertising.

FINDINGS (24-0069-VAR1)

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."

Staff Report Page Three
April 9, 2024 - Planning Commission Meeting

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.”

Staff finds that evidence of a unique circumstance has been presented, in that the existing consolidated sign that is proposed to be converted to provide off-premise advertising has been previously approved by the Planning Commission at its current height of 70 feet. Staff has determined the signs height and design remains harmonious with the surrounding area which is primarily developed with commercial and industrial land uses. In view of the unique circumstance that has been presented, it is concluded that the applicant’s requested Variance is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0069-SUP1)

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 proposed Off-Premise Sign use can be conducted in a manner that is compatible with the surrounding land uses and is subject to the conditions recommended as part of this application.

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

The proposed Off-Premise Sign will be located within the existing Commercial Recreation/Amusement (Indoor and Outdoor) development that is suitable for the proposed Off-Premise Sign land use.

**Staff Report Page Four
April 9, 2024 - Planning Commission Meeting**

- 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, a 60-foot wide minor street and Rancho Drive, a 47-foot wide local street. These roadways are adequate in size for the existing development.

- 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.**

The Off-Premise Sign use will be subject to inspections for code compliance to ensure that it will not compromise the public health, safety and welfare.

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

Once the existing Off-Premise Sign (billboard) located approximately 100 feet to the north of the subject sign across Sirius Avenue on the approved Area 15 - District 2 campus (APN 162-08-702-002) has been removed; the proposed Off-Premise Sign will meet all of the applicable conditions per Title 19.12 requirements with the exception of the 70-foot overall height that is requested by Variance (24-0069-VAR1).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/20/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3101) for a Mixed-Use Residential and Commercial Development on 21.04 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval of the request.
07/16/04	A Final Map (FMP-4056) for a one-lot commercial subdivision (Fletcher Jones Imports Property) on 21.04 acres at 3100 and 3200 South Rancho Drive was recorded.
03/02/05	The City Council approved a request for a Required Four Year Review (RQR-5513) of an approved Special Use Permit (U-0101-95) which allowed one 14-foot by 48-foot off-premise advertising (billboard) sign oriented toward interstate-15 at a height of 30 feet above the elevated freeway; and a second 14-foot by 48-foot off-premise advertising (billboard) sign oriented toward the desert inn road "super arterial" at a height of 55 feet above grade at 3200 South Rancho Drive. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
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). The Planning Commission and staff recommended approval
01/25/11	The Department of Planning pulled a request for a Site Development Plan Review (SDR-33468) (Palace Station Parcel E SDR).
02/14/12	The Planning Commission accepted the applicants 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. Staff recommended approval of the request.
	The Planning Commission accepted the applicants 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 on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive
	The Planning Commission accepted the applicants request to withdraw Variance (VAR-43353) to allow 2,125 parking spaces where 2,488 spaces are required on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive.
08/16/17	The City Council approved a request for a Rezoning (ZON-70650) from C-1 (Limited Commercial) to C-2 (General Commercial) on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-70652) for a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) Development with Waivers to allow a building to not be oriented to the corner and street frontages where such is required, a non-coherent building design with no changes in wall plane or color, and large windowless areas on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
08/14/18	The Planning Commission approved a request for a Major Amendment (SDR-73309) of an approved Site Development Plan Review (SDR-70652) for a proposed 59,478 square-foot addition to an approved 146,494 square-foot Commercial Recreation/Amusement (Indoor And Outdoor) Development on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive
	The Planning Commission approved a request for a Special Use Permit (SUP-73921) for an Alternative Parking Standard to allow 921 parking spaces where 1,031 parking spaces are required on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive

