

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER:
O'ROURKE FAMILY LP

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0443-RQR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 94

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0443-VAR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (V-0024-88).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Variance (V-0024-88) 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. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0024-88) 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the ninth required review of an approved Variance (V-0024-88) which allowed a 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 1716 Highland Avenue.

ISSUES

- Condition Number Two (2) of Required Review (RQR-69729) approved on 09/06/17 required the review of Variance (V-0024-88) in five (5) years.
- The sign has a valid building permit (#144845) and was found 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 (#144845) was issued for a final only on 08/26/09 and finalized on 08/28/09. During the last Required Review (RQR-45617), the subject sign was in a same parcel as an office space, but the office space has since been demolished and the site only has the subject sign now. There is no development adjacent to the subject off-premise sign. Therefore, staff is recommending approval of the subject Required Review.

FINDINGS (22-0443-RQR1)

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

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
06/15/88	The City Council approved a Variance (V-0024-88) which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended denial.
07/21/93	The City Council approved a Required Review [V-0024-88(1)] of a previously approved Variance which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval.
07/27/98	The City Council approved a Required Review [V-0024-88(2)] of a previously approved Variance which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval.
04/16/03	The City Council approved a Required Review (RQR-1708) of a previously approved Variance (V-0024-88) which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign on this site, subject to a five-year review. The Planning Commission recommended approval. Staff recommendation was for denial.
05/15/05	The City Council approved a Required Review (RQR-6152) of a previously approved Variance (V-0024-88) which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required at 1716 Highland Avenue. The Planning Commission recommended approval.
09/05/07	The City Council approved a Required Review (RQR-21348) of a previously approved Variance (V-0024-88) which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required. Planning Commission recommended approval. Staff recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
07/08/09	A Minor Site Development Plan Review (SDR-35120) to construct a 63.75 square foot embellishment was submitted. The embellishment was approved on 09/24/09.
07/17/09	The City Council approved a Required Review (RQR-35242) of a previously approved Variance (V-0024-88) which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required. Planning Commission recommended approval
04/16/10	A Minor Site Development Plan Review (SDR-38003) to construct back to back 5-foot by 24-foot embellishments was submitted. The embellishments were approved on 06/24/10.
10/03/12	The City Council approved a Required Review (RQR-35242) of a previously approved Variance (V-0024-88) which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required. Planning Commission recommended approval
09/06/17	The City Council approved a Required Review (RQR-69729) of a previously approved Variance (V-0024-88) which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required. Planning Commission recommended approval

<i>Most Recent Change of Ownership</i>	
01/16/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/26/09	A building permit (#144845) was issued for an existing Off-Premise Sign. The permit was finalized on 08/28/09.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A Neighborhood meeting was not required, nor was one held.

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Field Check	
08/09/22	Staff performed a routine field check of the subject site and noted that the sign was in good condition.

Details of Application Request	
Site Area	
Net Acres	0.10

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)
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)

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

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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

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.	Sign is 672 square-feet in size and has back to back 5- foot by 24-foot approved 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.	Maximum height of 65-feet from grade. 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

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Standards	Allowed	Provided	Provided
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)	520 feet to another Off-Premise Sign. Amended via Variance (V-0024-88).	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
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