

**** CONDITIONS ****

22-0618-RQR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0119-95).
2. This Special Use Permit shall be reviewed in five (5) years, at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for the 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.
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 Special Use Permit (U-0119-95) 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 a five year Required Review of an approved Special Use Permit (U-0119-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3340 North Rancho Drive.

ANALYSIS

This is the third Required Review of an approved Special Use Permit (U-0119-95) for an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign. During a field check of the subject site, staff found the sign faces and supporting structure to be in good condition. There has been no significant development in the surrounding area since the previous Required Review (RQR-69745), nor any changes in land use. The City Council adopted Ordinance 4073 on March 24, 1997, which established an Off-Premise Sign Exclusionary zone. Since the subject Off-Premise Sign is located within this zone, a new Off-Premise Sign would not be permitted on the site should this one be removed.

FINDINGS (22-0618-RQR1)

The Off-Premise Sign was constructed in 1996 prior to Ordinance 4073 that established the exclusionary zone, and is a legal, nonconforming Off-Premise Sign. The area surrounding the Off-Premise Sign has not experienced any significant redevelopment or change in land uses; this sign has received a final inspection on 07/07/09; therefore, staff recommends approval of the Required Review subject to a five-year review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/75	The City Council approved and later rescinded the approval (10/20/76) of a request for a Variance (V-0049-75) to allow a mobile home to be used as a security office and a residence on property at 3340 North Rancho Drive. The Board of Zoning Adjustment recommended denial.
05/22/80	The Board of Zoning Adjustment denied a request for a Special Use Permit (U-0026-80) for a Used Car Sales at 3340 North Rancho Drive.
11/01/95	The City Council approved a request for a Special Use Permit (U-0119-95) for a double-faced Off-Premise Sign at 3340 North Rancho Drive. The Board of Zoning Adjustment recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/24/97	The City Council adopted Ordinance 4073, an amendment from Title 19 to Title 19A, which established the Off-Premise Sign Exclusionary zone.
05/13/06	A Temporary Sign Permit (TSP-13589) was issued for vinyl banners 3 feet tall by 20 feet long with 24-inch letters from 05/13/06 through 05/20/06.
07/12/06	The City Council accepted the applicant's request to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-11902) for a proposed 9,571 square-foot commercial building with a Waiver of the perimeter landscape requirements on 0.49 acres at 3340 North Rancho Drive. The Planning Commission recommended denial.
	The City Council accepted the applicant's request to Withdraw Without Prejudice a request for a Variance (VAR-11904) to allow 11 parking spaces where 33 spaces are required and to allow no loading zone where one is required for a proposed commercial building on 0.49 acres at 3340 North Rancho Drive. The Planning Commission recommended denial.
	The City Council accepted the applicant's request to Withdraw Without Prejudice a request for a Variance (VAR-11981) to allow a five-foot side yard setback where 10 feet is required and to allow a five-foot rear yard setback where 20 feet is required for a proposed commercial building on 0.49 acres at 3340 North Rancho Drive. The Planning Commission recommended denial.
04/05/09	The City Council approved a Required Review (RQR-32723) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3340 North Rancho Drive. The Planning Commission recommended approval and staff recommended denial.
11/07/12	The City Council approved a Required Review (RQR-46120) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3340 North Rancho Drive. Staff recommended approval.
04/15/15	A Code Enforcement case (#153356) was processed for the property lack of maintenance at 3340 North Rancho Drive. The case was closed on 06/20/15.
05/24/16	A Code Enforcement case (#167106) was processed for graffiti on the white metal building at 3340 North Rancho Drive. The case was closed on 06/09/16.
10/18/17	The City Council approved a Required Review (RQR-69745) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3340 North Rancho Drive. Staff recommended approval.

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Most Recent Change of Ownership	
12/12/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/08/96	A building permit (#96000458) was issued for an Off-Premise Sign at 3340 North Rancho Drive. The permit was not finalized.
07/11/96	A building permit (#96013842) was issued for electrical service for an Off-Premise Sign at 3340 North Rancho Drive. The permit was not finalized.
03/06/09	A building permit (#134651) was issued for an Off-Premise Sign final inspection only at 3340 North Rancho Drive. The permit was finalized on 07/07/09.
03/17/09	A building permit (#135715) was issued for electrical service for an Off-Premise Sign final inspection only at 3340 North Rancho Drive. The permit was finalized on 05/14/09.

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	
11/03/22	Staff conducted a field check of the subject site and found the sign faces and supporting structure are in good condition.

Details of Application Request	
Site Area	
Net Acres	0.49

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Vacant Building	TOC-2 (Transit Oriented Corridor-low)	C-2 (General Commercial)
North	Auto Repair Garage, Major	TOC-2 (Transit Oriented Corridor-low)	C-2 (General Commercial)
South	Automobile Rental	TOC-2 (Transit Oriented Corridor-low)	C-2 (General Commercial)
East	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
West	Auto Repair Garage, Major	TOC-2 (Transit Oriented Corridor-low)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Rancho	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (70 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails (Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way or within the Off-Premise Sign Exclusionary zone.	The sign is not in public right-of-way, and is in the Off-Premise Exclusionary Sign Zone.	N*
Zoning	Off-Premise Signs are permitted in C-1 (Limited Commercial) C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts only	The sign is located in a 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.	The sign is 672 square feet in size and has no embellishments.	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.	The sign is 40 feet tall.	Y

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Standards	Code Requirements	Provided	Compliance
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	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	The sign is not located along a highway and is at least 300 feet from another Off-Premise Sign.	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 Off-Premise Sign was constructed in 1996 prior to Ordinance 4073 that established the exclusionary zone, and it is a legal nonconforming Off-Premise Sign.*