Staff Report Page Six
 April 9, 2024 - Planning Commission Meeting

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/19	The Planning Department – Code Enforcement Division opened Code Enforcement Case #196427 for unpermitted signage on an existing building related to the proposed future recreation/amusement development on the subject site on adjacent APN: 162-08-418-003. The case remains open.
04/09/19	The Planning Commission approved a request for a Variance (VAR-75636) to allow proposed wall signs to cover 29 percent of the east elevation and 24 percent of the north elevation of the building where 20 percent is the maximum allowed at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended approval of the request.
	The Planning Commission approved a request for a Master Sign Plan (MSP-75637) for an approved Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended approval of the request.
06/25/19	The Planning Commission approved a request for a Variance (VAR-75852) to allow 921 parking spaces where 2,869 parking spaces are required at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-75854) for a Major Amendment of an approved Site Development Plan Review (SDR-70652) for a proposed 7,776 square-foot indoor floor area addition to an approved 205,972 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development and proposed expansion of the parking lot area at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-76362) for a proposed 213,748 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-76663) for a proposed 213,748 square-foot Night Club use at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/21/19	The Department of Planning administratively approved a request for a Special Use Permit (SUP-77736) for a Minor Amendment of a previously approved Special Use Permit (SUP-76663) for a proposed 4,151 square-foot addition to an existing 213,748 square-foot Nightclub use at the southwest corner of Sirius Avenue and Rancho Drive.
	The Department of Planning administratively approved a request for a Special Use Permit (SUP-77737) for a Minor Amendment of an approved Special Use Permit (SUP-75854) for a proposed 4,151 square-foot addition to an existing 213,748 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive.
	The Department of Planning administratively approved a request for a Site Development Plan Review (SDR-77738) for a Minor Amendment of an approved Site Development Plan Review (SDR-70652) for a proposed 4,151 square-foot addition to an existing 213,748 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive.
05/12/20	The Planning Commission approved a request for a Major Amendment (MSP-78543) to a previously approved Master Sign Plan (MSP-75637) for an approved commercial recreation/amusement (indoor and outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive.
06/09/20	The Planning Commission approved a request for a Variance (VAR-78704) to allow 1,515 parking spaces where 3,710 parking spaces are required at the southwest and northwest corners of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-78705) for a proposed 26,667 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-78706) for a proposed 26,667 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request. The entitlement expired on 06/09/22.
	The Planning Commission approved a request for a Special Use Permit (SUP-78766) for a proposed 26,667 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request. The entitlement expired on 06/09/22.
	The Planning Commission approved a request for a Special Use Permit (SUP-78767) for a proposed 35,000 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/09/20	The Planning Commission approved a request for a Major Amendment (SDR-78709) of an approved Site Development Plan Review (SDR-70652) for a proposed 115,001 square-foot addition to an existing 217,899 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
10/13/20	The Planning Commission approved a request for a Variance (20-0153-VAR1) to allow 1,027 parking spaces where 3,719 parking spaces are required at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
11/15/20	The Department of Planning approved a request for a Special Use Permit (20-0304-SUP1) for a Minor Amendment of an approved Special Use Permit (SUP-78767) to allow a 1,696 square-foot reduction to an approved 35,000 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive.
	The Department of Planning approved a request for a Site Development Plan Review (20-0304-SDR1) a Minor Amendment of an approved Site Development Plan Review (SDR-70652) to reconfigure the parking lot to put a new drive way on the western perimeter of the subject site at the southwest corner of Sirius Avenue and Rancho Drive.
04/13/21	The Planning Commission approved a request for a Variance (21-0073-VAR1) to allow 1,019 parking spaces where 1,105 parking spaces are required on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive.
	The Planning Commission approved a request for a Special Use Permit (21-0073-SUP1) a Major Amendment of an approved Special Use Permit (SUP-76663) for a 7,945 square-foot addition of outdoor area to an approved 213,748 square-foot nightclub use at the southwest corner of Sirius Avenue and Rancho Drive.
	The Planning Commission approved a request for a Special Use Permit (21-0073-SUP2) for a Major Amendment of an approved Special Use Permit (SUP-76362) for a 7,945 square-foot addition of outdoor area to an approved 213,748 square-foot Liquor Establishment (Tavern) use at the southwest corner of Sirius Avenue and Rancho Drive.
	The Planning Commission approved a request for a Site Development Plan Review (21-0073-SDR1) a Major Amendment of an approved Site Development Plan Review (SDR-70652) for a proposed addition of a 7,945 square-foot outdoor area, including a 129-foot tall aerobar tower and 579 square-foot building to an approved 328,749 square-foot commercial recreation/amusement (indoor and outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive.

Staff Report Page Nine
 April 9, 2024 - Planning Commission Meeting

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
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.
09/13/22	The Planning Commission approved a request for a Variance (22-0374-VAR1) to allow 967 parking spaces where 4,807 parking spaces are required at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (22-0374-SUP1) for a proposed 118,174 square-foot Alcohol, On-Premise Full use with a 9,060 square-foot outdoor patio area at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Major Amendment (22-0374-SDR1) of an approved Site Development Plan Review (SDR-70652) for a proposed addition of a five-story tall, 123-room, 118,174 square-foot hotel and nightclub with a 9,060 square-foot outdoor dining and plaza area to an approved Commercial Recreation/Amusement (Indoor and Outdoor) development on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended denial of the request.
09/15/23	The Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0425-SDR1) to a previously approved Site Development Plan Review (SDR-75854) for the proposed removal of interior parking lot planting materials from the northwest parking lot area, replacement of planting materials on-site and parking lot reconfiguration at the southwest corner of Sirius Avenue and Rancho Drive.

Most Recent Change of Ownership	
11/251/05	A deed was recorded for a change in ownership.

