



# AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 21, 2022

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NP RANCHO, LLC

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0619-RQR1</b>	Staff recommends APPROVAL, subject to conditions:	N/A

## **\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

6

**NOTICES MAILED**

396

**APPROVALS**

0

**PROTESTS**

0

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

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**22-0619-RQR1 CONDITIONS**

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**Planning**

1. Conformance to the approved conditions for Special Use Permit (U-0036-87).
2. This Special Use Permit shall be reviewed in five (5) years, 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.
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-0036-87) 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 Required Review of an approved Special Use Permit (U-0036-87) that allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1999 North Rancho Drive.

**ANALYSIS**

This is the seventh Required Review of an approved Special Use Permit (U-0036-87) 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 change in development or land use since the previous Required Review (RQR-69747) performed in 2017. The City Council adopted Ordinance 4073 on 03/24/97, which established the Airport Overlay District with a height restriction of 35 feet. The subject site is in the proximity of the North Las Vegas Airport. The existing Off-Premise Sign was constructed prior to the adoption of the ordinance and is legal nonconforming Off-Premise Sign.

**FINDINGS (22-0619-RQR1)**

The Off-Premise Sign was constructed on this site in 1987 prior to the adoption of Ordinance 4073. The area surrounding the Off-Premise Sign has not seen any significant development or land use changes. Therefore, staff recommends approval of this Required Review, subject to a five-year review.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/17/87	The City Council approved a request for a Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.
07/15/92	The City Council approved a request for a five-year Required Review [U-0036-87(1)] of an approved Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive. The Board of Zoning Adjustment and staff recommended approval.

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<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
03/24/97	The City Council adopted Ordinance 4073, an amendment from Title 19 to Title 19A, which established the Airport Overlay District.
07/28/97	The City Council approved a request for a five-year Required Review [U-0036-87(2)] of an approved Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive. The Planning Commission and staff recommended approval.
06/11/98	The Planning Commission approved a Special Use Permit on property located at 1999 North Rancho Drive for a proposed 65 foot high communication tower.
08/21/02	The City Council approved a request for a five-year Required Review [U-0036-87(3)] of an approved Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive.
05/22/03	The Planning Commission approved a Site Development Plan Review (SDR-2227) for a proposed parking lot addition for the Wildfire Casino on 5.34 acres at 1999 North Rancho Drive.
06/14/06	The Planning Department administratively approved a Site Development Plan Review (SDR-13821) for six additional antenna on an existing 65 foot wireless communication facility, stealth located at 1999 North Rancho Drive.
11/08/07	The Planning Department administratively approved a Site Development Plan Review (SDR-24973) for a proposed co-location of antennas on an existing 60-foot tall wireless communications facility, non-stealth located at 1999 North Rancho Drive.
11/21/07	The City Council approved a request for a five-year Required Review (RQR-23936) of an approved Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive. The Planning Commission and staff recommended approval.
02/03/11	The Department of Planning administratively approved a Minor Site Development Plan Review (SDR-40789) for a four-foot by 2-foot embellishment (heart) on an existing Off-Premise Sign located at 1999 North Rancho Drive.
11/07/12	The City Council approved a request for a five-year Required Review (RQR-46125) of an approved Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive. Staff recommended approval.
09/17/17	The Department of Planning administratively approved a Site Development Plan Review (SDR-71677) for a three-foot tall by 12-foot embellishment on the existing Off-Premise Sign located at 1999 North Rancho Drive.

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<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10/18/17	The City Council approved a request for a five-year Required Review (RQR-69747) of an approved Special Use Permit (U-0036-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1999 North Rancho Drive. Staff recommended approval.
04/13/21	The Planning Commission approved a General Plan Amendment (21-0029-GPA1) to adopt future land-use designations for Transit-oriented and mixed-use development. The subject property was given a TOC-2 (Transit-Oriented Corridor - Low) General Plan land use designation.

<b><i>Most Recent Change of Ownership</i></b>	
06/17/11	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
07/09/87	A building permit (#9980) was issued for the Off-Premise Sign at 1999 North Rancho Drive. The permit was finalized on 10/13/87.
10/09/07	A building permit (#I-82059) was issued for a cell phone tower located at 1999 North Rancho Drive. This permit has not been finalized.
12/04/09	A building permit (#C-152433) was issued for the removal of a cell site station, a barricade, and lot clean-up at 1999 North Rancho Drive. This permit has not been finalized.
03/27/11	A Code Enforcement Case (#CE-99529) was processed due to the Required Annual Review failing to meet condition 1 of the Site Development Plan Review (SDR-2227; see related city actions above), Site plan indicating parking where there is a metal storage container. The case was resolved 03/27/11.

<b><i>Field Check</i></b>	
11/03/22	During a routine site visit, staff noted the surrounding site context does not appear to have significantly changed since the latest Required Review approval in 2017.

<b><i>Details of Application Request</i></b>	
Net Acres	1.54

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<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (35 feet)	Y*
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A

\* The City Council adopted Ordinance 4073 on 03/24/97 which established the Airport Overlay District with a height restriction of 35 feet. The existing Off-Premise Sign was constructed prior to the adoption of the ordinance and is legal nonconforming Off-Premise Sign.

<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	Parking Lot	TOC-2 (Transit-Oriented Corridor - Low)	C-2 (General Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Parking Lot	TOC-2 (Transit-Oriented Corridor - Low)	C-2 (General Commercial)
	Alcohol On-Premise, Full		
	Gaming Establishment, Non-restricted		
East	Undeveloped	MXU (Mixed-Use)	C-2 (General Commercial)
West	Multi-Family Residential	Transit-Oriented Corridor - Low	C-2 (General Commercial)

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**Off-Premise Sign Development Standards Pursuant to Title 19.12.120.**

<b>Standards</b>	<b>Code Requirements</b>	<b>Provided</b>	<b>Compliance</b>
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 not located in the Off-Premise Sign Exclusionary zone.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M 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 with 36 square-foot embellishment.	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
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 411 feet to 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 within 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 property to the north that is now zoned R-3 (Medium Density Residential) was previously zoned C-2 (General Commercial). The Rezoning (Z-0096-00) was approved on 07/18/01.*