

## CITY OF LAS VEGAS

### ONE MOTION / ONE VOTE



Community Development - Case Planning Division

495 South Main Street, 3rd Floor

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 22-0440-RQR1

SUBJECT: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS INC.

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **September 21, 2022 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares and Emily Wetzstein** at (702)464-7499 or e-mail to [nlares@lasvegasnevada.gov](mailto:nlares@lasvegasnevada.gov) and [ewetzstein@lasvegasnevada.gov](mailto:ewetzstein@lasvegasnevada.gov). If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, SEPTEMBER 20, 2022.**

A handwritten signature in black ink, appearing to read "Lonnie Jones".

Signature

9/15/22

Date

Lonnie Jones

Please Print Name

Clear Channel Outdoor

Company Name

**Submitted after Final Agenda**

**AGENDA ITEM 44  
RECEIVED 09.15.22  
09.21.22 CC**

Sincerely,

Seth Floyd  
Director of Community Development  
Department of Planning

*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.

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

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

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 22

**NOTICES MAILED** 134

**PROTESTS** 0

**APPROVALS** 0

**Submitted after Final Agenda  
Item 44**

BP

**\*\* CONDITIONS \*\***

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## 22-0440-RQR1 CONDITIONS

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### **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 **three (3)** 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  
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**\*\* 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.
- The subject site is located within Redevelopment Area 1 and shall be reviewed in three (3) years.

**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.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i></b>	
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.

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**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.
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**Neighborhood Meeting**

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.
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**Details of Application Request**

<b>Site Area</b>	
Net Acres	0.10

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
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)

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
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)

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

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

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***Pursuant to Title 19.12.120, the following standards apply:***

<b><i>Standards</i></b>	<b><i>Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Provided</i></b>
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*



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<b><i>Standards</i></b>	<b><i>Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Provided</i></b>
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.