Staff Report Page Ten
 April 9, 2024 - Planning Commission Meeting

Related Building Permits/Business Licenses	
11/03/94	A building permit (#94355263) was issued for a freestanding sign at 3100 South Rancho Drive. A final inspection was completed 07/06/95.
11/30/95	A building permit (#95883297) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
	A building permit (#95883298) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
01/12/96	A building permit (#96390565) was issued for an addition to an existing auto showroom at 3100 South Rancho Drive. A final inspection was completed 11/21/96.
01/23/07	A building permit (#80227) was processed for a chain link fence with barbed wire on top at 3200 South Rancho Drive. A permit was never issued and the application expired on 08/06/07.
04/12/18	A building permit (#C18-01463) was issued for grading, clear and grub and stockpiling on property located at 3215 South Rancho Drive. A final inspection has not been approved.
04/17/18	A building permit (#L18-00678) was issued for a 4'x5' bell hole at 3200 South Rancho Drive. The permit has not been finalized.
	A building permit (#L18-00679) was issued for a 4'x5' bell hole at 3200 South Rancho Drive. The permit has not been finalized.
05/31/18	A building permit (#L18-00086) was issued for Civil Improvements for a proposed Commercial Recreation/Amusement (Indoor and Outdoor) development at 3200 South Rancho Drive. The permit has not been finalized
07/02/18	Building plan revisions (#PRC18-00018-R001) were submitted for a 2nd floor addition to a commercial shell building at 3215 South Rancho Drive.
07/16/18	A building permit (#C18-00607) was issued for a proposed standard commercial shell building at 3215 South Rancho Drive. A final inspection has not been approved.
07/18/19	A building permit (#C19-02544) was issued for the installation of one exterior illuminated, double-faces pylon sign at 3215 South Rancho Drive. The permit is finalized on 05/06/20.
08/28/19	A business license (P67-00251) was processed for General On-Sale (Area 15) at 3215 South Rancho Drive. The license has not been issued.
	A business license (P67-00252) was processed for a Wedding Chapel (Area 15) at 3215 South Rancho Drive. The license has not been issued.
	A business license (G67-06298) was processed for an Amusement Park (Area 15) at 3215 South Rancho Drive. The license has not been issued.
	A business license (P67-00253) was processed for an Alcoholic Beverage Caterer (Area 15) at 3215 South Rancho Drive. The license has not been issued.

Staff Report Page Eleven
 April 9, 2024 - Planning Commission Meeting

Related Building Permits/Business Licenses	
08/28/19	A business license (G67-06299) was processed for a Professional Promoter (Area 15) at 3215 South Rancho Drive. The license has not been issued.
06/16/20	A building permit (#C20-02200) was issued for the installation of one set of illuminated channel letters (Omega Mart) at 3215 South Rancho Road. The permit was finalized on 07/23/20.
10/05/20	A building permit (#C20-03213) was issued for the installation of exterior Area 15 monument signs including two monument signs, two directional signs and two flat panel wall signs non-illuminated at 3215 South Rancho Drive. The permit has not been finalized.
07/21/21	A business license (P69-00060) was issued for a Liquor Manufacturer (Lost Spirits Distillery) at 3202 West Desert Inn Road. The license is temporarily active pending issuance of the final certificate of occupancy.
	A business license (P69-00061) was issued for a Craft Distillery (Lost Spirits Distillery) at 3202 West Desert Inn Road. The license is temporarily active pending issuance of the final certificate of occupancy.
	A business license (G69-04955) was issued for Food Services or Cafe (Lost Spirits Distillery) at 3202 West Desert Inn Road. The license is still active.
09/20/21	A building permit (#C21-03537) was issued for installation of an art installation at the entrance of Area 15 AeroBar. The art piece is a stainless steel sculpture of a creature with four legs that will be mounted eight-feet to nine-feet in concrete drilled shaft foundation. The permit was finalized on 01/13/22.

Pre-Application Meeting	
02/06/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Variance and Special Use Permit for conversion of an existing consolidated sign into an Off-Premise Sign.

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

Field Check	
02/29/24	Staff conducted a routine field check and found an existing theme park development consisting of commercial and warehouse buildings. No issues were noted.

Staff Report Page Twelve
 April 9, 2024 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	21.03

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)	C-2 (General Commercial) M (Industrial)
North	Undeveloped	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
	Warehouse Auto Repair Garage, Major	LI/R (Light Industry/Research)	
South	Office, Other Than Listed	CT (Commercial Tourist) – Clark County	M-1 (Light Manufacturing) – Clark County
East	Interstate 15	Right-of Way	Right-of-Way
West	Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Warehouse		

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 - (140 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan (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
Sirius Avenue	Local Street	Title 13	60	N/A
Rancho Drive	Minor Collector Street	Master Plan of Streets and Highways	47	N/A

Pursuant to Title 19.12.120 the following standards apply:

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 162-08-418-002.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is in the C-2 (General Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 560 square feet (28' 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.	Sign is 70 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

Staff Report Page Fourteen
 April 9, 2024 - Planning Commission Meeting

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)	The sign is more than 750 feet from another Off-Premise Sign along Interstate 15.	Y**
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet from any property line zoned either "R" or "U."	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently attached to the ground and is located on property zoned C-2 (General Commercial).	Y

*The applicant has requested a Variance (24-0069-VAR1) to allow a 70-foot tall Off-Premise Sign where 40 feet is the maximum allowed.

**The applicant has indicated that the existing Off-Premise sign to the north located on the northwest corner of Sirius Avenue and Rancho Drive that is within 750 feet of the subject sign will be demolished and removed if this project is approved.