

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER:
FERRIS INVESTMENTS INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0440-RQR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 134

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0440-RQR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (V-0026-88).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Variance (V-0026-88) in five (5) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas if not already installed.
6. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0026-88) 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
September 21, 2022 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the ninth required review of an approved Variance (V-0026-88) which allowed a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue.

ISSUES

- Condition Number Two (2) of Required Review (RQR-69729) approved on 10/03/12 required the review of Variance (V-0026-88) in five (5) years.
- The subject sign has a building permit (#144843) and was found to be in good condition.

ANALYSIS

An Off-Premise Sign is defined by Title 19.12 as, “any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located in, the lot where the sign is erected or placed.”

A building permit (#144843) was issued for a final only on 08/21/09 and finalized on 08/26/09. There has been no significant change in development or land use since the last Required Review (RQR-45618). Therefore, staff is recommending approval of the subject Required Review.

FINDINGS (22-0440-RQR1)

The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary zone. Staff finds that development in the area has not significantly changed since the last review and is recommending approval of this review with conditions, including a Required Review to be performed five-years from final approval of this application.

Staff Report Page Two
September 21, 2022 - City Council Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
06/15/88	The City Council approved a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue, where 40 feet is the maximum height allowed. The Board of Zoning Adjustment recommended denial of the request
07/21/93	The City Council approved a request for a Required Review [V-0026-88(1)] of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue.
07/27/98	The City Council approved a request for a Required Review [V-0026-88(2)] of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue.
04/06/03	The City Council approved a request for a Required Review (RQR-1704) of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
06/01/05	The City Council approved a request for a Required Review (RQR-6150) of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
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.
09/05/07	The City Council approved a request for a Required Review (RQR-21344) of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
10/07/09	The City Council approved a request for a Required Review (RQR-35243) of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
10/03/12	The City Council approved a request for a Required Review (RQR-45618) of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
10/18/17	The City Council approved a request for a Required Review (RQR-69733) of a Variance (V-0026-88) for a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The Planning Commission recommended approval of the request.

Staff Report Page Three
September 21, 2022 - City Council Meeting

Related Relevant City Actions by Planning, Fire, Bldg., etc

09/18/18	Staff approved a request for a Site Development Plan Review (SDR-54886) for the existing 65-foot tall, 14-foot by 48-foot Off-Premise Sign to be converted to a digital display sign at 2002 Highland Avenue.
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Most Recent Change of Ownership

02/24/82	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

08/21/09	A building permit (#144843) was issued for installation of a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2002 Highland Avenue. The permit was finalized on 08/26/09.
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Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

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

Field Check

08/09/22	Staff performed a routine field check of the subject site and noted that the sign was in good condition.
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Details of Application Request
Site Area

Net Acres	0.10
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Off-Premise Sign	LI/R (Light Industrial / Research)	M (Industrial)
North	I-15 (Right-of-Way)	I-15 (Right-of-Way)	I-15 (Right-of-Way)

Staff Report Page Four
September 21, 2022 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
South	Vacant	LI/R (Light Industrial / Research)	M (Industrial)
East	Office, Other than Listed	LI/R (Light Industrial / Research)	M (Industrial)
West	I-15 (Right-of-Way)	I-15 (Right-of-Way)	I-15 (Right-of-Way)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan Area 2050 Area: Downtown Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Highland Avenue	Major Collector	Master Plan of Streets and Highways Map	80	Y

Staff Report Page Five
September 21, 2022 - City Council Meeting

Pursuant to Title 19.12.120, the following standards apply:

<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Provided</i>
Area	No off-premise sign shall have a surface area greater than 672 SF, except that an embellishment 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 sign is 672 square feet and has no embellishments.	Y
Height	No taller than 40 feet from grade at the point of construction; may be raised a maximum of 30 feet above an adjacent elevated freeway or to 55 feet if a significant portion of the display surface is obscured from view from the travel lanes of the freeway.	The sign is 65-foot tall approved via Variance (V-0024-88).	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
Distance Separation	At least 750 feet to another off-premise sign along freeway frontage or at least 300 feet to another off-premise Sign (if not freeway)	There is an Off-Premise Sign located within 710 feet of the subject sign.	N*
	At least 300 feet to the nearest property line of a lot in any "R" or "U" zoned districts.	The is an R zoned property 277 feet west of the subject sign on the western side of I-15 rights-of-way.	N*

Staff Report Page Six
September 21, 2022 - City Council Meeting

<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Provided</i>
Other	All off-premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is permanently attached to the ground and is located on property zoned M (Industrial).	Y

*The Off-Premise Sign is legally nonconforming for distance separation requirements as it was constructed prior to the requirements set forth by Title 19.